

Zoning Ordinance for the Town of Flora, Mississippi



prepared by

**CENTRAL MISSISSIPPI PLANNING & DEVELOPMENT DISTRICT
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MAY 2005

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TOWN OF FLORA, MISSISSIPPI

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ADOPTED OCTOBER 11, 2005

EFFECTIVE NOVEMBER 11, 2005

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D-R-A-F-T

ZONING ORDINANCE

OF

TOWN OF FLORA, MISSISSIPPI

Prepared By:

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SEPTEMBER, 2005

ZONING REGULATIONS

TOWN OF FLORA, MISSISSIPPI

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR TOWN OF FLORA, MISSISSIPPI, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

PREAMBLE

WHEREAS, the Statutes of the State of Mississippi, Section 17-1-1 to 17-1-27, inclusive, of the **Mississippi Code of 1972**, annotated, as amended, empower the Town of Flora, Mississippi, to enact a Zoning Ordinance and to provide for its administration, enforcement and amendment; and

WHEREAS, Section 17-1-9 of the **Mississippi Code of 1972**, annotated, as amended, states that "zoning regulations shall be made in accordance with a comprehensive plan, and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, Section 17-1-1 of the **Mississippi Code of 1972**, annotated, as amended, defines the term "comprehensive plan" as "a statement of public policy for the physical development of the entire municipality or county adopted by resolution of the governing body, consisting of the following elements at a minimum: (1) goals and objectives for the long-range (twenty to twenty-five years) development of the county or municipality---; (2) a land use plan---; (3) a transportation plan---; and (4) a community facilities plan---"; and

WHEREAS, the Mayor and Board of Aldermen on **October 11, 2005**, adopted by resolution a Comprehensive Plan for the Town of Flora following public hearings relative to same; and

WHEREAS, based upon the adopted Comprehensive Plan, the Mayor and Board of Aldermen have divided the Town into districts and adopted regulations pertaining to such districts, and have given reasonable consideration among other things, to the character of the districts and their particular suitability for particular uses, with a view to conserving the value of property and encouraging the most appropriate use of land throughout the Town; and

WHEREAS, the Mayor and Board of Aldermen have given due public notice of a hearing relating to said zoning ordinance and map and have held a public hearing in accordance with the

requirements of Section 17-1-15 of the **Mississippi Code of 1972**, annotated, as amended:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF FLORA, MISSISSIPPI, THAT THIS ORDINANCE SHALL GOVERN THE USE OF ALL LAND WITHIN THE CORPORATE LIMITS OF TOWN OF FLORA, MISSISSIPPI.

ARTICLE I

TITLE AND PURPOSE

SECTION 100 - TITLE

The Ordinance shall be known as the "Zoning Ordinance of the Town of Flora, Mississippi," and may be so cited, and further reference elsewhere as "Zoning Ordinance," and herein as "the Ordinance" or "this Ordinance" shall imply the same wording and meaning as the full title.

SECTION 101 - PURPOSE

The purpose of this Ordinance is to preserve and promote the public health, safety, morals, and general welfare of the inhabitants of the Town of Flora and of the public generally through the regulation of: the location, height, number of stories, size of buildings and other structures; the density and distribution of population, size of yards and other open spaces; and the use of buildings, structures, and land for commercial, industrial, residential and other purposes.

ARTICLE II

INTERPRETATION AND DEFINITIONS

SECTION 200 - RULES FOR WORDS AND PHRASES

For the purpose of this Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory and not directory; the word "may" is permissive; the word "used" includes "designed" and "intended or arranged to be used or occupied"; and the word "person" includes a firm, association, organization, partnership, trust, foundation, company or corporation as well as an individual.

SECTION 201 - DEFINITIONS

For the purpose of this Ordinance certain words, phrases and terms used herein shall be interpreted as stated in this Article II. Any word, phrase or term not defined herein shall be defined by the Zoning Administrator, the interpretation based on its common and ordinary usage.

Accessory Structure or Use: Any detached structure or use which is subordinate or incidental to the main building or dominant use of the lot or premises, excluding driveways, sidewalks and fences.

Alley: A public or private right-of-way primarily designed to serve as a secondary access to the sides or rear of those properties for which principal frontage is on some other street; alleys are intended to provide access for refuse collection, loading/unloading and for fire protection.

Animal Control Ordinance: When used in this Ordinance, this term shall refer to the Animal Control Ordinance of the Town of Flora.

Apartment: A dwelling unit located in a multiple family structure for occupancy by one family only, either rented or leased to the occupants. See also "Condominium."

Arterial Street/Highway: See "Street."

Bar: A structure or part of a structure used primarily for the sale or dispensing of beer or any alcoholic beverage, as defined by the **Mississippi Code**, *for consumption on the premises by the drink*.

Basement: A story wholly or partially underground. For the purpose of height regulation, a basement shall be counted as a story when more than one-half of its height is above the average grade level.

Bed and Breakfast Service: A small hotel or, more often, a private home that offers over night accommodations and breakfast for paying guests either on a daily or weekly rental basis.

Big Box Retail Establishments: A retail or wholesale commercial use which occupies **50,000 square feet or more of gross floor area** and sells grocery items and/ or general merchandise typically found in a department or “discount” store.

Boarding House: A building other than a hotel or motel, where, for compensation and by prearrangement for definite periods, meals and/or lodging are provided for three or more but not exceeding twelve persons (other than family members) on a weekly or monthly basis. (See also “Rooming House”).

Buffer Area: An area so planned which acts as a buffer or separation area between two or more uses or structures not compatible due to design, function, use or operation.

Buffer Yard/Strip: A Strip of land, identified on a site plan or by the zoning ordinance, which acts to separate two or more incompatible uses and/or districts. Normally, the area is landscaped and kept in open space use.

Buildable Area, Maximum: That portion of a lot remaining after required yards have been provided.

Building: Any structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of persons, animals, equipment, goods, or materials. The term "building" shall be construed as if followed by the words "or part thereof."

Building, Fully-Enclosed: A building having walls on all sides.
(NOTE: This definitions is intended to distinguish between buildings that are "canopies", which do not have walls on all sides, from those that are fully-enclosed by walls. When the term "fully-enclosed building" is used in this Ordinance, it is intended to prevent exposure of activities, equipment, materials, etc. to the outside world, thereby controlling some characteristics that might be otherwise objectionable, such as noise and uses that are not aesthetically appropriate for a particular zoning district.)

Building Height: The vertical distance measured from the average elevation of the finished grade within twenty feet of the structure to the highest point of the roof. See also “Height.”

Building Permit: A permit issued by the Town official designated by the Flora Mayor and Board of Aldermen authorizing the construction, placement or structural alteration of a specific building on a specific lot.

Building, Portable: Any building that is portable in nature, without any wheels, and built on a chassis or frame designed and constructed to be used without a permanent foundation. Building permits are required prior to the placement of such buildings on any lot.

Building Setback Line: See “Setback Line.”

Building, Structural Alteration of: Any change or rearrangement in the supporting members, including bearing walls, beams, columns, or girders of a building.

Canopy: A roof-like structure which is not enclosed by walls on all sides and may or may not project from a building.

Carpport: A roofed structure providing space for the parking or storage of motor vehicles and enclosed on not more than three sides.

Cemetery: Property used for the interring of the dead. ALL cemeteries are considered public/quasi-public facilities, subject to the regulations of Section 402.

Certificate of Occupancy: A certificate issued by the Town official designated by the Town of Flora Mayor and Board of Aldermen to ensure that new or altered buildings or structures are in conformance with the provisions of the Zoning Ordinance and any other Federal, state, Town and county laws (such as water, sewer, and other necessary infrastructure is in place) and to have a record on the point.

Change of Use: An alteration or change from a previous use of land, buildings, or structures to another use of land, buildings, or structures.

Child Care Facility: A place which provides shelter and personal care for six (6) or more children who are not related to the operator, whether such place be organized or operated for profit or not.

Clinic: A facility for diagnosis and treatment of medical, chiropractic, dental or psychological outpatients, provided that patients are not kept overnight, and which may be used by one or a group of medical or dental practitioners. These shall be regulated as a commercial use.

Collector Street: See “Street.”

Comprehensive Plan: In accordance with Section 17-1-1 of the **Mississippi Code of 1972**, Annotated, As Amended, "comprehensive plan" shall be defined as "a statement of public policy for the physical development of the entire municipality---adopted by resolution of the governing body, consisting of the following elements at a minimum: (I)Goals and Objectives---; (ii) a Land Use Plan---; (iii) a Transportation Plan---; and (iv) a Community Facilities Plan---." Community Facilities Plan: One of the elements of a Comprehensive Plan. Section 17-1-1 of the Mississippi Code of 1972, Annotated, As Amended, defines the term as follows: "a community facilities plan (serves as) a basis for a capital improvements program including, but not limited to, the following: housing; schools; parks and recreation; public buildings and facilities; and utilities and drainage."

Conditional Use: A land use which would not generally be appropriate in a particular zoning district, but which, with certain restrictions or conditions, would in the judgement of the Mayor and Board of Aldermen promote the public health, safety, morals, or general welfare of the Town and would not adversely affect adjacent properties. A permit (building permit or change of use permit) granted by the Mayor and Board of Aldermen for the initiation of a conditional use (with the necessary restrictions included) will not change the zoning of the property involved and will allow such use to continue as long as the specific use granted by the conditional use remains the same. Also referred to as a "Special Exception."

Condominium: Real property consisting of an undivided interest in common of a portion of a parcel of real property, plus a separate interest in space in a residential, office, commercial or other land use. (From: **Mississippi Code of 1972**, Annotated, Section 89-9-7.) See also "Apartment."

Conforming Use: Any lawful use of a building or lot which complies with the provisions of this Zoning Ordinance.

Convalescent Home (Rest Home or Nursing Home): Those health facilities where persons are housed and furnished with meals and continuing nursing services for a fee.

Convenience Car Care Establishments: See "Service Station".

Convenience Store: A store of not more than 3,000 square feet of retail sales area, not counting storage, which deals in grocery items of a convenience nature. Such stores may or may not sell petroleum products (gasoline, diesel fuel, oil, etc.); however, such establishments shall NOT include the provision of mechanical service (repairs, oil change, etc.) for vehicles but *may include automatic or manual car washing service.*

Country Club: A land area and buildings containing recreational facilities, clubhouse and the usual accessory uses, open only to members and their guests for a membership fee. Country clubs are regulated as public/quasi-public facilities and are subject to the provisions of Section 402 of this Ordinance.

Coverage: That part of a lot covered by buildings.

Density: The intensity of land use and also the maximum intensity of use of a minimum lot or land area physically possible observing all yard, height, and lot or land area coverage provisions of this Zoning Ordinance, exclusive of any publicly dedicated rights-of-way.

Developer: The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

Development: The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

Development Plan: A drawing or set of drawings depicting the ultimate layout and proposed land uses for a large tract of land, usually involving varying lot sizes and/or different proposed land uses. A development plan of a subdivision may be considered the "sketch plat" if a subdivision is to be constructed in phases. A development plan is sometimes referred to as a "master plan"; however, since the Comprehensive Plan for the Town may also be called a "Master Plan," the term Master Plan is not used in this Ordinance.

Dimensional Variance: See "Variance."

Disabled Persons: Individuals suffering from a permanent condition resulting from a mental or physical impairment that leaves such persons unable to perform a "major life functions." (From: Accommodating Disabilities: Business Management Guide, published by the Commerce Clearing House, Inc., 1992; this publication deals with the requirements of the Americans with Disabilities Act).

District: Any section or sections of the Town of Flora for which regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are established by this Ordinance.

Drainage Channel: A watercourse with a definite bed and banks which conduct and confine the normal continuous and intermittent flow of water.

Driveway: A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure.

Drive-In Restaurant: See "Restaurant, Drive-In":

Dwelling: Any building, or portion thereof, or manufactured home, which is designed and used for human habitation.

Dwelling, Single-Family: A detached residential building designed for occupancy by one family.

Dwelling, Two-Family (Duplex): A detached residential building designed to be occupied by two families living independently of each other.

Dwelling, Multiple-Family: Any residential building or portion thereof which is occupied by three or more families living independently of each other. The term "multiple-family dwelling" shall be understood to include apartment houses or "complexes" and condominiums.

Dwelling, Patio (or House or Home): A detached single-family dwelling unit that is constructed nearer the lot line on ONE SIDE (but not directly on either lot line) of a lot than the other side.

Dwelling Unit: A room or group of rooms occupied or intended to be occupied as separate living quarters.

Dwelling, Zero Lot Line: A detached single-family dwelling on a separate lot with open space setbacks on three sides. In order to be considered a true "zero lot line dwelling" the dwelling must rest directly against a lot line on one side of the lot; otherwise, it shall be considered a patio home.

Easement: A grant by the property owner to the public, a corporation or persons for the use of a strip of land for specific purposes.

Employee (Staff): Any person who is regularly on the premises of a business or industrial establishment for productive use on a part-time or full-time basis. For the purposes of this Ordinance the maximum number of employees on the premises of an establishment at one time shall constitute the number of employees.

Facilities and Utilities, Public/Quasi-Public: Any building, structure, system, use, or combination of uses, which is customarily and ordinarily provided by either public or private agencies, groups, societies, corporations, or organizations, whose purpose is the provision of necessary and desirable goods and/or services for the general public health, safety, and welfare. Such uses shall include, but not be limited to:

- (a) Churches and other religious institutions.

- (b) Schools, including all private, public or parochial schools, **excluding institutions of higher learning which shall be zoned "Special Use" districts only.**
- (c) All governmental buildings (including municipal buildings and buildings erected by County, State or Federal governments) and major governmental facilities, such as water pumping stations, sewage treatment plants, sanitary landfills and the like. (NOTE: Public recreation and open space facilities are a land use permitted outright in ANY district, and such facilities are not subject to the regulations of Section 402 as special exceptions.)
- (d) All hospitals, whether public or private.
- (e) Convalescent homes or nursing homes.
- (f) Civic organization buildings and major facilities.
- (g) Buildings and facilities erected by charitable organizations (e.g., American Red Cross, Salvation Army, etc.); (Note: When such facilities are erected as emergency measures, they shall be exempt from the Special Exception provisions of this Ordinance, including site plan review and public hearing requirements).
- (h) Country clubs and other major recreational facilities constructed by private groups.
- (I) ALL cemeteries, including associated facilities (e. g., caretaker offices and residence, etc.) **NOT INCLUDING funeral homes and mortuaries.**
- (j) Major facilities associated with privately-owned utilities (electrical, natural gas, telephone) including, but not limited to, electrical substations, telephone communications centers, microwave towers, cellular telephone antennas, natural gas pumping facilities and similar significant uses.

Family: One person living alone, or two or more persons living together as a single, housekeeping unit, whether related to each other legally or not, as distinguished from a group occupying a boarding house, lodging house, hotel, motel, dormitory or similar dwelling for group use. A family shall be deemed to include domestic servants employed by said family when these servants are on-premise residents.

Fast Food Restaurant: See “Restaurant, Fast Food.”

Floor Area: The sum of the gross horizontal area of all floors of a building, excluding all

porches, balconies, garages or carports, measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings.

Frontage: Property on one side of a street measured along the line of the street, or in the case of a corner lot or "through lot," the property on each street measured along the lines of both streets.

Full Service Restaurant: See "Restaurant, Full Service".

Funeral Home (or Mortuary): A building used for the preparation of deceased human bodies for burial or cremation and the display of the deceased and ceremonies connected therewith before burial or cremation.

Future Land Use Plan: See "Land Use Plan."

Garage (Private): The term "garage" shall mean a private garage, which is a fully enclosed portion of a main building or a fully enclosed accessory building (i.e., detached from the main building) and used primarily for the storage of privately owned automobiles.

Garage, Mechanical (Repair Shop)/ Body Shop: Any building and land upon or a portion thereof, other than a private or storage garage, designed or used for servicing, repairing, equipping of motor-driven vehicles and the storage of such vehicles. **In addition to the repair services performed by a vehicle service center, as defined herein, a garage or body shop may also perform major engine or transmission overhauls or vehicle painting or body work.** See also "vehicle service center".

Garage, Storage: A building or portion thereof, other than a private garage, used exclusively for the parking or storage of motor-driven vehicles, with no other facilities provided except facilities for washing. Also referred to as a "parking garage."

"Garage Sale": The sale or offering for sale to the general public of items of *tangible personal household property obtained by the seller for his or her personal use*, whether within or outside any building. The sale of a single commodity, such as a vehicle, shall not constitute a "garage sale". This term shall include: "rummage sales", "yard sales", "attic sales", and all similar terms.

Goals and Objectives: One of the elements of a Comprehensive Plan. Section 17-1-1 (c)(ii) of the Mississippi Code of 1972, Annotated, As Amended, defines the term as follows: "goals and objectives (are a list of policies, adopted by the governing authorities) for the long-range (twenty to twenty-five years) development of the county or municipality. Required goals and objectives shall address, at a minimum, residential, commercial, and industrial development; parks, open space and recreation, street or road improvements; public schools and community facilities."

Grade or Grade Level: The finished elevation of land after completion of site preparations for construction.

Grandfather Clause: The section of the zoning ordinance which allows existing non-conforming uses, buildings, structures, and lots to continue until they are removed by any means.

Homeowners Association: A non-profit organization (corporate or otherwise) operating under recorded land agreements through which each property owner is automatically subject to a charge for a proportionate share of expenses for maintaining common open space, other activities and facilities.

Home Occupation: Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit or an accessory building.

Hospital: A public or quasi-public institution where sick or injured persons are given medical care and in the course of same are housed overnight, fed and provided nursing and related services.

Hospital, Veterinary: A facility where sick or injured animals are given medical or surgical care and, in the course of same, may be housed overnight, fed, and provided related services. Such uses shall be subject to the regulations of the Animal Control Ordinance of the Town of Flora, and shall be considered a commercial use.

Hotel or Motel: A building or buildings where lodging, food and various personal services are provided for more than twenty (20) persons, who are usually but not always transients, for compensation. Hotels and motels shall be considered a commercial use.

Industry, Heavy: Those industrial uses which are not fully enclosed and/or which generate substantial amounts of noise, vibration, odors or possess other objectionable characteristics.

Industry, Limited (Light): Those industrial uses including manufacturing activities conducted wholly within completely enclosed buildings (except for the temporary storage within adequately screened or buffered areas of articles, materials, or other matter to be processed, assembled or otherwise changed) and other industrial-related activities which do not generate objectionable odors, smoke, fumes, vibration, or excessive noise.

Industry, "Wet-Type": Those heavy industrial uses which require the discharge of by-products or processed waste water through the sewer system. Such industrial uses shall be permitted as a conditional use only in the Heavy Industrial Districts (I-2).

Inn (or "Bed and Breakfast Inn"): An establishment operated in conjunction with a

private dwelling where lodging is available OR lodging and food are available for up to twenty (20) persons for compensation.

Internal Building Space: The required minimum space between principal or accessory buildings on the same lot.

Junk Yards: A place where waste and discharged or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, used lumber yards, house dismantling yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but EXCLUDING places where such uses are conducted entirely within a completely enclosed building, and not including pawn shops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition or salvaged materials incidental to manufacturing operations.

Kennel: A facility other than a residence, where four or more dogs or cats, or a combination thereof, are boarded, whether by the owners of the animals or other persons, with or without compensation. A kennel shall be considered a commercial use.

Landscaping: The addition of lawns, trees, plants, and other natural or decorative features to land, including lakes and watercourses. Landscape treatment can include walks or patios.

Land Use Plan: One of the elements of a Comprehensive Plan, usually developed concurrently with the Transportation/ Thoroughfares Plan. Section 17-1-1 (c)(ii) of the **Mississippi Code of 1972**, Annotated, As Amended, defines the term as follows: "a land use plan designates in map or policy form the proposed general distribution and extent of the use of land for residences, commerce, industry, recreation, and open space, public/quasi-public facilities and lands. Background information shall be provided concerning the specific meaning of land use categories depicted in the plan in terms of the following: residential densities; intensity of commercial uses; industrial and public/quasi-public uses; and any other information needed to adequately define the meaning of such land use codes. Projections of population and economic growth for the area encompassed by the plan may be the basis for quantitative recommendations for each land use category."

Liquor Store: Any store which sells, distributes or offers for sale or distribution any alcoholic beverage for use or consumption by the purchaser. (From Section 67-1-5 of the **Mississippi Code**).

Lodging House: See "Rooming House."

Lot: A parcel of land at least sufficient size to meet the minimum requirements for use, coverage, and area and to provide such yards and other open spaces as specified in the

Zoning Ordinance of the Town of Flora, Mississippi.

Lot Area: The total area of a lot included within the boundary lines of a lot.

Lot, Corner: A lot abutting upon two or more streets at their intersections.

Lot Depth: The average horizontal distance between the front and rear lot line.

Lot, Double Frontage: A lot which runs through a block from street to street (i.e., has frontage on more than one street); double frontage lots are also called "through lots."

Lot Frontage: The front of a lot shall be construed to be that dimension of a lot abutting on a street. For the purpose of determining yard requirements on corner lots or double frontage lots, ALL SIDES OF SUCH LOTS ABUTTING ON PUBLIC STREETS SHALL BE CONSIDERED LOT FRONTAGE, and yards shall be provided as indicated in this Ordinance.

Lot, Interior: A lot other than a corner lot.

Lot Lines: The lines bounding a lot as such parcel of land is defined herein.

Lot Line, Front: In the case of an interior lot, the property boundary line separating said lot from the street. In the case of a corner lot or double frontage lot, the line separating said lot from the street on which the building will face, as determined from the application for a building permit.

Lot Line, Rear: The property boundary line opposite and most distant from the front lot line. In the case of a pointed or irregular lot, it shall be an imaginary line parallel to and farthest from the front lot line.

Lot of Record: A lot which is a part of a subdivision, the map of which is recorded in the office of the Chancery Clerk of Madison County, Mississippi, or a lot described by metes and bounds, the description of which has been recorded in said office.

Lot Width: The distance from side of lot to side of lot measured at the front minimum building setback line.

Manufacturing Use: A facility at which goods are made from secondary materials (previously prepared or refined materials) or raw materials (unrefined materials) through the use of machinery and labor and often employing assembly line techniques. In the case of "light" manufacturing uses, most goods are produced from secondary materials, except for processing, packaging, or canning of food products, and little or no water is used in the manufacturing process. In the case of "heavy" manufacturing, goods are often

produced from raw materials and may involve the use of large amounts of water.

Manufactured Home: A single-family residential dwelling built in a factory in accordance with the National Manufactured Home Construction and Safety Standards Act after June 15, 1976. Manufactured homes shall be considered structures for the purposes of this Ordinance. "Transient trailers" (travel trailers), as defined herein, shall not be considered manufactured homes, and they are deemed vehicles but not dwellings or structures.

Manufactured Home Park: An area, tract, site or plot of land of at least ten acres, which has been planned, improved and meets the requirements of this Ordinance, and in which spaces are provided on a rental basis or lease basis only for owner-occupied homes or in which both the space and the manufactured home are offered to the public on a rental or lease basis only.

Manufactured Home Space: A plot of ground within a manufactured home park designed for and designated as (on an approved site plan) the location of one manufactured home, and which has water, sewer and electricity at the space.

Manufactured Home Stand or "Pad": The paved runners or paved parking area in each manufactured home space upon which the manufactured home is placed, together with the paved patio and paved off-street vehicular parking area.

"Mini-Warehouse": See "Warehouse, Self-Storage".

Mortuary: See "Funeral Home."

Motel: See "Hotel."

Multiple Family Dwelling: See "Dwelling, Multiple Family."

Nonconformities: Any land, lot, building, structure or parts thereof existing prior to the enactment of this Ordinance, which subsequent to the enactment of this Ordinance or amendment thereto, does not conform with the use regulations and/or dimensional regulations of the district in which it is situated, and/or does not comply with any other requirements herein. (See Section 2001 of this Ordinance for definitions of the various types of nonconformities, including (1) nonconforming undeveloped lots of record, (2) nonconforming structures, and (3) nonconforming uses).

Nursery, Child Care: See "Child Care Facility."

Nursery, Horticultural: Commercial uses in which flowers and plants are stored and/or cultivated for retail sale and related products are offered for retail sale.

Nursing Homes: See "Convalescent Home."

Open Space or "Common Open Space": A parcel or parcels of land not occupied by dwellings or residential structures, accessory structures and yards, which may consist of jogging trails, tennis courts, a golf course, swimming pool, associated recreational buildings and the like, and which is permanently maintained in a suitable state for the shared enjoyment by the owners and/or occupants of individual dwelling units or residential structures within a particular development (such as a conventional residential subdivision, an apartment complex, a manufactured home park or a Planned Unit Development).

Office: A room, group of rooms or building in which commercial activities primarily involving the provision of services rather than the sale of commodities are conducted.

Office Park: A development on a tract of land, either subdivided or on a single large lot, containing a number of separate office buildings, supporting uses and open space designed, planned, constructed and managed on an integrated and coordinated basis.

Parking Space: For the purposes of this Ordinance, the term "parking space" shall refer only to parking places not located on a public street. Each parking space shall be sufficient in size to store one full-size automobile, or 200 square feet in area for each such space, exclusive of the necessary maneuvering space providing access to each parking space, unless otherwise approved as part of the site plan review Process.

Patio House or Patio Home: See "dwelling, patio (or house or home)."

Planned Unit Development (PUD): An area of a minimum contiguous size, as specified by this Ordinance, to be planned and developed as a single entity containing one or more residential clusters and in which land not used for residential structures or yards but required by the basic zoning of the site shall be reserved collectively in contiguous units accessible to all building sites in the development as open space for the purpose of providing recreational facilities and pedestrian circulation. Two-family or multiple family dwellings, commercial development or public/quasi-public facilities or utilities may only be permitted in a Planned Unit Development if a Development Plan is submitted and appropriate rezoning (or a Special Exception for public/quasi-public uses) is approved by the Mayor and Board of Aldermen.

Planning/Zoning Commission: The duly appointed Planning/Zoning Commission of the Town of Flora, Mississippi.

Planting Screen: Densely planted vegetation used to visually shield or obscure abutting or nearby structures or uses from other uses or structures.

Plat: A map, plan or layout of a subdivision.

Portable Building: See "Building, Portable."

Principal Structure or Use: The main building(s) or dominant use(s) of a lot.

Property Line: The legal boundary line separating buildings or tracts in different ownership.

Public/Quasi-Public Facilities and Utilities: See "Facilities and Utilities, Public/Quasi-Public."

Recreational Vehicle (RV): See "Transient Trailer" or "Travel Trailer."

Rest Home: See "Convalescent Home."

Restaurant, Fast Food: A commercial establishment in which the principal business is the sale of pre-prepared or rapidly prepared food and beverages for consumption either within the restaurant or for carry-out, and where: (1) customers are not served food and beverages by a restaurant employee at the same table where the items are consumed; and/or (2) the establishment includes "drive-through" service or offers curbside service.

Restaurant, Full-Service: A commercial establishment where customers are served food and beverages by a restaurant employee at the same table or counter where items are consumed. This term does not include "fast food restaurants" as defined herein. "Full-service restaurants" may offer some "carry-out" services where food and beverages are consumed off the premises.

Schools: The term "school" as used in this Ordinance shall include public, private, and parochial institutions of learning, including trade or industrial schools" (i.e., those schools offering training to students in skills required for the practice of trades and industry), but EXCLUDING INSTITUTIONS OF HIGHER LEARNING (colleges and universities), WHICH SHALL BE ZONED AS "SPECIAL USE" DISTRICTS ONLY.

Screening: The method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms or other features. Sometimes used in conjunction with a buffer yard.

Service Station/ Convenience Car Care Establishment: A commercial use that is primarily used for the retail sale of gasoline, diesel fuel, oil, or vehicle accessories and incidental services including facilities for lubricating, washing, (either automatic or hand) and cleaning, or otherwise servicing automobiles and light trucks. The use of the term "service station" shall include "convenience car care establishments" (lubrication, tune-

up, etc.), but **DOES NOT include painting, body repairs or other major repair of vehicles.**

Setback: The area between the street right-of-way line and the building setback line.

Setback Line or Building Setback Line: A line delineating the minimum allowable distance between the street right-of-way and the front of a structure within which no building or other structure shall be placed. The minimum distance is prescribed by this Ordinance. The building setback line is parallel to or concentric with the street right-of-way line.

Shopping Center: A group, consisting of three or more commercial establishments, planned, developed and managed as a unit, with adequate off-street parking facilities provided on the property and related in its location, size, and type of stores to the trade area or neighborhood which the unit serves.

Side Street: A street bordering the side of a lot and intersecting the street on which a structure on the lot faces, as determined by the Zoning Administrator; in the case of buildings (as opposed to other types of "structures"), the street which the building faces shall be determined by the principal entrance to the building.

Sign: Any device, structure, fixture, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, services, activity, place, person or any other item of information. Signs may be further defined as to the following types:

- A. **Animated Sign:** A type of temporary sign which moves or appears to move by any means, including fluttering or rotating. Animated signs shall include but are not limited to pennants, flags, balloons, ribbons, streamers or propellers, strings of light bulbs, pulsating lights, strobe lights, or beacons. For the purposes of this Ordinance, this term does not refer to changeable copy signs (manual) or changing signs (automatic).
- B. **Billboard:** An outdoor advertising sign structure which advertises goods, products, or services; the poster panels or bulletins, usually on a free-standing or ground sign, illustrate such advertising in the form of pasted paper or painted copy.
- C. **Changeable Copy Sign (Manual):** Any sign on which copy is changed manually in the field (i.e., reader boards with changeable letters or changeable pictorial panels).

- D. Changing Sign (Automatic): Any sign with an electronically or electrically controlled message center or reader board, where different copy changes are shown on the same lamp bank. No mechanical means.
- E. Construction Sign: An on-premise temporary sign erected during the period of construction, indicating the names of the architects, contractors, owners, financial supporters, sponsors and similar persons or firms involved with the construction and development of the project.
- F. Externally Illuminated Sign: Any sign which reflects light from a source intentionally directed upon it; for example, by means of floodlights, gooseneck reflectors, or externally-mounted fluorescent light fixtures.
- G. Ground-mounted Sign (or "Ground Sign"): A sign erected on a free-standing frame, mast or pole and not attached to any building.
- H. Identification Sign: An on-premise ground or wall-mounted sign CONTAINING NO ADVERTISING MATTER, which is intended to identify one of the following land uses: a residential subdivision, Planned Unit Development, apartment/condominium complex, an office building containing more than one tenant, a group (more than one) of businesses / organizations on a single lot, a shopping center, a public / quasi-public facility or utility, or an industrial park. Identification signs may only contain the following information: the "overall" name of the facility (not the individual occupants or tenants); the street address of the land use; the type of activity conducted on the premises, such as apartments, shopping center or mall, church, school, hospital, etc.
- I. Internally Illuminated Sign: Any sign designed to provide artificial light through exposed lighting on the sign face (such as neon tubing or light bulbs arranged to form copy) OR through transparent or translucent material from a light source within the sign; this definition includes automatic changing signs.
- J. Marquee or Canopy Sign: Any sign affixed to a marquee or canopy, as such terms are defined by this Ordinance; such signs may be affixed parallel (i.e., not projecting) to the sides or hung beneath a marquee or canopy.
- K. Miscellaneous Sale Sign: An on-premises temporary sign advertising a "garage or yard sale," the sale of specific items such as pets, a vehicle or boat, and similar signs. As used in this Ordinance, miscellaneous sale signs DO NOT refer to products or services offered as a home occupation, such as "Tax Returns Prepared" ; home occupations are regulated by Section 406 of the Official Zoning Ordinance of the Town of Flora, Mississippi.

- L. Off-Premise Sign: A sign which attracts attention to a product, service, or entertainment which is conducted, sold, produced or offered off the premises where the sign is located.
- M. On-Premise Sign: A sign which attracts attention to a product, service, or entertainment which is conducted, sold, produced or offered on the premises where the sign is located.
- N. Portable Sign or "Trailer Sign": A type of temporary sign which is constructed on a trailer with wheels which may or may not be detached or which is designed to be transported from place to place by any means and is not designed to be nor is it permanently affixed to a building or lot.
- O. Projecting Sign: Any sign attached to any outside building wall and extending more than 12 inches beyond the surface of such wall.
- P. Real Estate Sign: A on-premise temporary sign erected to announce the sale, rental, or lease of real property.
- Q. Roof Sign: Any sign erected, constructed, or maintained above a roof or on top of or above the parapet of a building.
- R. Temporary Sign: A sign which is not permanent and is erected with a time limitation.
- S. Wall Sign: Any sign affixed directly to or painted on, or otherwise inscribed on the outside wall of a building with the face parallel to and projecting no more than 12 inches from the building wall.
- T. Window Sign: A sign placed in a window inside a building.

Site Plan: A drawing indicating the location of existing and proposed buildings or other structures, and, where required by this Ordinance, landscaping and planting screens and points of access/egress and driveways *on a single lot*. A "site plan" differs from a "subdivision plat" in that a subdivision plat reflects certain required information for *two or more lots*.

Site Plan Review: The process specified under Sections 2207 through 2210 of this Ordinance in which site plans for certain proposed developments and /or site plans (when required by the Zoning Administrator in coordination with other Town officials) accompanying applications for dimensional variance, conditional use, and rezoning are

reviewed by Town officials, the Planning / Zoning Commission and the Mayor and Board of Aldermen for conformance with this Ordinance and other applicable laws and codes, and to determine what other special restrictions (if any) need to be applied if the site plan and application are approved by the Mayor and Board of Aldermen.

Specialty Shop: A store that specializes in a particular line of merchandise, such as baked goods, candy, clothing, hardware, clothing, antiques, bicycles, etc.

Special Exception: See “Conditional Use.”

Spot Zoning: The improper zoning or re-zoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses. While such spot zoning may not be illegal per se, it is generally regarded as an improper practice.

Story: That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. For the purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average grade elevation, or when the basement is used for commercial activities (See "Basement").

Street: A publicly-owned thoroughfare which affords the principal means of access to abutting property; such thoroughfares are dedicated by a property owner for public use, accepted by the responsible political entity in which the street is located and is so dedicated, and recorded in the Office of the Madison County Chancery Clerk.

Street Right-of-Way Line: The legal property boundary line delineating the street right-of-way and the abutting property.

Strip Development: Commercial development, usually one store deep, that fronts on a major street.

Structure: Anything constructed or erected, the use of which requires a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, manufactured homes, walls, fences, and billboards, but shall not include "Transient Trailers (Travel Trailers)" as defined herein. The term structure shall be construed as if followed by the words “or part thereof.” The term "structure" is not intended to include driveways, patios, parking lots, or utilities (i.e., utility lines running to a structure).

Structural Alteration of a Building: See "Building, Structural Alteration of.”

Subdivider: Any person, firm, partnership, corporation or other entity acting as a unit, who, having an interest in land, causes it, directly or indirectly, to be divided into a

subdivision.

Subdivision: The division of any lot, tract or parcel of land into two (2) or more lots for the immediate or future purpose of sale or building development.

Substantial Improvement: Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the actual cash value of the structure either; (1) before the improvement is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. Substantial improvement is started when the first alterations of any structural part of the building commences.

Supermarket: A commercial establishment containing **20,000 square feet of gross floor area (including storage) or more** primarily selling food as well as other convenience and household goods.

Theater, Motion Picture: A building or part of a building devoted primarily to the showing of motion pictures on a paid admission basis.

Theater, Drive-In: An open lot or part thereof, with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions, on a paid admission basis, to patrons seated in automobiles or in outdoor seats.

Through Lot: See "Lot, Double Frontage."

Thoroughfares Plan: The primary component of the "Transportation Plan," which is one of the elements of a Comprehensive Plan, usually developed concurrently with another element, the "Land Use Plan."

Town: The Town of Flora, Mississippi.

Townhouse: A single-family dwelling constructed in a series or group of attached units with property lines separating each unit. (From: Standard Building Code).

Townhouse Subdivision: A subdivision in which the developer proposes to partition land into individual lots and construct townhouses wherein both the dwellings and the lots will be individually owned by the residents.

"Trailer": Archaic term sometimes applied to manufactured homes. (See "manufactured home").

Transient Trailer (Travel Trailer): A portable or mobile living unit used for temporary human occupancy away from the place or residence of the occupants. For the purposes of

this Ordinance, such transient trailers shall be considered a VEHICLE AND NOT A STRUCTURE. The term transient trailer" or "travel trailer" shall include pick-up truck campers," "motor homes," "camping trailers" and "recreational vehicles."

Transient Trailer Park: A commercial operation where space and service accommodations for transient trailers are provided for a fee on an overnight or daily basis.

Transportation Plan: One of the elements of a Comprehensive Plan. Section 17-1-1 (c)(ii) of the **Mississippi Code of 1972**, Annotated, As Amended.

Truck Stop: Any area of land, including the structures thereon, that is used for the servicing of heavy trucks (i.e., tractor-trailer combinations designed for transporting large cargoes), and which may offer food and beverages in addition to lodging.

Undeveloped Lot: A vacant lot or parcel of land.

Use: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" shall not be deemed to include any nonconforming use.

Use, Accessory: See "Accessory Use."

Utility: See "Facilities and Utilities, Public/Quasi-Public."

Variance: A relaxation of the terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship. However, financial hardship shall not be considered justification for granting a variance. The criteria for issuance of a variance are listed under Section 2204 of this Ordinance. As used in this Ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use not permitted shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining district.

Vehicle: Any device for carrying passengers, goods, or equipment, usually moving on wheels. This definition does not include manufactured homes, which are considered structures for the purposes of this Ordinance.

Vehicle Service Center: Any building and land upon which the building is located that is used for the performance of minor mechanical repairs and the sale of associated equipment

or merchandise for automobiles, light trucks, and vans. Such minor mechanical repairs/sales may include, but is not necessarily limited to, the following: the sale or installation of tires, batteries, and accessories; the sale or installation of exhaust systems, including mufflers, tailpipes, etc.; front-end and rear-end alignments; complete brake services; the sale and installation of hoses and belts; oil and oil/ filter changes and lubrication services; and minor tune-ups. This term DOES NOT include the following activities: the performance of engine or transmission overhauls; or vehicle painting or body work.

Veterinary Hospital: See "Hospital, Veterinary."

Warehouse, Self-Storage (Sometimes called a "Mini-Warehouse"): A building or group of buildings divided into separate compartments for the storage of customers' goods or wares.

Yard (or "Minimum Yard" or "Setback"): The required open space between any main building or portion thereof and the adjoining lot lines, WHICH SHALL REMAIN UNOCCUPIED AND UNOBSTRUCTED BY ANY PORTION OF A STRUCTURE, except as otherwise specifically provided herein. In measuring a lot for the purpose of determining the minimum front, side or rear yard, the shortest horizontal distance between the lot line and the nearest vertical structure shall be used.

Yard, Front: The required unoccupied and unobstructed space on the same lot with a main building, extending the full width of the lot, and situated between the front property line and the nearest vertical portion of the main building.

Yard, Rear: The required unoccupied and unobstructed space on the same lot with a main building, situated between the rear property line and the nearest vertical portion of the main building, and extending the full width of the lot.

Yard, Side: The required unoccupied and unobstructed space on the same lot with a main building, situated between the side property line and the nearest vertical portion of the main building.

Zoning Administrator: The official (or officials) charged by the Mayor and Board of Aldermen with the administration and enforcement of this Zoning Ordinance, or his duly authorized representative.

Zoning Commission: See "Planning/Zoning Commission."

Zoning District: See "District."

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS:

PROVISION FOR OFFICIAL ZONING MAP

SECTION 300 - ZONING DISTRICTS

For the purpose of promoting public health, safety, morals, or general welfare, the Town of Flora, Mississippi, is hereby divided into the following zoning districts:

- A-1 Agricultural District
- R-E Residential Estate District
- R-1 Single-Family Residential District
- R-2 Moderate Density Residential District
- R-3 High Density Residential District
- MHP Manufactured Home Park District
- MHS Manufactured Home Subdivision
- PUD Planned Unit Development District
- FS Flora Station District
- C-1 General Commercial District
- C-2 Highway Commercial District
- I-1 Limited Industrial District
- I-2 Heavy Industrial District
- S-1 Special Use District

SECTION 301 - OFFICIAL ZONING MAP

The aforesaid zoning districts are identified and delineated on a map entitled "Official Zoning Map: Town of Flora, Mississippi," and said map, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

301.01 Map Certified: The Official Zoning Map shall be identified by the signature of the Mayor, attested by the Town Clerk, and shall bear the seal of the Town under the following words:

"This is to certify that this is the Official Zoning Map of the Town of Flora, Mississippi, as adopted by the Mayor and Board of Aldermen on _____."

301.02 Location of Official Zoning Map: Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be

prepared or printed, the Official Zoning Map bearing the certificate specified under Section 301.01 and located in the Town Hall of Town of Flora shall be the final authority as to the zoning status of land and water areas, buildings, and other structures in the Town of Flora.

- 301.03 Public Inspection of Map: The Official Zoning Map shall be available for public inspection as provided by law during normal business hours of the Town Hall of Town of Flora.

- 301.04 Map Amendment: If, in accordance with the provisions of this Ordinance and Statutes of the State of Mississippi, changes are made in the zoning district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be made WITHIN THIRTY (30) DAYS AFTER THE AMENDMENT HAS BEEN APPROVED BY THE MAYOR AND BOARD OF ALDERMEN.

Since the Official Zoning Map is part of this Ordinance, any amendments to the Official Zoning Map shall be accomplished in accordance with state statutes relating to passage of ordinances. Therefore, before the Official Map may be amended, an "Ordinance of Rezoning" shall be drafted and passed by the Mayor and Board of Aldermen in accordance with state law. An unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under Section 2214.

SECTION 302 - REPLACEMENT OF OFFICIAL ZONING MAP

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Mayor and Board of Aldermen may, by ordinance, designate a new Official Zoning Map which shall replace the prior zoning map. The new Official Zoning Map may correct drafting errors or other omissions on the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the Town Clerk, and shall bear the seal of the Town under the following words:

"This is to certify that this Official Zoning Map replaces the Official Zoning Map adopted as part of the Zoning Ordinance of the Town of Flora, Mississippi, on _____."

SECTION 303 - RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following shall apply:

- A. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following Town limits shall be construed as following such Town limits.
- D. Where the boundary of a district follows a railroad right-of-way, such boundary shall be deemed to be located on the right-of-way line to which it is closest.
- E. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
- F. Boundaries indicated as parallel to or extensions of features indicated in Section 303, Subsections (A) through (H) above shall be so construed.
- G. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Section 303, the Mayor and Board of Aldermen shall interpret the district boundaries.
- H. Where a district boundary line divides a lot which was in a single ownership at the time of passage or amendment of this Ordinance, the Mayor and Board of Aldermen may permit, as a special exception, the extension of the use not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot.

ARTICLE IV

GENERAL REGULATIONS

SECTION 400 - APPLICATION OF REGULATIONS

- 400.01 Compliance Required: No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered EXCEPT IN CONFORMANCE WITH ALL OF THE REGULATIONS SPECIFIED FOR THE DISTRICT IN WHICH IT IS LOCATED. Furthermore, no person shall use or occupy a building, structure or land within the Town of Flora for an activity which requires a federal, State of Mississippi and/or Town license until said license is obtained from the appropriate authorities.
- 400.02 Nonconformities Defined: "Nonconformities" shall consist of any land, lot, building, structure, or parts thereof, or the various uses to which those items are or were put, and which lawfully existed prior to the enactment of this Ordinance; but which subsequently do not comply with the provisions of this Ordinance and the requirements of the district wherein located. The regulations pertaining to such nonconformities are established in the district regulations and under Article XX.
- 400.03 Permitted Uses Constitute Conforming Uses: Any land use which is permitted as a conditional use in a particular district under the terms of this Ordinance shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.
- 400.04 District Regulations Constitute Minimum Regulations: The regulations established in this Ordinance within each district (Articles V through XIX) shall constitute minimum regulations unless otherwise noted.
- 400.05 Uniformity within Districts: The regulations and provisions established by this Ordinance for each district shall apply uniformly within each district of the same name and shall apply uniformly to each class or type of building, structure, use, or land therein except as otherwise provided.
- 400.06 Areas Annexed After Enactment of This Ordinance: Any land annexed into the Town of Flora following enactment of this Ordinance shall bear the zoning classifications of Madison County and be subject to the zoning regulations of Madison County (if applicable), until due public notice of hearings is given to consider the zoning of all or part of such annexed land

in accordance with the Zoning Ordinance of the Town of Flora. Following such public hearings and action by the Mayor and Board of Aldermen, the annexed land shall be subject to the regulations of this Ordinance rather than those of Madison County.

- 400.07 Pending Applications for Building Permits: Nothing in this Ordinance shall require any change in the overall layout, plans, construction, size or designated use of any development, building, structure or part thereof for which official approvals and required building permits have been legally granted before the enactment of this Ordinance. Construction shall have been started within six (6) months of the effective date of this Ordinance and completed within a subsequent two year period and not discontinued until completion except for reasons beyond the builder's control. *All permits for which construction has not begun within six (6) months of the effective date of this Ordinance are hereby revoked and void.*

SECTION 401 - DIMENSIONAL CONTROLS

- 401.01 Reduction of Yards and Lots Below Minimum Requirements Prohibited: No yard or lot of record existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots of record created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- 401.02 Front Yards on Corner or Double Frontage Lots: On corner lots or double frontage lots ("through lots"), each side fronting on a street shall be considered a front yard, and the required front yard setback shall be measured from each existing right-of-way upon which the lot abuts. Rear yards for corner lots shall be the yard opposite the main entrance to the building.
- 401.03 Determination of Setbacks: In measuring a required front yard (i.e., setback), the minimum horizontal distance between the existing right-of-way line and the main structure shall be used.
- 401.04 Visibility at Intersections: On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede the vision of motor vehicle operators between a height of two and one-half (2 ½) and ten (10) feet above the center line grades of the intersecting streets and within a triangular area bounded by the right-of-way lines for a distance of twenty-five (25) feet from the intersection and a straight line connecting said points twenty-five (25) feet

back from the intersection of said right-of-way lines.

- 401.05 Accessory Buildings or Uses: No accessory building or use shall be placed within the required front yard or side yard of any main building or use in ANY district. However, an accessory building or use may be placed in the required rear yard of any main building or use in R-1 and R-2 districts, provided that the accessory building or use is at least ten (10) feet from the rear property line. Accessory buildings shall not cover more than ten percent (10 %) of the rear yard. No accessory building shall exceed a height of twenty (20) feet.
- 401.06 Railroad Setbacks: In ALL residential zoning districts a buffer strip of at least one hundred (100) feet in depth in addition to the normal setback required in the district shall be provided adjacent to the railroad right-of-way. This strip shall be part of the platted lots in a residential subdivision (or apartment/ condominium complex lot) and the following wording shall be shown on the plat or site plan: "This strip is reserved for screening. The placement of structures hereon is prohibited."
- 401.07 Exceptions to Height Regulations: The height regulations contained in the District Regulations of this Ordinance do not apply to spires, belfries, cupolas, antennas, water tanks, ventilation chimneys, masts, towers, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

SECTION 402 - PUBLIC/ QUASI-PUBLIC FACILITIES AND UTILITIES

All public and quasi-public facilities and utilities, as defined under Article II of this Ordinance, may be located in ANY district in the Town, provided:

- (a) That all applicable requirements of federal, state and county or Town laws shall be met.
- (b) That all such proposed uses shall be subject to the procedures stated under Section 2205 relative to Special Exceptions (Conditional Uses).

No public or quasi-public facility or utility shall be located in a residential district or other district where such land use would adversely affect the surrounding area.

SECTION 403 - DIMENSIONAL REQUIREMENTS FOR PUBLIC/QUASI-PUBLIC FACILITIES AND UTILITIES IN ALL DISTRICTS

Developers of churches, schools, hospitals, civic organizational buildings, country clubs,

and other public/ quasi-public facilities or utilities IN ANY DISTRICT shall comply with the following dimensional requirements:

- 403.01 Maximum Building Height: 35 feet, unless greater height is specifically approved by the Mayor and Board of Aldermen based upon the required site plan review.

- 403.02 Minimum Lot Area: Minimum lot areas for ALL public/quasi-public uses shall be based upon the proposed use, subject to approval of a site plan submitted in accordance with Sections 2207 through 2210 of this Ordinance.

- 403.03 Minimum Lot Width: Established based upon proposed use.

- 403.04 Minimum Yards: Minimum yards for public/quasi public structures shall be the same as for all other structures in individual zoning classifications.

SECTION 404 - REQUIRED LANDSCAPING ALONG ALL ARTERIAL STREETS IN ALL ZONING DISTRICTS

- 404.01 Arterial Street Landscaping for Subdivisions: Developers of all residential, commercial or industrial subdivisions shall provide a landscaped easement at least ten (10) feet in width consisting of grass, shrubs and trees along all existing or proposed streets or highways designated as Principal Arterial or Minor Arterial on the adopted Thoroughfares Plan of the Town of Flora. The spacing, sizes and specific types of landscaping material to be installed within this landscaped easement shall be shown on the preliminary plat for all proposed subdivisions. A preliminary plat shall not be approved unless the developer's proposals for the landscaped strip are acceptable to the Planning/Zoning Commission. This requirement is intended to ensure consistent treatment along the traffic frontage, which is essential for appearance and permanency.

At the time the final subdivision plat is submitted for ANY subdivision, the developer shall submit with his application for final plat approval a legal instrument or instruments which state that the assumption of liability insurance, taxes and maintenance of the required landscaped easement shall rest with the developer, if he retains ownership of such areas, or with a homeowners association if ownership of such landscaped areas is transferred to a homeowners association.

NO FENCE SHALL BE ERECTED IN A MANNER WHICH BLOCKS ACCESS TO

THIS REQUIRED LANDSCAPED EASEMENT.

404.02 Arterial Street Landscaping for Developments Not Involving the Subdivision of Land: Developers of all multiple family residential (apartments or condominiums), manufactured/ mobile home parks, commercial, industrial or public/quasi public uses *not involving the subdivision of land* shall provide a landscaped strip at least ten (10) feet in width consisting of grass, shrubs and trees along all existing or proposed streets or highways designated as Principal Arterial or Minor Arterial on the adopted Thoroughfares Plan of the Town of Flora. The spacing, sizes and specific types of landscaping material to be installed within this landscaped easement shall be shown on the required site plan. A site plan shall not be approved unless the developer's proposals for the landscaped strip are acceptable to the Mayor and Board of Aldermen. This requirement is intended to insure consistent treatment along the traffic frontage, which is essential for appearance and permanency. Maintenance of this required landscaped strip shall be the responsibility of the property owners and not the Town of Flora. Failure to maintain the landscaping in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties imposed herein.

NO FENCE SHALL BE ERECTED IN A MANNER WHICH BLOCKS ACCESS TO THIS REQUIRED LANDSCAPED EASEMENT.

SECTION 405 - HOME OCCUPATIONS

Home occupations, as defined under Article II of this Ordinance, may be permitted in any district where residential uses are allowed, subject to the following limitations and such conditions as may be determined by the Mayor and Board of Aldermen for the protection of the health, safety and welfare of the citizens of Town of Flora:

- 405.01 Display and Storage: No storage or display of materials, goods, supplies, or equipment related to the operation of a home operation shall be visible from the outside of any structure located on the premises.
- 405.02 Maximum Area: Not more than twenty-five percent (25%) of the floor area of the dwelling shall be used for the conduct of the home occupation. Any accessory building used in connection with the home occupation shall not exceed 400 square feet in area.
- 405.03 Traffic and Parking Restrictions: No traffic shall be generated by such home occupations in greater volumes than would normally be expected in a residential neighborhood (as determined by the Zoning Administrator), and any need for parking generated by the conduct of such home occupations shall be met off the street and other than in a required yard. Furthermore,

an ample amount of such off-street parking shall be provided as determined by the Zoning Administrator at the time of the application for a building permit or change of use permit.

- 405.04 Exterior Lighting: There shall be no exterior lighting which would indicate that the dwelling and/or accessory building is being utilized in whole or in part of any purpose other than residential.
- 405.05 Signs Relating to Home Occupations: See Article XXI.
- 405.06 Other Provisions: No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, or odors detectable to the normal senses outside of the dwelling unit or accessory building in which the occupation is conducted. No equipment or process shall be used in any home occupation which creates visual or audible electrical interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- 405.07 Privilege License Required: Existing and new home occupations are required to have a privilege license in accordance with state law. A building permit (if construction is necessary in connection with proposed home occupation) or a change of use permit (if no construction is necessary) must be obtained from the Zoning Administrator prior to the initiation of a home occupation.

SECTION 406 - MISCELLANEOUS GENERAL REGULATIONS

- 406.01 Street Access Required: Every structure hereafter constructed, moved, or structurally altered shall have direct access to a public (dedicated) street or to an approved (through a building permit issued by the Zoning Administrator) private street or parking area, and shall be so located as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
- 406.02 Fences, Walls and Hedges: Fences, walls, and hedges or other densely planted vegetation shall be permitted in any required side or rear yard or along the edge of any side or rear yard. Upon the effective date of this Ordinance, the erection of fences or walls and the planting of dense vegetation (hedges, etc.) in front yards in such a manner as to impede the vision of motor vehicle operators entering a public street shall be prohibited.
- 406.03 Parking and Storage of Derelict Vehicles: Vehicles that are wrecked,

dismantled, partially dismantled, inoperable, abandoned or discarded and are not capable of being legally (that is, if the vehicle does not have a *current inspection sticker and current license plate affixed to the vehicle*) driven upon the streets of the Town of Flora shall not be parked or stored on *any* property other than in completely enclosed buildings, nor shall such vehicles be parked on public streets.

406.04 Prohibited Uses: Within the Town of Flora, no lot, land, premises, place or building shall be used, and no buildings or structures shall be erected or placed, which are arranged, intended, or designed for any use which generates environmental pollutants beyond a tolerable level by reason of excessive noise, odor, glare, vibration, smoke, dust, fumes, vapors, gases, liquid and solid waste, radiation, electrical emissions, danger from fire or explosion, or any other debilitating influence as defined by the U.S. Environmental Protection Agency as regulated by the Mississippi Department of Natural Resources, Bureau of Pollution Control and the Mississippi State Board of Health.

406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited: No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and *no weeds or other growth shall be allowed to go uncut within any district* when the same shall be determined by the appropriate Town Official (the Zoning Administrator, Fire Chief, or other authorized Town employee) or health official to constitute a menace to the public health and/or safety.

406.06 Required Enclosure of Garbage Disposal Facilities and Recycle Bins: Upon the effective date of this Ordinance, all garbage disposal facilities (i.e., any container with a capacity of over 40 gallons) placed on the site of *new* (i.e., for which building permits are issued on or after the effective date of this Ordinance) multiple family residential uses, manufactured home parks, commercial, industrial or public/quasi-public uses shall be enclosed on all four sides (with a gate on one side for accessing the facility) by solid fencing or other material in a manner that prevents direct visibility of the garbage cans, dumpster, or recycle bin. Failure to maintain such garbage disposal facilities in a neat and sanitary manner shall constitute a violation of this Ordinance and be subject to the penalties imposed herein.

All site plans for multiple family residential, manufactured home parks, commercial, industrial or public/quasi-public uses proposed following the effective date of this Ordinance shall indicate the location of garbage disposal facilities on

the site and the type of enclosure (materials, height, etc.) to be installed.

- 406.07 Conduct of Garage Sale at Any Location Other Than a Single -Family Residence Prohibited; Time Limitation on Garage Sales: The conduct or operation of a garage sale, as defined by this Ordinance, at any location other than a single-family residence is prohibited; this includes but is not limited to the conduct or operation of a garage sale at a self-storage warehouse or “mini-warehouse”. However, the conduct or operation of a garage sale by a church, charitable or civic organization, or school is NOT prohibited by this Ordinance. The conduct or operation of a garage sale for more than six days within a 12-month period is considered a commercial operation and is prohibited.
- 406.08 Operation of Any Business from a Temporary Structure or Vehicle Prohibited: No business shall be operated from any temporary or portable structure (i. e., a structure not affixed to the ground by a permanent foundation) or vehicle.

ARTICLE V

AGRICULTURAL DISTRICT (A-1)

SECTION 500 - PURPOSE OF THIS DISTRICT

The purposes of these districts are to conserve land for agricultural use, to prevent the premature development of land, and to prevent urban and agricultural land use conflicts. It is the intent of this Ordinance that such districts be located primarily in those areas of the Town of Flora that are ***not served by the public sewer system***. It is further the intent of this Ordinance to prevent disorderly scattering of residences on small lots and to prevent the establishment of other urban land uses that would require unreasonable expenditures for public improvements and services.

SECTION 501 - LAND USES PERMITTED

- A. Single-family detached dwellings. Only one principal dwelling per lot may be erected in A-1 districts.
- B. Accessory buildings and structures associated with the use of the land for residential purposes.
- C. Breeding, raising, and feeding of livestock (i.e., horses, cattle, sheep, goats, mules, pigs, etc.), provided that each such animal herein defined as "livestock" shall be kept on a tract or lot of two (2) acres of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located *no closer than 150 feet from any adjoining property lines or existing street right-of-way line*.
- D. Breeding, raising and feeding of chickens, ducks, turkeys, geese, or other fowl, provided that if more than two (2) such fowl are kept on any lot, *they shall be kept at least 150 feet from any adjoining property line or existing/proposed street right-of-way line*.
- E. Forestry and horticultural uses.
- F. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities or utilities subject to the provisions of Section 402 of this Ordinance.
- G. Home occupations in compliance with Section 406 of this Ordinance.

- H. Streets and highways.
- I. Any other use which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted above.

SECTION 502 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2205

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.
- C. Inns or "bed and breakfast inns."
- D. Stables, riding academies, and facilities for the training of horses and similar activities, providing that there shall be *at least two (2) acres of land* for each horse normally kept on the premises.
- E. Commercial catfish production.
- F. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide the Town of Flora Board of Aldermen with written proof of same.
- G. Veterinary hospitals and kennels.
- H. Animal cemeteries (small domestic animals such as cats and dogs).

SECTION 503 - DIMENSIONAL REQUIREMENTS

- 503.01 Maximum Building Height: There shall be no height limitations for barns and agricultural storage buildings provided they do not contain space intended for human occupancy. No habitable floor of any other building shall exceed a height of 35 feet above the finished ground elevation measured at the front line of the building.
- 503.02 Minimum Lot Area:
 - (a) For lots where Town of Flora sanitary sewerage service is NOT available: two (2) acres.

- (b) For lots where Town of Flora sanitary sewerage service IS available: one (1) acre. However, if livestock are to be kept on the property, see Section 501 (C).

503.03 Minimum Lot Width: 200 feet for lots that are not served by public sewerage; 100 feet for lots that are served by public sewerage. However, see Section 501 (C) and (D) when livestock or fowl are to be kept on the premises.

503.04 Minimum Yards:

- (a) Front yard: 40 feet from the existing right-of-way line to the building setback line.
- (b) Side yard and rear yards: 25 feet, except where Section 501 (C) or (D) requires a minimum yard of 150 feet from any adjoining property line.

503.05 Maximum Buildable Area: No limitation on buildable area.

SECTION 504 - OFF-STREET PARKING REQUIREMENTS

See Article XIX for off-street parking and loading requirements for residential and other uses allowed in A-1 districts.

ARTICLE VI

RESIDENTIAL ESTATE DISTRICT (R-E)

SECTION 600 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for large lot, low density residential development in areas where existing or programmed infrastructure cannot accommodate higher density demands.

SECTION 601 - LAND USES PERMITTED

- A. Single family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Horticultural uses not involving the sale of produce on the premises.
- D. Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that each such animal herein defined as “grazing livestock” shall be kept on a tract or lot of two (2) acres of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of grazing livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 150 feet from any adjoining property lines or street right of way lines.
- E. Home occupations in compliance with Section 405 of this Ordinance.
- F. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Flora Subdivision Regulations.
- G. Streets and highways.
- H. Any other use which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted above

SECTION 602 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2205

- A. Public or quasi public facilities and utilities in conformance with Section 402 and

other regulations of this Ordinance.

- B. Child care facilities.
- C. Inns or bed and breakfast inns.

SECTION 603 - DIMENSIONAL REQUIREMENTS

- 603.01 Maximum Building Height: 35 feet
- 603.02 Minimum Lot Area: Two (2) acres.
- 603.03 Minimum Lot Width: 200 feet
- 603.04 Minimum Yards:
 - a. Front Yard: 50 feet from the street right of way line to the building setback line.
 - b. Side Yards: 25 feet, except where Section 601 (d) requires a minimum yard of 50 feet from any adjoining property line.
 - c. Rear Yard: 50 feet

SECTION 604 - SWIMMING POOLS

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 20 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four feet in height and shall have a self latching gate.

SECTION 605 - OFF STREET PARKING REQUIREMENTS

See Article XIX for off street parking and loading requirements for residential and other uses allowed in R-E districts.

SECTION 606 - SIGNS

See Article XXI for sign regulations.

ARTICLE VII

SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

SECTION 700 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of low density, single-family detached dwellings and related compatible uses in relatively spacious surroundings which provide ample, usable open space for leisure time activities. No new single-family residential subdivisions shall be developed in R-1 districts after the effective date of this Ordinance without public sewerage.

SECTION 701 - LAND USES PERMITTED

- A. Single-family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Home occupations in compliance with Section 406 of this Ordinance.
- D. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Town of Flora Subdivision Regulations.
- E. Streets and highways.
- F. Any other use which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted above

SECTION 702 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2205

- A. Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance.
- B. Inns or "bed and breakfast inns."

SECTION 703 - DIMENSIONAL REQUIREMENTS

603.01 Maximum Building Height: 35 feet.

603.02 Minimum Lot Area: 12,000 square feet.

703.03 Minimum Lot Width: 80 feet.

703.04 Minimum Yards:

- (a) Front yard: 30 feet from the street right-of-way line to the building setback line.
- (b) Side yards: 10 feet.
- (c) Rear yard: 25 feet.

SECTION 704 - SWIMMING POOLS

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 10 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four (4) feet in height and shall have a self-latching gate.

SECTION 705 - OFF-STREET PARKING REQUIREMENTS

See Article XIX for off-street parking and loading requirements.

ARTICLE VIII

MODERATE DENSITY RESIDENTIAL DISTRICT (R-2)

SECTION 800 - PURPOSE OF THIS DISTRICT

This district permits the development of affordable housing on smaller lots than the R-E or R-1 districts. *This district is also intended to prevent the future subdivision of land classified as Moderate Density R-2 into lots smaller than 9,000 square feet.* This district coincides with the "Moderate Density Residential" land use classification on the adopted Land Use Plan.

SECTION 801 - LAND USES PERMITTED

- A. Single-family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Horticultural uses not involving the sale of produce on the premises.
- D.. Home occupations in compliance with Section 405 of this Ordinance.
- E. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Town of Flora Subdivision Regulations.
- F. Streets and highways.
- G. Any other use which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted above

SECTION 802 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2205

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.
- C. Inns or "bed and breakfast inns."

SECTION 803 - DIMENSIONAL REQUIREMENTS

- 803.01 Maximum Building Height: 35 feet.
- 803.02 Minimum Lot Area:
- (a) Single-family detached residences: 9,000 square feet.
 - (B) All conditional uses: Based upon site plan review.
- 803.03 Minimum Lot Width:
- (a) Single-family detached residences: 75 feet.
 - (b) All conditional uses: Based upon site plan review.
- 803.04 Minimum Yards:
- (a) Front yard: 30 feet from the street right-of-way line to the building setback line.
 - (b) Side yards: 5 feet.
 - (c) Rear yard: 25 feet.

SECTION 804 - SWIMMING POOLS

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 10 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four (4) feet in height and shall have a self-latching gate.

SECTION 805 - OFF-STREET PARKING REQUIREMENTS

See Article XIX for off-street parking and loading requirements for residential and other uses allowed in R-2 districts.

ARTICLE IX

HIGH DENSITY RESIDENTIAL DISTRICT (R-3)

SECTION 900 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of higher density multiple family (i.e., three or more) residential uses with adequate, usable open space to prevent overcrowding. It is the intent of this Ordinance that these districts be carefully located only in areas where the infrastructure of the Town (i.e., the street/highway system, storm drainage and water and sanitary sewer systems) is adequate to serve such higher density housing. The use of this district is appropriate as a transition between low density (R-1) or moderate density (R-2) residential districts and higher intensity uses, such as commercial uses or limited industrial (I-1) uses, that are not compatible with lower density residential environment. All apartment or condominium developments shall front upon at least one street or highway that is classified as a Principal Arterial or Minor Arterial on the adopted Thoroughfares Plan.

All multiple-family residential uses shall be properly landscaped and screened from other uses and access/egress to apartment or condominium complexes shall be provided in accordance with Article XIX of this Ordinance.

SECTION 901 - LAND USES PERMITTED

The following uses are permitted outright in R-3 districts subject to the regulations prescribed herein.

- A. Multiple family dwellings including apartments and condominiums as defined in Article II.
- B. Accessory uses or structures in multiple family residential complexes, including laundromats, vending machine centers, recreational buildings, swimming pools, tennis courts, and similar uses and structures incidental to multiple family buildings. Such uses and structures shall be reserved exclusively for use by residents and guests of residents of the multiple family complex.
- C. Home occupations in compliance with Section 405 of this Ordinance.
- D. Streets and highways.
- E. Any other use which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted.

SECTION 902 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN

SECTION 2205

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.

SECTION 903 - DIMENSIONAL REQUIREMENTS FOR ALL MULTIPLE FAMILY USES

903.01 Maximum Height: 35 feet unless greater height is specifically approved by the Mayor and Board of Aldermen at the time the site plan is approved.

903.02 Minimum Lot Area: Two (2) acres.

903.03 Minimum Floor Area:

- (a) One bedroom units: 750 square feet.
- (b) Two bedroom units: 950 square feet.
- (c) Three or more bedroom units: 1,200 square feet.

903.04 Maximum Density: 10 dwelling units per gross acre.

903.05 Minimum Lot Width: 200 feet at the building setback line.

903.06 Minimum Yards:

- (a) Front yard: 40 feet from the right-of-way line. This yard shall be a landscaped open area with no encroachments permitted including parking lots, patios or swimming pools, or other paved areas except for entrance/exit driveways.
- (b) Side and rear yards: 25 feet from each side lot line or rear lot line to any building, except where a side or rear lot line abuts any R-E, R-1, or R-2 district or existing single-family residential use, *in which case the side or rear yard shall be 50 feet from any building to the lot line abutting the R-E, R-1, R-2 district or existing single-family residential use.*

This yard shall be a landscaped open area with no encroachments permitted including driveways, parking lots, patios or swimming pools, or other paved areas.

- 903.07 Minimum Space between Buildings: No principal building or accessory building shall be constructed nearer than thirty (30) feet to any other principal building or accessory building.

SECTION 904 - REQUIRED OPEN SPACE RESERVATION/ DEDICATION FOR MULTIPLE FAMILY DEVELOPMENTS

A minimum of 30% of the gross site area to be developed for a condominium or apartment complex shall be devoted to open space. In calculating this open space requirement, the front, side and rear yards may be included. Parking lots and driveways, however, MAY NOT be included in calculating this required open space. The required site plan (see Section 805) shall indicate the location and area (in acres) to be so reserved or dedicated for open space or recreational facilities.

- 904.01 Maximum Amount of Common Open Space Covered by Water: No more than fifty percent (50%) of the required amount of open space may be covered by lakes or ponds.
- 904.02 Steep Slopes: In reviewing the site plan for a proposed apartment or condominium development, the Planning/Zoning Commission shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The Planning/Zoning Commission shall make a recommendation to the Mayor and Board as to whether or not any steep slope land should be approved for use in meeting the requirements of this Section.
- 904.03 Physical Improvements: Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Mayor and Board of Aldermen as part of the site plan review process. Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.
- 904.04 Performance Bonds: Prior to the rental/ lease of any apartment or the sale of any condominium, the developer may be permitted, at the discretion of the Mayor and Board of Aldermen, to post with the Town a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and admitted to business in the State of Mississippi. The Director of Public Works and the Town Engineer in conjunction with the developer shall determine the amount of the

performance bond after reviewing the construction plans for all improvements.

SECTION 905 - SITE PLAN REQUIRED

The developer of ANY apartment or condominium complex shall submit a site plan to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

SECTION 906 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

Developers of multiple family residential uses and other uses permitted in R-3 zones shall comply with Section 404 of this Ordinance regarding the provision of landscaping along arterial streets upon which the use abuts.

SECTION 907 - REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

For reasons of fire safety all proposed apartment or condominium complexes shall provide at least two separate points of ingress/egress to/from the complex. Spacing requirements for these access points are provided under Article XIX. Developers of any proposed apartment or condominium complex or permitted special exception shall comply with parking and loading requirements included under Article XIX.

ARTICLE X

MANUFACTURED HOME PARK RESIDENTIAL DISTRICT (MHP)

SECTION 1000 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for properly planned manufactured home parks in which spaces are offered on a rental or lease basis only for owner-occupied manufactured homes, or in which the space and manufactured home combination are both offered to the public on a rental or lease basis only. It is the intent of this Ordinance that these districts may be located only in such areas as to not adversely affect the established residential subdivisions and residential densities in the Town. Such location, however, shall have necessary public services, a healthful living environment and normal amenities associated with residential zones of the Town.

SECTION 1001 - LAND USES PERMITTED

- A. Single-family manufactured homes (single-wide or larger) provided the trailer or towing tongue and wheels are permanently removed, and the manufactured home is permanently anchored to foundation piers or a concrete slab, not merely resting upon the foundation. Further, the manufactured home must be completely skirted with brick or masonry materials from the concrete pad or foundation to the bottom of the manufactured home. Plastic, wood, aluminum, or other metal materials for skirting will not be acceptable.
- B. Private lakes, swimming pools, open space, and other private recreational facilities intended only for the use of the residents of the manufactured home park.
- C. Laundromat, vending machine center, and related auxiliary uses incidental to the primary manufactured home uses, provided that such structures for auxiliary uses do not constitute over 10 percent of the total site area of the manufactured home park, and further provided that they be exclusively for the use of the residents of the manufactured home park.
- D. Accessory uses and structures as defined under Article II of this Ordinance.
- E. Private streets (circulation drives).

SECTION 1002 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2205

The only conditional uses or structures which may be considered in R-M districts are public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance. An example of a quasi-public building in an R-M district might involve a

manufactured home park owner who wishes to allow a civic club to use a building on the same property with the manufactured home park for meetings, etc.

SECTION 1003 - SITE PLAN REQUIRED

No building permit to construct a new manufactured home park or to expand (by the addition of one or more spaces) an existing manufactured home park shall be issued until the applicant for the building permit has complied with the provisions of Sections 2207 through 2210 relative to site plan review. All new manufactured home parks established after the effective date of this Ordinance shall comply with all of the provisions herein. With regard to manufactured home parks established prior to the effective date of this Ordinance, which are expanded (by the addition of one or more spaces) after the effective date hereof, the expanded portions of such parks shall comply with all applicable provisions of this Ordinance.

SECTION 1004 - BUILDING PERMIT REQUIRED

Prior to the connection of utilities (water, sewer, electricity) to serve any manufactured home located in a manufactured home park, the owner of the manufactured home, or the owner (or his authorized representative) of the manufactured home park in cases where both the space and the manufactured home are leased or rented, shall apply for a building permit. All electrical wiring and plumbing connections shall be performed in accordance with the National Electrical Code (latest edition) and the Standard Plumbing Code prepared by the Southern Building Code Congress International, Inc. (latest edition) by qualified, licensed, and bonded electricians and plumbers.

Furthermore, any person responsible for placing a manufactured home in a manufactured home park shall comply with the tie-down standards prescribed in the Standard Building Code (latest edition) prepared by the Southern Building Code Congress, International, Inc.

SECTION 1005 - DIMENSIONAL REQUIREMENTS

- 1005.01 Minimum Size of Park: 10 acres.
- 1005.02 Maximum Density: The maximum density shall not exceed six manufactured homes per gross acre.
- 1005.03 Maximum Building Height within Manufactured Home Parks: 20 feet.
- 1005.04 Minimum Set-Backs for Park Perimeter: All manufactured homes shall be located at least 50 feet from any property line or any existing or proposed right-of-way line of a public street or road. This park perimeter set-back shall be a landscaped open area with no encroachments permitted, including parking lots, patios, or swimming pools, or other paved areas

except for entrance/exit driveways (front yard only).

1005.05 Minimum Manufactured Home Space Area Within the Park: 5,000 square feet.

1005.06 Minimum Space Width Within the Park: 50 feet measured at the front set-back line.

1005.07 Required Set-Backs for Individual Manufactured Home Spaces Within the Park:

(a) Front yard: There shall be a minimum distance of 20 feet between an individual manufactured home and the adjoining pavement of a park street, or common parking area or other common areas.

(b) Side yards: There shall be a minimum distance of 10 feet between all manufactured homes and the side yard lines of each manufactured home space (lot). On corner lots there shall be a minimum side yard of 20 feet on the corner side.

(c) Rear yards: There shall be a minimum distance of 10 feet between all manufactured homes and the rear yard lines of manufactured home space (lot).

1005.08 Accessory Buildings or Uses: Accessory buildings or uses shall comply with the same height and yard requirements as manufactured homes. Accessory buildings or uses shall be located a minimum distance of 10 feet away from all manufactured homes or other main buildings within the manufactured home park.

SECTION 1006 - OFF-STREET PARKING REQUIREMENTS

In order to provide for free movement of traffic through the park on park streets, no on-street parking shall be permitted on any manufactured home park street. See Article XIX for the off-street parking requirements of this district.

SECTION 1007 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404.02 of this Ordinance regarding the provision of landscaping along arterial streets upon which the manufactured home park abuts.

SECTION 1008 - PRIVATE STREETS WITHIN MANUFACTURED HOME PARKS

All streets (circulation drives) within a manufactured home park shall be at least 28 feet in width. All streets within the manufactured home park shall be paved with concrete or asphalt. Proper maintenance of all streets within manufactured home parks shall be the responsibility of the owner or operator of the park and not the Town of Flora. Failure to maintain the streets in a satisfactory manner shall constitute a violation of this Ordinance.

SECTION 1009 - UTILITIES AND DRAINAGE

Utilities (electrical power, natural gas, water, and sanitary sewerage) and storm drainage shall be provided in all manufactured home parks in accordance with the requirements of the applicable codes adopted by the Town of Flora. The maintenance of water and sanitary sewage facilities and storm drainage facilities within manufactured home parks shall be the responsibility of the owner of the park, and not the Town of Flora.

SECTION 1010 - FREEDOM FROM FLOODING AND PONDING

All manufactured home parks shall be located on ground which is not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises.

SECTION 1011 - REFUSE COLLECTION FACILITIES

The owner, or his authorized representative, of a manufactured home park shall provide for adequate refuse collection approved by the Town of Flora, and shall be responsible for the cleanliness of the premises. The owner or his authorized representative shall collect refuse in the manufactured home park.

SECTION 1012 - ACCESS TO PUBLIC STREETS AND HIGHWAYS

All access points to public streets or highways shall be approved by the Mayor and Board of Aldermen and/or the Mississippi Department of Transportation.

SECTION 1013 - RECREATIONAL AREA

A minimum of fifteen percent (15%) of the gross land area of each manufactured home park shall be set aside as a recreational area or common open space for park residents. Parking lots, driveways, front, side, and rear yards MAY NOT be included in calculating this required open space.

Such open space shall consist of land reserved exclusively for the recreational use of the residents of the manufactured home park. The required site plan (see Section 1003) shall indicate the location and area (in acres) to be so reserved or dedicated for open space or recreational facilities.

- 1013.01 Maximum Amount of Common Open Space Covered by Water: No more than fifty percent (50%) of the required amount of open space may be covered by lakes or ponds.
- 1013.02 Steep Slopes: In reviewing the site plan for a proposed manufactured home park, the Planning/Zoning Commission shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The Planning/Zoning Commission shall make a recommendation to the Mayor and Board as to whether or not any steep slope land should be approved for use in meeting the requirements of this Section.
- 1013.03 Physical Improvements: Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Mayor and Board of Aldermen as part of the site plan review process. Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.
- 1013.04 Performance Bonds: Prior to the rental / lease of any mobile / manufactured home, the developer may be required, at the discretion of the Mayor and Board of Aldermen, to post with the Town a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and admitted to business in the State of Mississippi. The Director of Public Works and the Town Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

SECTION 1014 - EXTERIOR LIGHTING

Adequate street lights shall be provided by the park developer to illuminate all streets and walkways for the safe movement of vehicles and pedestrians at night.

SECTION 1015 - FIRE HYDRANTS

Fire hydrants approved by the Town of Flora Fire Department shall be placed by the developer a maximum of 250 feet from each manufactured home stand and every building within the manufactured home park.

SECTION 1016 - REQUIRED PLANTING SCREEN FOR ALL MANUFACTURED HOME PARKS

Developers of manufactured home park are required to install a planting screen having a height of at least six feet along the sides and rear property lines of the proposed park. The location and type of planting screen to be installed shall be noted on the site plan. Maintenance of this required planting screen shall be the responsibility of the property owner and failure to maintain the planting screen in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties prescribed herein.

ARTICLE XI

MANUFACTURED / MOBILE HOME SUBDIVISIONS DISTRICT (MHS)

SECTION 1100 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for properly planned manufactured/ mobile home subdivisions in which lots are offered for sale, and in which the purchaser receives fee simple title to the lot. It is the intent of this Ordinance that these districts may be located only in such areas as to not adversely affect the established residential subdivisions in the Town of Flora. Such location, however, shall have necessary public services, a healthful living environment and normal amenities associated with other residential zones in Flora.

SECTION 1101 - WASTEWATER DISPOSAL IN MHS DISTRICTS

Individual manufactured/ mobile home homes existing on a lot in a subdivision zoned "MHS" on the effective date of this Zoning Ordinance shall be permitted to remain where such subdivisions do not have access to a public sewerage system or a community sewerage system. However, *on and after the effective date of this Zoning Ordinance, unless the Madison County Health Department approves the use of an individual on-site wastewater disposal system on a lot in an "MHS" district, no manufactured / mobile home that did not exist on a lot in a "MHS" district on the effective date of this Zoning Ordinance shall be located on a lot in a "MHS" district.* Furthermore, no new manufactured/ mobile home subdivisions shall be approved by the Mayor and Board of Aldermen on and after the effective date of this Zoning Ordinance unless such subdivisions have access to a public sewerage system or community sewerage system.

SECTION 1102 - LAND USES PERMITTED

- A. Single-family manufactured or mobile homes, either owner-occupied or on a rental or lease basis.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Zoning Ordinance.
- D. Streets constructed in compliance with the Subdivision Regulations of the Town of Flora.

SECTION 1103 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2205

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Zoning Ordinance.
- B. Child care facilities.

SECTION 1104 - DIMENSIONAL REQUIREMENTS

- 1104.01 Minimum Size of Subdivision: 25 acres.
- 1104.02 Maximum Building Height: 20 feet.
- 1104.03 Minimum Lot Area: 6,000 square feet.
- 1104.04 Minimum Lot Width: 60 feet.
- 1104.05 Minimum Yards:
 - 1. Front yard: 25 feet from any manufactured home to any right-of-way line of any public road or highway.
 - 2. Side yards: 8 feet.
 - 3. Rear yard: 15 feet.

SECTION 1105 - COMPLIANCE WITH FLORA SUBDIVISION REGULATIONS

As with other residential subdivisions, the developers of a manufactured/ mobile home park subdivision shall comply with the the Town of Flora Subdivision Regulations, including preparation and submittal of subdivision plats and construction plans, and installation of all required subdivision improvements such as streets, water and sanitary sewer facilities, storm drainage facilities, etc.

SECTION 1106 - REQUIRED RESERVATION OF OPEN SPACE FOR MANUFACTURED/ MOBILE HOME SUBDIVISIONS

Where a developer proposes a manufactured/ mobile home subdivision, the developer shall provide common open space amounting to twenty-five percent (25%) of the total gross area of the subdivision. Such common open space shall consist of land reserved exclusively for the recreational use of the residents of the manufactured/ mobile home subdivision. However,

public streets, parking lots and utility easements shall not be considered in meeting the open space requirements of this Section. The Development Plan shall indicate the location and area (in acres) to be so reserved or dedicated for open space or recreational facilities.

- 1106.01 Maximum Amount of Common Open Space Covered by Water: No more than fifty percent (50%) of the required amount of open space may be covered by lakes or ponds.

- 1106.02 Steep Slopes: In reviewing the preliminary subdivision plat for a proposed manufactured/ mobile home subdivision, the Mayor and Board of Aldermen shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The Flora Engineer shall make a recommendation to the Mayor and Board of Aldermen as to whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

- 1106.03 Physical Improvements: Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Mayor and Board of Aldermen as part of the preliminary subdivision plat review process. All open space improvements shall be shown on the sketch subdivision plat or development plan (approximate locations and dimensions and proposed use) and the preliminary and final plats (precise locations and dimensions and proposed use). Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

- 1106.04 Staged Development of a Manufactured/ Mobile Home Subdivision: If a manufactured/ mobile home subdivision is to be developed in stages or parts, twenty-five percent (25%) of EACH PART must be reserved for open space.

- 1106.05 Performance Bond: Prior to the sale of any lot in a manufactured/ mobile home subdivision, the developer may be required, at the discretion of the Mayor and Board of Aldermen, to post with the Town of Flora a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). The Flora Engineer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

1106.06 Maintenance/Liability in the Operation and Use of Common Open Space Areas Not Dedicated to the Town of Flora: Authority granted by the Mayor and Board of Aldermen for the development of a manufactured/ mobile home subdivision shall not be construed as nor constitute an obligation on the part of Flora for either for maintenance or liability in the operation and use of common open space and recreational facilities located in the manufactured/mobile home subdivision.

At the time the final subdivision plat is submitted for a manufactured/ mobile home subdivision, the developer shall submit with his application for final plat approval a legal instrument or instruments which state that the responsibility for liability insurance, taxes and maintenance of open space and other common facilities shall rest with the owners (that is, a *homeowners association*) of the several lots or parcels of land located within the manufactured/ mobile home subdivision. In order to insure the integrity of the open space so that it will remain genuinely open, the legal instrument(s) shall specify that the open space restrictions are permanent, not just for a period of years.

SECTION 1107 - ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED IN MANUFACTURED HOME SUBDIVISION PRIOR TO APPROVAL OF FINAL SUBDIVISION PLAT

No final subdivision plat for a manufactured/ mobile home subdivision shall be approved by the Town of Flora until all improvements required by the Flora Subdivision Regulations have been installed. The Town of Flora shall not accept for maintenance any street within a manufactured/ mobile home subdivision until all required street improvements have been completed.

ARTICLE XII

PLANNED UNIT DEVELOPMENT ("PUD") DISTRICT

SECTION 1200 - PURPOSE OF THIS DISTRICT

The purposes for establishing Planned Unit Development ("PUD") districts are:

- A. To provide for the development of relatively large land areas as total cohesive and coordinated units, rather than development on a lot-by-lot basis.
- B. To permit more flexible and advantageous use of sites, especially with regard to natural features of the landscape, through the relaxation of conventional zoning requirements including minimum lot size and minimum lot width, while at the same time retaining approximately the same overall density as would ordinarily apply if the same areas were developed by conventional methods. (Note: However, minimum yard requirements are the same as for conventional districts.)
- C. To help reduce the cost of residential development by allowing more dwelling units per gross acre than could be built in a conventional low density subdivision (due to the extensive space requirements of streets rights-of-way, utility easements, etc., in a conventional subdivision) and by reducing the length of streets and utility extensions through concentration or clustering of housing.
- D. To provide for the development of sites in which land not used for structures and yards but not required by the basic zoning of the site shall be reserved collectively in contiguous units accessible to all dwellings within the PUD as open space; this open space will provide recreational opportunities for the residents of the PUD, and will also afford improved, safer pedestrian circulation within the PUD.

SECTION 1201 - PLANNED UNIT DEVELOPMENTS SHALL BE SUPERIMPOSED DISTRICTS

A Planned Unit Development shall be a superimposed designation on an existing low density residential district (either R-1 or R-2), thereby providing a broader latitude of design to achieve the purposes stated under Section 1100. As a superimposed designation, Planned Unit Developments shall be subject to the overall density requirements of the low density residential district over which they are superimposed. The maximum residential density shall be calculated as prescribed under Section 1206.02.

SECTION 1202 - PRELIMINARY SUBDIVISION PLAT APPROVAL REQUIRED PRIOR TO DESIGNATION OF PLANNED UNIT DEVELOPMENT ON OFFICIAL ZONING MAP

Any person desiring to subdivide land for purposes of creating a PUD shall first prepare and submit a sketch plat (or "Development Plan" if the PUD is proposed to contain uses other than single-family detached residences) to the Director of Public Works in accordance with the Subdivision Regulations. All sketch plats for proposed PUD shall be reviewed by the Planning/Zoning Commission as well as the Director of Public Works and the Town Engineer.

SECTION 1203 - REZONING REQUIRED FOR DEVELOPMENT OF PORTION OF PUD FOR TOWNHOUSES, PATIO HOMES, MULTIPLE-FAMILY RESIDENTIAL, OR COMMERCIAL USES

If a person desires to reserve a portion of a proposed Planned Unit Development for townhouses, patio homes, or multiple-family residential uses (condominiums or apartments), and such areas are not zoned appropriately for such densities, he shall submit an application for rezoning in accordance with Section 2206 of this Ordinance indicating which areas he desires to be rezoned to R-2 or R-3.

Likewise, portions of a PUD may be reserved for commercial use by applying for the appropriate commercial zoning if the subject land is not zoned commercial on the Official Zoning Map.

If the subdivider wishes to reserve portions of the proposed PUD for moderate density or high density residential development or commercial use, such areas shall be shown on a sketch plat or "Development Plan," which shall be submitted with an application for rezoning. A rezoning to permit such residential densities or commercial uses shall only be approved upon the condition that the preliminary plat and individual site plans (for the high density residential or commercial development) substantially conform to the sketch plat or development plan.

SECTION 1204 - LAND USES PERMITTED

The following uses are permitted outright in PUD districts subject to the regulations prescribed herein:

- A. Single-family detached dwellings (only one main structure per lot).
- B. Accessory uses and structures as defined under Article II of this Ordinance.
- C. Horticultural uses not involving the sale of produce on the premises.
- D. The keeping of animals in compliance with the Town of Flora Animal Control Ordinance.

- E. Home occupations in compliance with Section 406 of this Ordinance.
- F. Public streets and highways.
- G. Private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Ordinance.

SECTION 1205 - CONDITIONAL USES AND STRUCTURES (SPECIAL EXCEPTIONS) AS PROVIDED IN SECTION 2205

- A. Public or quasi-public facilities or utilities may be considered for location in a PUD district in compliance with Section 402 of this Ordinance.
- B. Child care facilities.

SECTION 1206 - DIMENSIONAL REQUIREMENTS

- 1206.01 Minimum Size of PUD: The minimum size of any PUD shall be five (5) acres.
- 1206.02 Maximum Residential Development Density: The basic control of residential development density shall be the density requirement of the particular conventional district (i.e., R-1 or R-2) over which the PUD is superimposed. The maximum density shall be calculated by dividing 43,560 square feet by the minimum lot size and then multiplying that quotient by the total gross acreage to be included in the PUD. **EXAMPLE:** If a subdivider proposes to develop a 30 acre tract zoned "R-1" as a PUD, the basic control of density is that of the R-1 district: 43,560 square feet divided by 12,000 square feet (minimum lot size in R-1 districts), resulting in a quotient of 3.63 lots or dwelling units; 30 acres multiplied by 3.63 = 109 lots or single-family detached dwelling units.
- 1206.03 Minimum Lot Size: No minimum.
- 1206.04 Minimum Lot Width: No minimum.
- 1206.05 Minimum Yards: The minimum yard requirements for single-family detached dwellings in PUD districts shall be the same as those required in R-1 or R-2 districts.
- 1206.06 Maximum Height: 35 feet, unless greater height is specifically approved by the Mayor and Board of Aldermen.

SECTION 1207 - DIMENSIONAL REQUIREMENTS FOR TOWNHOUSES, PATIO HOMES, MULTIPLE FAMILY RESIDENTIAL AND COMMERCIAL PORTIONS OF A PUD

If an application for rezoning is approved to allow portions of a PUD to be used for townhouses, patio homes, condominiums or apartments, or some commercial classification, the dimensional requirements of the appropriate district shall apply.

SECTION 1208 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404.01 of this Ordinance regarding the provision of landscaping along arterial streets upon which the Planned Unit Development abuts.

SECTION 1209 - COMMON OPEN SPACE REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS

Common open space shall be provided as a condition to the approval of a Planned Unit Development. Such common open space shall consist of land reserved exclusively for the recreational use of the PUD residents and owned and maintained by the residents through a Homeowner's Association (see Section 1109.07).

Common open space shall be integrated throughout the PUD, easily accessible to all the residents. The sketch plat or Development Plan shall indicate the location and area (in acres) to be so reserved for open space or recreational facilities.

- 1209.01 Minimum Percentage of Land Reserved as Common Open Space: Common open space shall comprise at least twenty-five percent (25%) of the gross area (total acreage) of the PUD as shown on the required development plan. Public streets, parking lots (for example, a parking lot for a PUD recreational building), and utility easements shall not be considered in meeting the open space requirements of this Section.

- 1209.02 Maximum Amount of Common Open Space Covered By Water: No more than fifty percent (50%) of the required amount of open space may be covered by water (lakes, ponds, streams, etc.)

- 1209.03 Steep Slopes: In reviewing the preliminary subdivision plat for a proposed Planned Unit Development, the Planning/Zoning Commission shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The Planning Commission shall make a recommendation to the Mayor and Board as to whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

1209.04 Physical Improvements: Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Mayor and Board of Aldermen as part of the preliminary subdivision plat review process.

All open space improvements shall be shown on the sketch subdivision plat or Development Plan (approximate locations and dimensions and proposed use) and the preliminary and final plats (precise locations and dimensions and proposed use). Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

1209.05 Staged Development of a Planned Unit Development: If a Planned Unit Development is to be developed in stages or parts and the first part is to consist of the minimum of 5 acres, twenty-five percent (25%) must be reserved for open space, or 1.25 acres. The open space requirements for subsequent parts or phases shall be calculated based upon the total open space requirement for the entire subdivision, including the initial phase or phases. Thus, if a developer proposes to ultimately develop 40 acres of land for a Planned Unit Development and the first phase will only contain 5 acres, the developer must reserve a total of at least 10 acres for the entire subdivision, which may include the 1.25 acres reserved for the first part.

1209.06 Performance Bond Required: Prior to the sale of any lot in a Planned Unit Development, the developer shall post with the Town a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and admitted to business in the State of Mississippi. The Director of Public Works and the Town Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

1209.07 Maintenance/Liability in the Operation and Use of Common Open Space Areas Not Dedicated to the Town of Flora: Authority granted by the Town of Flora for the development of a PUD shall not be construed as, nor constitute, an obligation on the part of Town of Flora either for maintenance or liability in the operation and use of common open space and recreational facilities located in the PUD.

At the time the final subdivision plat is submitted for a PUD, the developer shall submit with his application for final plat approval a legal instrument or

instruments which state that the assumption of liability insurance, taxes and maintenance of open space and other common facilities shall rest with the owners of the several lots or parcels of land located within the PUD. In order to insure the integrity of the open space so that it will remain genuinely open, the legal instrument(s) shall specify that the open space restrictions are permanent, not just for a period of years.

SECTION 1210 - REQUIRED FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XIX regarding parking, loading and access control requirements.

ARTICLE XIII

FLORA STATION DISTRICT (FS)

SECTION 1300 - PURPOSE OF THIS DISTRICT

The purpose of this district is to preserve the character of historic buildings in the following area:

Point of Beginning: from the intersection of Center Street and First Street proceed eastward along Center Street to the railroad tracks, then northward along the railroad tracks to the north line of Section 16, T8N, R1W, then eastward along said north line of Section 16 to Grisham Street, then eastward along Grisham Street for a distance of 700 feet, then turn north 90 degrees for a distance of 250 feet, then turn east 90 degrees and continue along an east-west line measured 250 feet north of the north right-of-way line of Mississippi Highway 22 for a distance of approximately 2,400 feet, then turn south 90 degrees for a distance of 250 feet to the north right-of-way line of Mississippi Highway 22, then continue southward to a point intersecting the eastern corporate limits line of the Town of Flora to Pocohontas Road, then proceed westward along the southern corporate limits of Flora to the railroad tracks and continue westward to First Street, then proceed northward to the former intersection of Pearl Street (now closed), then proceed along the approximate centerline of the former Pearl Street to the approximate centerline of the Second Street, then proceed northward along the approximate centerline of the Second Street to the intersection of Madison Street, then proceed eastward along approximate centerline of Madison Street to First Street, then proceed northward along First Street to the **Point of Beginning**.

It is further the purpose of this district to prevent the deterioration of the Flora central business district as the result of inappropriate land uses and incompatible architectural design. This district is intended to encourage the development of *selected* commercial activities that are compatible with historic structures, single-family detached residences and public/quasi-public sector uses.

It is also the purpose of this district to preserve property values in the FS district by requiring that any person proposing new buildings, additions to existing buildings or rehabilitation of/ repairs to existing buildings to not only comply with the Building Code but also apply for a Certificate of Appropriateness as required under Section 1306 of this Ordinance. This requirement is intended to insure compatibility of such new buildings, additions or repairs with other uses in the district, thereby preserving the property values of other dwellings and businesses.

Finally, it is the purpose of this district is to establish a pedestrian-friendly area adjacent to the historic Flora Central Business District that will be the focal point for community life in Flora. This district will ultimately include a lake as the centerpiece of downtown Flora with a “park-like” atmosphere including fountains, park benches, and other amenities. This district is intended to be the location for the Flora Festival and other special events.

When any "action", as defined herein, is proposed anywhere in the FS district, such actions shall be subject to the provisions of Sections 1305 through 1310 of this Ordinance. **An “action” within the context of this Article shall be defined as: “Any construction, restoration or rehabilitation, relocation, painting or re-painting, addition to, repair of or demolition of a building or structure, or construction and location of parking facilities or the cutting of live trees measuring sixteen (16) inches in diameter five feet above the ground level.”**

Within the Flora Station District there is hereby created a "subdistrict", to be known as the ***“Flora Station Depot Subdistrict,”*** which shall have the following boundaries: **Point of Beginning:** from the intersection of Center Street and Carter Street eastward along Center Street to the railroad tracks, then southward along the railroad tracks for a distance of approximately 1,100 feet, then proceed southwestward along Clark Street to First Street, then proceed northward along First Street to a point approximately 100 feet north of the north right-of-way line of Main Street, then proceed eastward along and parallel to a line 100 feet north of the right-of-way line of Main Street to Carter Street, then proceed northward along Carter Street to the **Point of Beginning.**

The "Flora Station Depot Subdistrict" is the core of the Flora Station District and contains residences and businesses that developed around the railroad depot in Flora. Because many of the businesses in the "Flora Station Depot Subdistrict" were constructed very near or directly upon the right-of-way line of Main Street and with little, if any, side or rear yard setbacks, special provisions are included in the district regulations for this area.

SECTION 1301 - LAND USES PERMITTED WITHIN FLORA STATION DISTRICT, INCLUDING THE FLORA STATION DEPOT SUBDISTRICT

The following uses are permitted outright in the FS district, *including the "Flora Station Depot Subdistrict"*, subject to the regulations prescribed herein:

- A. Single-family detached residences (only one main structure per lot).
- B. Commercial uses in which the services performed and merchandise offered for sale are conducted or displayed within enclosed structures, EXCEPT FOR THE DISPLAY OF SMALL ARTICLES (i. e., those that can generally be hand-carried by one or two persons) OUTSIDE THE COMMERCIAL USE. Commercial uses that require ***outdoor storage or display*** of merchandise or other articles that can not generally be hand-carried by one or two persons shall not be considered a permitted use under this Section.
- C. Full service restaurants. However, fast food restaurants, as defined by this Ordinance, are prohibited in this district.
- D. Accessory buildings and uses customarily incidental to residential uses.
- E. Business and professional offices of all types.

- F. Streets and highways.
- G. Any other use which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted

SECTION 1302 - CONDITIONAL USES AND STRUCTURES (SPECIAL EXCEPTIONS) AS PROVIDED IN SECTION 2205

- A. Public or quasi-public facilities and utilities in compliance with Section 401.5 of this Ordinance.
- B. Inns or "bed and breakfast inns".
- C. Convenience stores.
- D. Radio stations and television stations.
- E. Service stations/ convenience car care establishments.
- F. Railroads and railroad spur tracks.
- G. Any *commercial use* which the Mayor and Board of Aldermen determine to be of the same character and nature as those permitted under Sections 1301 and 1302.

SECTION 1303 - DIMENSIONAL REQUIREMENTS FOR ALL USES IN THE FLORA STATION DEPOT SUBDISTRICT OF THE FLORA STATION DISTRICT (INCLUDING SINGLE-FAMILY RESIDENTIAL USES)

Because many of the businesses and other land uses in the "Flora Station Depot Subdistrict", as delineated on the Official Zoning Map: Town of Flora, Mississippi, were constructed very near or directly upon the right-of-way line of Main Street (Mississippi Highway 22), the following dimensional regulations shall apply to said "Flora Station Depot Subdistrict":

- 1303.01 Maximum Building Height: 35 feet, unless greater height is approved by the Mayor and Board of Aldermen.
- 1303.02 Minimum Lot Area: No minimum.
- 1303.03 Minimum Lot Width: No minimum.
- 1303.04 Minimum Yards: No minimum

1303.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: No minimum.

SECTION 1304 - DIMENSIONAL REQUIREMENTS FOR THE FLORA STATION DISTRICT *OUTSIDE THE FLORA STATION DEPOT SUBDISTRICT* (INCLUDING SINGLE-FAMILY RESIDENTIAL USES)

1304.01 Maximum Building Height: 35 feet, unless greater height is approved by the Mayor and Board of Aldermen.

1304.02 Minimum Lot Area:

- (a) Single-family detached residences: 12,750 square feet.
- (b) Commercial uses: 12,750 square feet.

1304.03 Minimum Lot Width:

- (a) Single-family detached residences: 85 feet .
- (b) Commercial uses: 100 feet.

1304.04 Minimum Yards:

- (a) **Front yard for all uses:** 25 feet
- (b) **Side yards for all residential uses:** 5 feet.
- (c) **Side yards for all proposed commercial uses where NOT ABUTTING an existing residential use or residential district:** 20 feet. Driveways and parking are permitted inside this 20 foot sideyard setback, but at least five (5) feet of the setback along the side property line shall be open and landscaped.
- (d) **Side yards for all proposed commercial uses where ABUTTING an existing residential use or residential district:** 20 feet and a fence constructed that is approved by the Zoning Administrator and Mayor, or 50 feet (if no fence is erected). Driveways and parking are permitted inside this 20 foot or 50 foot sideyard setback *if the Flora Planning Commission approves such driveways or parking*, but at least five (5) feet of the setback along the side property line shall be open and landscaped.
- (e) **Rear yard for all residential uses:** 10 feet.

- (f) **Rear yards for all proposed commercial uses where NOT ABUTTING an existing residential use or residential district:** 20 feet. Driveways and parking are permitted inside this 20 foot rear yard setback, but at least five (5) feet of the setback along the rear property line shall be open and landscaped.
- (g) **Rear yards for all proposed commercial uses where ABUTTING an existing residential use or residential district:** 20 feet and a fence constructed that is approved by the Zoning Administrator and Mayor, or 50 feet (if no fence is erected). Driveways and parking are permitted inside this 20 foot or 50 foot rear yard setback *if the Flora Planning Commission approves such driveways or parking*, but at least five (5) feet of the setback along the rear property line shall be open and landscaped.

SECTION 1305 - SITE PLAN REQUIRED FOR ANY PROPOSED "ACTION" IN THE FLORA STATION DISTRICT (EXCEPT FOR APPLICATIONS INVOLVING PAINTING/ RE-PAINTING OF AN EXISTING BUILDING OR STRUCTURE OR CUTTING OF LIVE TREES)

When any "action", as defined under Section 1300 above, is proposed anywhere within the Flora Station District, the Flora Planning Commission shall review site plans for such actions. Site plans shall be prepared in accordance with Section 2209 of this Ordinance and persons responsible for initiating such "actions" shall comply with the procedures specified under Section 2208 of this Ordinance.

However, where the application involves *painting or re-painting of an existing building or structure*, the applicant shall NOT be required to submit a site plan; the applicant shall simply submit a paint sample or color chart depicting the color that he/ she proposes to paint the existing building or structure to the City Clerk. The City Clerk shall forward the application with paint sample or color chart to the Mayor and Zoning Administrator, who shall have authority to grant or deny the application for a Certificate of Appropriateness to paint or re-paint the building or structure. *If the Mayor and Zoning Administrator do not agree on approval or denial of the application, or if the applicant does not agree with the joint decision of the Mayor and Zoning Administrator, he/ she shall have the right to appeal such decision to the Board of Aldermen.*

Furthermore, where the application involves the *cutting of a live tree measuring sixteen inches in diameter five feet above the ground level*, the applicant shall NOT be required to submit a site plan. The applicant proposing to cut such a live tree shall simply submit a drawing to the City Clerk illustrating the location and diameter of such live trees (measured five feet above the ground) to be cut in relation to lot lines and existing or proposed buildings or other structures. The City Clerk shall forward the drawing to the Mayor and Zoning Administrator who shall have authority to grant or deny the application for a Certificate of Appropriateness to cut the tree or trees. *If the*

Mayor and Zoning Administrator do not agree on approval or denial of the application, or if the applicant does not agree with the joint decision of the Mayor and Zoning Administrator, he/ she shall have the right to appeal such decision to the Board of Aldermen.

SECTION 1306 - CERTIFICATE OF APPROPRIATENESS REQUIRED

A Certificate of Appropriateness shall be required before any "action" as defined under Section 1300 can be taken within the Flora Station District. A "Certificate of Appropriateness" is a certificate expressing the approval of the Mayor and Board of Aldermen (*or Mayor and Zoning Administrator in the case of painting/ repainting of an existing structure or cutting of a live sixteen inch- diameter tree*) with regard to any proposed "action" in the FS district.

"Appropriateness" shall be defined as conformity to the standards established in this Zoning Ordinance, the Sign Ordinance, Landscape Ordinance, or other land development regulations as they now exist or may be amended in the future.

For applications involving a required site plan for a proposed action, the Planning Commission, in recommending approval and denial of applications for Certificates of Appropriateness, shall seek to accomplish the purposes of this ordinance. All decisions of the Commission shall be **in writing** and shall state the findings of the Commission, its recommendations, and the reasons therefor.

SECTION 1307 - PURPOSES OF A CERTIFICATE OF APPROPRIATENESS

A "Certificate of Appropriateness" is a document issued by the Mayor and Board of Aldermen approving a proposed "action"(as defined under Section 1300) in the Flora Station District. The purposes of the Certificate of Appropriateness are:

1. To preserve the values of existing buildings and structures.
2. To prevent ***excessive dissimilarity and inappropriateness or poor quality of design in the exterior appearance of structures.***
3. To prohibit unsightly and unsuitable structures that would be out of harmony or incongruent with the existing visual features within the district.
4. To prevent harm and damage to the district which will result from the absence of such review and manifest itself by: (a) lower property values; (b) decreased economic growth; or (c) diminished future opportunities for land use and development.

SECTION 1308 - PROCEDURES FOR REVIEW OF SITE PLAN

The Flora Planning Commission shall review all site plans (***provided all required data is submitted by the applicant***) at their next regular meeting. After reviewing all information relative to the site plan, the Planning Commission may recommend issuance of a Certificate of Appropriateness and issuance of a building permit (if a building permit is required) or recommend denial by the Mayor and Board of Aldermen. If the Commission determines that the proposed building or structure is

excessively dissimilar to other like structures within the district and makes a specific finding that the structure as proposed would *provoke one or more of the harmful effects as set forth in 1307, paragraph 4*, and that *such finding is not based upon personal preferences as to taste*, then the Commission may recommend that no Certificate of Appropriateness be issued and that an application for a building permit be denied by the Mayor and Board of Aldermen. If the Commission recommends issuance of a Certificate of Appropriateness and a building permit, *such recommendation shall be contingent upon final review and approval by the Mayor and Board of Aldermen*.

SECTION 1309 - PROCEDURES FOR CONSIDERATION OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

Anyone desiring to perform any “action” (as defined under Section 1300) in the FS District must submit an application for a Certificate of Appropriateness (on a form provided by the City Clerk) to the City Clerk, who shall forward this application to the Chairperson of the Flora Planning Commission (or directly to the Mayor and Zoning Administrator for painting/ repainting of existing structures or cutting of live sixteen-inch diameter trees). The Commission shall review the application and either recommend approval, denial, or make recommendations for changes and modifications as it deems necessary in order for the applicant to meet the standards and guidelines for the action to be performed. If the applicant's plans meet the approval of the Commission, the Chairman of the Commission shall sign the Certificate and it shall be forwarded to the Mayor and Board of Aldermen for review and final approval. Following approval by the Mayor and Board of Aldermen, the Certificate shall be forwarded to the Building Official for issuance of a building permit.

(Note: For procedures involving applications for painting/ repainting of existing structures or cutting of live sixteen inch-diameter trees, see Section 1305).

If the Commission should reject the application or recommend changes and modifications not acceptable to the Applicant, the Applicant may appeal the Commission's decision directly to the Mayor and Board of Aldermen.

*It is incumbent upon the applicant for a Certificate of Appropriateness to complete an application and submit the completed application and required site plan in time for review by the Flora Planning Commission prior to the meeting of the Mayor and Board of Aldermen at which he desires a decision by that body. **If the proposed action also involves an application for a Variance or Special Exception (see Section 2204 and 2205, respectively) or an amendment to the Official Zoning Map (see Section 2206), the applicant for a Certificate of Appropriateness is advised that a public hearing is required in accordance with Section 2211 of this Ordinance.***

No building permit (if a building permit is required) shall be issued by the Flora building

official for any proposed new construction in the Flora Station District without a Certificate of Appropriateness.

SECTION 1310 - EXPIRATION OF CERTIFICATES OF APPROPRIATENESS

Certificates of Appropriateness shall expire six (6) months after final approval of the Certificate by the Mayor and Board of Aldermen if construction or other proposed action has not been initiated within such time.

ARTICLE XIV

GENERAL COMMERCIAL DISTRICT (C-1)

SECTION 1400 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide retail stores and personal services for the convenience of people in residential areas of Flora. It is also the intent of this district that commercial uses permitted in C-1 districts be limited to those in which *services performed and merchandise offered for sale be conducted or displayed **entirely within fully-enclosed buildings*** as defined by this Ordinance.

Uses permitted **by special exception only** in C-1 districts are those which generally generate more vehicular traffic than those permitted outright, such as convenience stores, service stations, and fast food restaurants. These "convenience" type commercial uses need to be evaluated **on a case-by-case basis**, since some may not appropriate for location in a C-1 district without some attachment of conditions, such as rear parking, screening, special traffic control measures, etc.

SECTION 1401 - LAND USES PERMITTED

The following uses are permitted outright in C-1 districts subject to the regulations prescribed herein; *uses first permitted in C-2 districts shall not be allowed in C-1 districts*:

- A.. Commercial uses in which services performed and merchandise offered for sale are conducted or displayed within fully-enclosed buildings, **EXCEPT FOR THE DISPLAY OF SMALL ARTICLES** (i. e., those that can generally be hand-carried by one or two persons) **OUTSIDE THE COMMERCIAL USE**.
- B. Offices of all types.
- C. Full-service restaurants, **EXCLUDING fast food restaurants**.
- D. Streets and highways.
- E. Railroads and railroad spur tracks.
- F. Any other use which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted

SECTION 1402 - CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER

SECTION 2205

- A. Public or quasi-public facilities and utilities in compliance with Section 401.5 of this Ordinance.
- B. Fast food restaurants, food product carry-out and delivery stores.
- C. Convenience stores.
- D. Service stations/ convenience car care establishments.
- E. Veterinary clinics and pet shops, excluding outside runs.
- F. Any retail business or service establishment which the Board determines to be of the same character and nature as those specifically allowed but not to include those uses which are first permitted in C-2 Highway Commercial districts.

SECTION 1403 - DIMENSIONAL REQUIREMENTS

- 1403.01 Maximum Building Height: 35 feet, unless greater height is approved by the Mayor and Board of Aldermen.
- 1403.02 Minimum Lot Area: 2,000 square feet.
- 1403.03 Minimum Lot Width: Twenty (20) feet as determined at the building setback line.
- 1403.04 Minimum Yards: The minimum yard requirements for all uses permitted in a C-1 district shall be as follows:
 - 1. Front yard: 35 feet. The front yard setback shall be a minimum of thirty-five (35) feet from any existing or proposed right-of-way line of any street or road.
 - 2. Side yards and rear yards where NOT abutting a residential district or residential use: No side or rear yard shall be required.
 - 3. Side yards and rear yards where abutting ANY residential district or residential use: fifty (50) feet, which shall remain open and be landscaped; OR 20 feet, which shall remain open and be landscaped AND a fence approved by the Zoning Administrator along side or rear yards abutting such residential district or residential use.

SECTION 1404 - PROPOSED "ACTIONS" IN THE C-1 GENERAL COMMERCIAL DISTRICT

When any "action", as defined herein, is proposed anywhere in the C-1 district, such actions shall be subject to the provisions of Sections 1305 through 1310 of this Ordinance. **An "action" within the context of this Ordinance shall be defined as: "Any construction, restoration or rehabilitation, relocation, painting or re-painting, addition to, repair of or demolition of a building or structure, or construction and location of parking facilities or the cutting of live trees measuring sixteen (16) inches in diameter five feet above the ground level."**

SECTION 1405 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets.

SECTION 1406 - REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XIX for off-street parking, loading and access control requirements.

ARTICLE XV

HIGHWAY COMMERCIAL DISTRICT (C-2)

SECTION 1500 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide relatively spacious areas for the development of vehicle-oriented commercial activities which typically require direct auto traffic access and visibility from highways or other major thoroughfares, including U. S. Highway 49 and Mississippi Highway 22. Since these highways constitute two of the primary entranceways to the Town of Flora, *it is also the intent of this district to protect these corridors from encroachment by uses that would destroy their aesthetic quality.*

It is the intent of this Ordinance that shopping centers and independent commercial uses be developed so that vehicular circulation is coordinated with the circulation patterns of adjacent properties in the vicinity that are also affected. In order to facilitate access between adjoining properties and to reduce the number of curb cuts onto arterial streets, **the installation of a service drive shall be considered in connection with any independent commercial use (i. e., a commercial use that is not a part of a shopping center) proposed in this district.**

No use first permitted an I-1 Industrial or I-2 Heavy Industrial district shall be allowed in this district.

SECTION 1501 - LAND USES PERMITTED

The following uses are permitted outright in the C-2 districts subject to the regulations prescribed herein:

- A. Any use permitted outright in the C-1 General Commercial District, SUBJECT TO ALL OF THE REGULATIONS OF THAT DISTRICT.
- B. Supermarkets, as defined by this Ordinance.
- C. Hotels and motels.
- D. Bowling alleys, skating rinks, motion picture theaters and similar indoor recreational or entertainment enterprises conducted entirely within fully-enclosed buildings.
- E. Mortuaries and funeral homes.
- F. Streets and highways.

- G. Railroads and spur tracks.
- H. Any other use which the Board determines to be of the same character and nature as those specifically permitted above.

SECTION 1502 - CONDITIONAL USES (SPECIAL EXCEPTIONS) AND STRUCTURES AS PROVIDED UNDER SECTION 2205

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Big box retail establishments. (NOTE: Because of the traffic generating characteristic of big box retailers, the location of these uses must be evaluated on a case-by-case basis to insure that traffic circulation is carefully considered.)
- C. Fast food restaurants, food product carry-out and delivery stores.
- D. Convenience stores.
- E. Service stations/ convenience car care establishments.
- F. Vehicle sales, rental or lease (both new and used).
- G. Vehicle service centers, as defined herein.
- H. Yard and garden centers, nurseries and greenhouse operations.
- I. Heavy equipment sales and service.
- J. Building material sales where some or all building materials, such as bricks, lumber, concrete culverts, etc. are displayed/ stored outdoors or are visible from adjoining thoroughfares. (NOTE: This permitted use does NOT include the manufacturing of such building materials on the premises.)
- K. Garages/ body shops as defined herein.

SECTION 1503 - DIMENSIONAL REQUIREMENTS

- 1503.01 Maximum Building Height: 35 feet, unless greater height is approved by the Planning/Zoning Commission.
- 1503.02 Minimum Lot Area:

1. Shopping centers: three (3) acres.
2. Independent commercial uses: 11,000 square feet.

1503.03 Minimum Lot Width:

- (A) Shopping centers: 200 feet.
- (B) Independent commercial uses: 100 feet.

1503.04 Minimum Yards: The minimum yard requirements for all uses permitted in a C-2 district shall be as follows:

1. Front yards: The front yard building setback shall be a minimum of thirty-five (35) feet from any existing or proposed right-of-way line of any street or road.
2. Side yards where NOT abutting a residential district: fifteen (15) feet.
3. Rear yards where NOT abutting a residential district: twenty-five (25) feet.
4. Side yards and rear yards where abutting ANY residential district: fifty (50) feet, which shall remain open and be landscaped; OR 20 feet, which shall remain open and be landscaped AND a fence approved by the Zoning Administrator along side or rear yards

SECTION 1504 - PROPOSED “ACTIONS” IN THE C-2 COMMERCIAL DISTRICT

When any “action”, as defined herein, is proposed anywhere in the C-2 district, such actions shall be subject to the provisions of Sections 1305 through 1310 of this Ordinance. **An “action” within the context of this Ordinance shall be defined as: “Any construction, restoration or rehabilitation, relocation, painting or re-painting, addition to, repair of or demolition of a building or structure, or construction and location of parking facilities or the cutting of live trees measuring sixteen (16) inches in diameter five feet above the ground level.”**

SECTION 1505 - REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XIX for off-street parking, loading and access control requirements.

ARTICLE XVI

LIMITED INDUSTRIAL DISTRICT (I-1)

SECTION 1600 - PURPOSE OF THIS DISTRICT

In accordance with one of the adopted goals of the Goals and Objectives of the Town of Flora, the Town will continue to encourage the development of lower intensity industrial uses (i.e., uses in which the industrial activity is primarily conducted indoors and which do not have objectionable characteristics.) The purpose of this district is to provide areas for the exclusive development of such lower intensity manufacturing and industrial uses within fully enclosed (on all sides) buildings. It is the intent of this Ordinance that I-1 land uses be compatible with abutting districts, such as commercial districts, which will serve as transitional zones between the industrial uses and the lower intensity residential uses. The uses permitted in I-1 districts shall generate no odor, smoke, fumes, vibration, or excessive noise detectable off the premises. Such limited industrial and related uses shall be located only in areas directly accessible to major thoroughfares or railroads. It is further the intent of this Ordinance that encroachment by all residential uses be prohibited.

SECTION 1601 - LAND USES PERMITTED

The following land uses shall be permitted in I-1 districts, provided such uses conform to standards established by appropriate Federal and State regulatory agencies:

- A. Any uses permitted in C-2 Highway Commercial districts, SUBJECT TO ALL OF THE REGULATIONS OF THE C-2 DISTRICTS.
- B. Light or limited manufacturing conducted within fully-enclosed buildings, except that the temporary storage of articles, materials, or other matter to be processed, assembled, or otherwise changed may be permitted outdoors if adequately screened or buffered. The manufacturing activities conducted in I-1 districts shall, in general, be dependent upon raw materials refined elsewhere. The following limited manufacturing uses shall be permitted, provided they are not offensive to neighboring land uses due to the emission of dust, gas, smoke, noise, fumes, odors vibrations, fire hazards, or other objectionable influences:
 1. Processing, canning, packaging and other treatment of food products, including: bakery products, confectionary and related products, fruit and vegetable products, fish, poultry and other meat products, excluding the rendering or refining of fats and oils and the slaughtering of animals.
 2. Manufacturing, assembly or other treatment of products from the following

secondary materials (previously prepared or refined materials): plastics, glass, paper, precious or semi-precious metals or stones, tobacco, and wood (excluding sawmills).

3. Fabrication of metal products including the manufacture of: machinery (engines and turbines, farm machinery and equipment, etc.); electrical equipment and supplies; transportation equipment (including motor vehicles and parts, aircraft and parts, motorcycles, bicycles and parts, etc.); and other secondary metal manufacturing such as metal cans, cutlery, hand tools, and general hardware, heating apparatus and plumbing fixtures, metal stamping, fabricated wire products, and coating, engraving and allied services.
 4. Manufacturing of pottery or similar ceramic products (using only previously prepared or pulverized clay, and kilns fired only by electricity or natural gas).
 5. Manufacturing of professional, scientific, and controlling instruments; photographic or optical goods; watches and clocks.
 6. Manufacturing of textile mill products, including broad and narrow woven fabrics and other small wares (cotton, man-made fibers, silk and wool), floor coverings (rugs and carpets), yarns and similar products.
 7. Manufacturing of apparel and other finished products made from fabrics, leather, fur and similar materials.
 8. Assembly, painting, upholstering and similar activities in connection with automobiles, trucks, farm machinery, manufactured homes and related products.
 9. Warehousing and storage, provided that all storage is within enclosed structures; such warehousing may include the storage of goods manufactured on the premises as well as goods manufactured off the site; includes "mini-warehouses" or "self-storage warehouses."
- D. Dwellings for resident watchmen and caretakers employed on the premises of the primary permitted use.
- E. Public streets and highways.
- F. Any other use which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted above, *but not to include those uses first permitted in the I-2 Heavy Industrial district.*

SECTION 1602 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2205

- A. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Mayor and Board of Aldermen.
- B. Conditional uses listed under the C-2 Highway Commercial District, subject to C-2 regulations.
- C. High-mast transmission and receiving towers.
- D. Railroad rights-of-way and related facilities.

SECTION 1603 - DIMENSIONAL REQUIREMENTS

- 1603.01 Maximum Building Height: 35 feet, unless greater height is approved by the Planning/Zoning Commission.
- 1603.02 Minimum Lot Area: 10,000 square feet.
- 1603.03 Minimum Lot Width: 100 feet.
- 1603.04 Minimum Yards:
- 1. Front yard: 50 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/ exit driveways and shall be landscaped in accordance with Section 404 of this Ordinance; no parking shall be permitted in these driveways.
 - 2. Side yards and rear yards where *NOT abutting a residential district or residential use*: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped in accordance with standards adopted by the Town of Flora.
 - 3. Side yards and rear yards where *abutting ANY residential district or residential use*: 50 feet, which shall remain open and be landscaped in accordance with standards adopted by the Town of Flora; OR 20 feet, which shall remain open and be landscaped in accordance with the standards adopted by the Town of Flora AND a fence along the side or rear yards abutting such residential district or residential use; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid

(plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

1603.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with the standards adopted by the Town of Flora.

SECTION 1604 - SITE PLAN REQUIRED

A site plan shall be submitted to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

SECTION 1605 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets upon which the use abuts. Where permitted as special exceptions, the developers of public/quasi-public facilities shall comply with Section 404.

SECTION 1606 - REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XIX for off-street parking, loading and access control requirements.

ARTICLE XVII

HEAVY INDUSTRIAL DISTRICT (I-2)

SECTION 1700 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the exclusive development of industrial uses that generally have extensive space requirements and/or in which all or part of the activities (other than temporary storage) associated with the use are conducted outdoors (outside of buildings). These activities often generate noise, odors, smoke or vibrations detectable to human senses off the premises on which the use is located.

It is the intent of this Ordinance that such "heavy" industrial districts be located insofar as possible adjacent only to C-2 Highway Commercial or I-1 Limited Industrial districts, which shall serve as transitional zones between I-2 districts and residential uses and lower intensity commercial uses. Heavy industrial uses shall be located only in areas directly accessible to streets, roads, or highways designated as principal or minor arterials on the adopted Thoroughfares Plan of the Town of Flora or accessible to railroads.

(See also Section 406.04 of this Ordinance with regard to prohibited uses.)

SECTION 1701 - LAND USES PERMITTED

The land uses permitted in I-2 districts may include those located outside of buildings as well as those within buildings, subject to the regulations of this Ordinance and standards established by appropriate Federal and State regulatory agencies. The following uses are permitted by right:

- A. Any use permitted in an I-1 district, SUBJECT TO I-1 REGULATIONS.
- B. Heavy manufacturing uses WHICH ARE NOT POTENTIALLY HAZARDOUS OR OFFENSIVE TO NEIGHBORING LAND USES due to the emission of dust, gas, smoke, noise, fumes, odors, vibrations, or other objectionable influences shall be permitted by right in I-2 districts, EXCEPT THAT MANUFACTURING USES OF THE "WET" TYPE (i.e., those industries which require large amounts of water in processing or discharge large amounts of by-products through the sewer system) SHALL BE PERMITTED ONLY AS CONDITIONAL USES.
- C. High-mast transmission and receiving towers.
- D. Public streets and highways.

- E. Any other use which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted above.

SECTION 1702 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2205

- A. Any conditional use listed under I-1 district regulations, subject to I-1 regulations.
- B. Primary metal manufacturing, including: blast furnaces, steel works, and the rolling and finishing of ferrous metals; iron and steel foundries; primary smelting and refining of non-ferrous metals; and similar activities.
- C. Any manufacturing activity requiring large amounts of water for processing or discharging large amounts of waste or by-products into the sewer system.
- D. Mining, quarrying and crude petroleum and natural gas production (including sand and gravel pits). When "open-pit" mining operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide the Town of Flora Mayor and Board of Aldermen with written proof of same.
- E. Salvage yards and vehicle wrecking yards.
- F. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Mayor and Board of Aldermen.
- G. Any other use of a heavy industrial nature which is not prohibited under Section 406.04 of this Ordinance or otherwise prohibited by law may be allowed in I-2 districts, subject to any limitations and restrictions deemed necessary by the Mayor and Board of Aldermen.
- H. Railroad rights-of-way and related facilities.

SECTION 1703 - DIMENSIONAL REQUIREMENTS

- 1703.01 Maximum Building Height: 35 feet, unless greater height is approved by the Mayor and Board of Aldermen.
- 1703.02 Minimum Lot Area: One (1) acre or 43,560 square feet.
- 1703.03 Minimum Lot Width: 100 feet.

1703.04 Minimum Yards:

1. Front yard: 100 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/exit driveways and shall be landscaped in accordance with the standards adopted by the Town of Flora; no parking shall be permitted in these driveways.
2. *Side yards and rear yards where NOT abutting a residential district or residential use:* 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped in accordance with the standards adopted by the Town of Flora.
3. *Side yards and rear yards where abutting ANY residential district or residential use:* 100 feet, which shall remain open and be landscaped in accordance with the standards adopted by the Town of Flora.

1703.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with the standards adopted by the Town of Flora.

SECTION 1704 - SITE PLAN REQUIRED

A site plan shall be submitted to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

SECTION 1705 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets upon which the use abuts. Where permitted as special exceptions, the developers of public/quasi-public facilities shall comply with Section 404.

SECTION 1706 - REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XIX for off-street parking, loading and access control requirements.

ARTICLE XVIII

SPECIAL USE DISTRICT (S-1)

SECTION 1800 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of special uses, which, because of their size, institutional nature and/or unique characteristics, do not fit compatibly into other zoning districts of the Town. *Such uses commonly constitute "self-contained communities" with housing, dining/food service facilities, recreational uses, commercial-type outlets, and parking lots provided primarily for the benefit of the staff, students, and residents of the institution on the grounds.* **The uses permitted in S-1 districts do not include "public/quasi-public facilities and utilities" as those are defined by this Ordinance.**

SECTION 1801 - ZONING OF ALL PROPERTY OWNED BY INSTITUTIONAL USES PERMITTED IN THIS DISTRICT SHALL BE S-1 UNLESS RE-ZONED

The zoning of all property owned by institutions permitted in this district, including educational institutions, comprehensive elderly retirement facilities, or large-scale group care facilities shall be "S-1 Special Use District" unless the land owned by such institutions is rezoned by the Mayor and Board of Aldermen. Furthermore, if the operators of such institutions propose to acquire additional land following the effective date of this Ordinance, the operators of such institutions shall file an application for the appropriate zoning if not already zoned consistent with the proposed use. If the land to be acquired is to be used for the purposes specified in this article, then the land shall be zoned "S-1" accordingly.

This provision is intended to alert the public as to the possible character of future development of land proposed for rezoning by the operators of such institutional uses: for example, a proposed rezoning from "S-1" to a commercial classification.

SECTION 1802 - LAND USES PERMITTED

- A. **Educational institutions**, including large-scale (with campuses generally encompassing 50 acres or more) colleges and universities, religious seminaries, and technical and vocational training facilities. Uses permitted in such S-1 districts include administrative buildings/offices; educational facilities such as classrooms, libraries, laboratories, and gymnasiums; stadiums, auditoriums and coliseums; student or faculty housing; dining or food service facilities; recreational facilities such as golf courses, tennis courts, swimming pools, and similar uses; chapels and places of worship; commercial-type facilities such as bookstores, laundries, hair styling shops and similar enterprises primarily intended for the benefit of students and staff; parking lots intended primarily for staff and students of the institution; and other uses commonly associated with educational institutions. Small-scale

educational uses (generally, with campuses encompassing less than 50 acres), including elementary schools and secondary schools, are not included as special uses under this article, but are regulated as public/quasi-public uses under Section 402.

B. Comprehensive elderly retirement facilities, including only those facilities which shall provide for the use of their residents the following:

- * residential units of varying size (i.e., number of bedrooms, different square footage depending upon the needs of the individual residents);
- * common dining facilities and some or all meals;
- * housekeeping and linen service, available if desired by the residents;
- * laundry services, available if desired by the residents;
- * commercial facilities intended primarily for the benefit of staff and residents of the retirement facility, including such facilities as a beauty salon or barber shop, bookstores, and convenience-type commercial uses on site;
- * local transportation provided directly by the facility (i.e., not contracted through taxicabs, etc.) for outings for residents;
- * recreational facilities intended primarily for the benefit of staff and residents, such as a library, meeting/game room, spa or swimming pool, etc.; and
- * security features, such as emergency pull cords in each residential unit;
- * on-site health care services and/ or facilities; and
- * dwelling units for resident managers; Hospitals which are not a part of a retirement facility are not included as special uses under this article, but are regulated as public/quasi-public uses under Section 402. Furthermore, retirement facilities do not include nursing homes as defined by this Ordinance; nursing homes are regulated as public/quasi-public uses under Section 402.

- C. **Large scale group care facilities** for the housing and care of orphans, foster children, battered women and children, "disabled" persons (see Article II for definition of "disabled") and other persons requiring specialized treatment, including all uses needed for same.

SECTION 1803 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2205

Public and quasi-public facilities and utilities may be allowed in these districts in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Mayor and Board of Aldermen.

SECTION 1804 - DIMENSIONAL REQUIREMENTS

- 1804.01 Maximum Height: 35 feet, unless greater height is approved by the Mayor and Board of Aldermen.
- 1804.02 Minimum Lot Area: Two (2) acres.
- 1804.03 Minimum Lot Width: Not regulated.
- 1804.04 Maximum Buildable Area: Except for required minimum yards, off-street parking and loading requirements, and required distances between buildings, permitted uses may occupy as much of the site in an "S-1" district as is necessary to conduct the permitted activity.
- 1804.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with the standards adopted by the Town of Flora.
- 1804.06 Minimum Yards:
1. Front yard: 50 feet from the front of any proposed building to the right-of-way of any public (i.e., dedicated) street or highway; or 20 feet from the front of any proposed building to the curb or pavement line of any existing or proposed private street (i.e., circulation driveway) on the property of the S-1 use.
 2. Side yards and rear yards where *NOT abutting a residential district or an existing single-family detached residential use*: 20 feet from any property line to any building; the first five (5) feet inside this side or rear yard setback (adjacent to the property landscaped in

accordance with the standards adopted by the Town of Flora.

3. Side yards and rear yards *where abutting ANY single family residential district or existing single-family detached residential use*: 50 feet from any property line to any building, which shall remain open and be landscaped in accordance with the standards adopted by the Town of Flora; OR 20 feet from any property line to any building, which shall remain open and be landscaped in accordance with the standards adopted by Town of Flora AND a fence along the side or rear yards abutting such residential district; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid (plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

SECTION 1805 - SITE PLAN REQUIRED

A site plan shall be submitted to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

SECTION 1806 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets.

SECTION 1807 - REQUIRED FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XIX for off-street parking, loading and access control requirements.

ARTICLE XIX

OFF-STREET PARKING, LOADING SPACE AND ACCESS REQUIREMENTS

SECTION 1900 - PURPOSE OF THIS ARTICLE

The purpose of this Article is to establish requirements regarding: (1) sufficient space for the off-street parking and, where required, parking lot landscaping; (2) sufficient space for loading (or unloading) of all motor vehicles; and (3) design standards for accessways within the Town of Flora. The purpose of these requirements is to reduce or avoid congestion of streets and to provide a more suitable living and working environment. Such space for parking or loading of motor vehicles, provisions for ingress and egress, and required landscaping shall be provided at the time of the erection of any principal structure, or at the time any principal structure is enlarged or increased in capacity by the addition of dwelling units, guest rooms, floor area, or seats. The responsibility for meeting the requirements established by this Ordinance shall be that of whoever establishes the use to which it is appurtenant.

SECTION 1901 - OFF-STREET PARKING

1901.01 General Requirements: Off-street parking and loading space shall be provided in accordance with the following regulations:

1. Provision of Parking Space on the Same Lot with all Residential Uses: Off-street parking space for all residential land uses shall be provided on the same parcel of land as the residential use to which the parking space is an accessory.
2. Non-residential Uses and Off-site Parking: Off-street parking space for all non-residential land uses shall be provided on the same parcel of land as the use to which the parking space is appurtenant. However, following site plan review by the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance, the Mayor and Board of Aldermen may authorize in writing an alternative off-site location to the required parking space for such non-residential land uses if:
 - A. There are practical difficulties preventing the location of parking space on the same parcel; and/or
 - B. The public safety or the public convenience or both would be better served by the location of the required space on a parcel of land other than with the use to which it is appurtenant.

- C. Provision of Access and Maneuver Space for Non-Residential Land Uses: In calculating any required parking area, other than for parking spaces required for single and two-family dwellings, sufficient access and maneuver space shall be provided to permit the parking and removal of any vehicle without moving other vehicles. Furthermore, all parking spaces shall be designed, maintained and regulated so that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley; and exiting will not require backing into a public street.
- D. Parking Space Near Fire Hydrants: Under no circumstances shall any parking space be provided within ten (10) feet of a fire hydrant.

1901.02 Schedule of Off-Street Parking Requirements: *For the purpose of this Ordinance, an "off-street parking space" shall consist of a space sufficient in size to store one full size automobile (minimum of 180 square feet in area) with room for opening doors on both sides.* When computing parking space requirements on the basis of the number of persons expected to be on the premises of a particular land use, the maximum number of occupants, practitioners, patrons or employees anticipated to be on the premises at any one time shall be used. When the application of the requirements of this Section would result in a fractional space, any such fraction shall be counted as one space. In the case of mixed, compatible subcategories of land use (e.g., as shopping centers containing a grocery store, a furniture store, a motion picture theater, etc.), the parking space required by the schedule below shall equal the sum of the requirements for each of the various uses (subcategories) computed separately. Off-street space for parking and storage of vehicles shall be provided in accordance with the following schedule:

- A. All Residential Uses Other Than Multiple Family: Two spaces per dwelling unit.
- B. Multiple Family Uses: 2.5 spaces per dwelling unit.
- C. General Business, Commercial or Service Establishments Catering to the Retail Trade: One parking space for each 220 square feet of GROSS floor area, *except for the following prescribed uses:*
 - (1) Hotels and motels - One space for each guest room plus one space for each employee on the largest shift.
 - (2) Restaurants and similar establishments serving food and beverages - One space for each 50 square feet of gross floor area, plus one space

for each employee on the largest shift.

- (3) Offices of physicians and dentists - Five spaces for each professional staff member (including physicians, dentists, nurses, dental hygienists, etc.)
- (4) Other business and professional offices (other than physicians or dentists) - One space for each 300 square feet of gross floor area.
- (5) Furniture and appliance stores - One space for each 400 square feet of gross floor area.
- (6) Theaters, auditoriums and other commercial places of assembly - One space for each four fixed seats.
- (7) Gasoline service stations - One space for each employee and five spaces for each wash rack, lubrication rack, repair bay or similar facility for servicing and incidental repair of motor vehicles (not including said rack or bay as a space).
- (8) "Drive-through service" establishments, such as drive-in banking, drive-through "windows" for fast food restaurants, dry-cleaning and laundry establishments and similar uses - In addition to one parking space for every 220 square feet of gross floor area (one space for every 50 square feet of gross floor area in restaurants), each such establishment shall have five standing spaces (i.e., spaces for vehicles waiting in line for service) for each teller window or other facility at which customer service is provided.
- (9) Motor vehicle repair shops, body shops, etc. - One space for each regular employee, plus one space for each 300 square feet of floor area used for mechanical or body repair.
- (10) Motor vehicle sales, machinery sales and equipment sales establishments - Two parking spaces (one customer and one employee) for each 1,000 square feet of area utilized for the display of vehicles, machinery or equipment for sale, whether or not said area is enclosed. (Note: If a motor vehicle sales establishment is combined with a motor vehicle repair shop, body shop or similar use, one space shall be provided for each employee of the establishment, whether mechanic, salesman, or other, plus one space for every 1,000 square feet of sales display area and one space for every 300 square feet of floor area used for repair).

- (11) Grocery stores (excluding convenience type grocery stores) - One parking space (for employees and customers) for each 100 square feet of gross floor area.
- (12) Convenience-type grocery stores - A minimum of four parking spaces for any such use plus one space for each 400 square feet of gross floor area.
- (13) Skating rinks and other commercial places of amusement or assembly without a fixed seating arrangement - One parking space for each 75 square feet of floor area devoted to use by patrons.
- (14) Bowling alley - Five spaces for each bowling lane.
- (15) Warehouse, Wholesale and Manufacturing Uses NOT Catering to the Retail Trade: One parking space for each 1,000 square feet of gross floor area, or one parking space for each employee on the largest shift, whichever is greater; plus one space for each vehicle operating from the premises.

D. Public/Quasi-Public Facilities and Uses: Off-street parking space requirements for public/quasi-public facilities and uses shall be determined based upon a site plan and in accordance with the following schedule of requirements:

- (1) Churches - One parking space for each five fixed seats in the principal assembly hall or one parking space for every 90 linear inches of pew space, whichever is applicable.
- (2) Hospitals - One space for each patient bed, plus one space for each employee determined by the number of employees on the largest shift.
- (3) Rest homes, nursing homes, sanitariums, and convalescent homes - One space for every two patient beds, plus one space for each employee determined by the number of employees on the largest shift.
- (4) Libraries, art galleries, and museums, both public and private - One space for each 220 square feet of floor area (excluding storage rooms).
- (5) Other public/quasi-public facilities and uses not listed above - The

off-street parking requirements for public/quasi-public uses not listed above shall be determined on the basis of a site plan submitted in accordance with Sections 2207 through 2210 of this Ordinance.

1901.03 Design Standards for Off-Street Parking: Off-street parking shall be provided as specified in this section. With regard to the provision of parking for handicapped persons, developers shall comply with the Federal regulations implementing the Americans with Disabilities Act.

A 90-degree parking angle shall be required for all parking lots unless the developer can demonstrate to the Town of Flora Planning/Zoning Commission during required site plan review (see Sections 2207 through 2210) that there are unusual circumstances, such as an unusual lot shape, that would make it necessary to use a parking angle other than 90-degree. Parking stalls shall be a minimum of ten (10) feet wide and eighteen (18) feet in depth.

If unusual circumstances exist to necessitate a parking angle other than 90-degrees, approval shall be based upon review of the required site plan.

Parking aisle widths shall be a minimum of twenty-four (24) feet, unless unusual circumstances require that aisles be less than 24 feet wide.

SECTION 1902 - OFF-STREET LOADING SPACE REQUIREMENTS:

Adequate off-street space for the loading and unloading of vehicles and for vehicles temporarily stopped ("standing") while waiting to be loaded, unloaded, or serviced, shall be provided and maintained for all commercial and industrial uses and any other use involving the receipt or distribution by vehicles of materials, merchandise or other matter on a regular basis. Said space shall be provided on the same premises with the use to which it is appurtenant, unless with a recommendation from the Planning/Zoning Commission, the Mayor and Board of Aldermen authorize in writing an alternative location for such loading or unloading. Unless otherwise specified in this Ordinance, loading, unloading or standing space shall be provided in accordance with the following:

One loading space measuring at least 12 feet by 55 feet with a minimum height clearance of 14 feet for the first 3,000 square feet of building and/or storage area; PLUS one additional loading space with the same space requirements as above for each 10,000 square feet of building and/or storage area above the first 3,000 square feet. (Examples: (1) A parcel of land containing 3,000 square feet of area which is used for the storage of building supplies or a commercial building containing 3,000 square feet of floor space: one loading space would be required for either situation; (2) a parcel of land containing 23,000 square feet of outdoor storage area or a building containing 23,000 square feet of floor area: a minimum of three loading spaces would be required in either situation.)

SECTION 1903 - ACCESSWAYS

Developers of public/quasi-public uses, multiple family residential uses, all commercial uses and all industrial uses shall control access along arterial and collector streets upon which the use abuts in accordance with the following regulations:

- 1903.01 Access Barrier: Each lot, with its buildings, other structures and parking and loading areas shall be physically separated from each adjoining street by a curb or other suitable barrier against unchanneled motor vehicle ingress or egress. Except for the ACCESS WAYS permitted below, such barrier shall be continuous for the entire length of any lot line adjoining a street.
- 1903.02 Number of Accessways Per Lot: Each lot shall have a minimum of one accessway per lot or one accessway for every 200 feet of street frontage unless a greater number is approved by the Mayor and Board of Aldermen for reasons of safer traffic maneuvering.
- 1903.03 Distances between Accessways on the Same Lot, Minimum Setbacks from Street Intersections, and Driveway Width Regulations for Multiple-Family Residential, Commercial, Industrial and Public/Quasi-Public Uses: All accessways for multiple-family residential, commercial, industrial, and public/quasi-public uses shall comply with Table 1. The functional classification of all streets and highways shall be determined by the classification shown on the adopted Land Uses/Thoroughfares Plan.
- 1903.04 Common Accessways To Reduce Traffic Hazards on Collector and Arterial Streets: Where practicable, developers of adjoining lots for commercial, industrial, or public/quasi-public uses shall provide common accessways in order to reduce the number of points of ingress and egress along collector and arterial streets. *The provision of such common accessways with adjoining properties shall be considered in the preparation of the site plan required by these regulations.* Site plans shall not be recommended for approval unless the Planning/Zoning Commission determines that the developer has made a reasonable effort to coordinate the provision of common accessways with adjoining property owners.

TABLE 1

MINIMUM DISTANCES BETWEEN MULTIPLE DRIVEWAYS ON THE SAME LOT
 MINIMUM SETBACKS FROM INTERSECTIONS AND DRIVEWAY WIDTH
 REGULATION: MULTIPLE-FAMILY RESIDENTIAL, COMMERCIAL,
 INDUSTRIAL, OR PUBLIC/QUASI PUBLIC USES

FUNCTIONAL CLASSIFICATION OF STREET	MINIMUM DISTANCE BETWEEN DRIVEWAYS	MINIMUM DISTANCE TO INTERSECTION	DRIVEWAY WIDTH REGULATIONS	
			Minimum	Maximum
Local	22 Ft.	40 Ft.	24 Ft.	35 Ft.
Collector	22 Ft.	40 Ft.	24 Ft.	35 Ft.
Principal or Minor Arterial	30 Ft.	50 Ft.	28 Ft.	44 Ft.

ARTICLE XX

NONCONFORMITIES

SECTION 2000 - PURPOSE OF THIS ARTICLE

A nonconformity is any land, lot, building, structure or parts thereof, existing before the enactment of this Ordinance, which subsequent to the enactment of this Ordinance or amendment thereto, does not conform with the use regulations and/or dimensional regulations of the district in which it is situated, and/or does not comply with any other requirements herein.

It is the intent of this Ordinance to permit nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Nonconforming USES (see definition under Section 2001 below) are declared by this Ordinance to be incompatible with permitted land use in the districts involved. Therefore, a nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of structure and land in combination *shall not be extended or enlarged after passage of this Ordinance* by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change of plans, construction, or designated use of any building on which ACTUAL CONSTRUCTION WAS LAWFULLY INITIATED PRIOR TO THE EFFECTIVE DATE OF ADOPTION OR AMENDMENT OF THIS ORDINANCE and upon which actual building construction has been carried on diligently. "Actual construction" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially initiated preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be "actual construction," provided that work shall be carried on diligently.

SECTION 2001 - TYPES OF NONCONFORMITIES

Where the definition of a nonconformity has been given in Section 201 and under Section 2000, such nonconformities shall be further defined according to one of the types of nonconformities listed below, or combination thereof, for the purpose of regulation.

- 2001.01 Nonconforming Undeveloped "Lot of Record": This type of nonconformity is an undeveloped "lot of record" (i.e., part of a subdivision, the map of which has been recorded in the office of the Chancery Clerk of Madison County or a lot described by metes and bounds, the description of which has been recorded in said office) the dimensions of which, subsequent to the passage of this Ordinance, do not meet the *area or width requirements*, or both, of the district wherein such lot is located.

- 2001.02 Nonconforming Structure (Including Buildings): This type of nonconformity includes anything lawfully constructed or erected with a fixed location on the ground (or attached to something having a fixed location on the ground) prior to the passage of this Ordinance, but which subsequently does not comply with the *bulk, placement or other dimensional requirements* of the zoning district wherein located.
- 2001.03 Nonconforming Use: This type of nonconformity includes the uses of any land, lot, building, structure, or parts thereof, which lawfully existed prior to the passage of this Ordinance but which subsequently does not comply with all or some part of the use requirements of the zoning district wherein located.

SECTION 2002 - REGULATIONS CONCERNING NONCONFORMING UNDEVELOPED LOTS OF RECORD

- 2002.01 Erection of One-Family Dwellings Allowed on Single Nonconforming Undeveloped (or Vacant) Lots of Record in Separate Ownerships: In any district in which one-family dwellings are permitted, a one-family dwelling and customary accessory buildings may be erected on any SINGLE nonconforming undeveloped (or vacant) lot of record after the effective date of this Ordinance, notwithstanding limitations imposed by other provisions of this Ordinance. Such lots must be in SEPARATE OWNERSHIP and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such single lot of record fails to meet the requirements for area or width, or both, that are generally applicable in the district, PROVIDED THAT:

The required yard dimensions and other requirements (than those applying to lot area or width, or both) of the proposed single-family residential use shall conform to the regulations in the district in which such single nonconforming lot of record is located.

Variance of yard requirements shall be obtained only through action of the Mayor and Board of Aldermen following recommendation of the Planning/Zoning Commission. (See Section 2204 of this Ordinance).

- 2002.02 Two or More Nonconforming Undeveloped (or Vacant) Lots of Record with Continuous Frontage Changing Ownership After the Effective Date of This Ordinance: If two or more undeveloped (or vacant) lots *in single ownership* with continuous frontage are "of record" at the time of enactment of this Ordinance, and if, subsequent to the passage of this Ordinance, such lots become nonconformities in the district where they are located; and if such lots change ownership after the enactment of this Ordinance, the lands involved shall be considered as UNDIVIDED PARCEL for the purposes of this

Ordinance; and *no portion of said parcel shall be used in a manner which diminishes compliance with the lot width and/or lot area requirements established by this Ordinance*, nor shall any division of any parcel be made which creates a lot width or area (or both) below the requirements stated in this Ordinance.

The provisions of this subsection shall not apply to two or more undeveloped lots of record in *single ownership* with continuous frontage which *remain in the same ownership* (or if the lots are conveyed by inheritance or as a gift) following enactment of this Ordinance. Such lots *not changing ownership* shall continue to be considered *divided* parcels; and the owner of such lots may erect single-family dwellings on each lot in districts where single-family dwellings are permitted, subject to the regulations imposed by subsection 2002.01. However, further division of such nonconforming lots of record shall be prohibited.

No lot shall be created on or after the effective date of this Ordinance which does not meet the lot area and lot width requirements of the district wherein the lot is located.

SECTION 2003 - REGULATIONS CONCERNING NONCONFORMING STRUCTURES

Where a lawful structure exists before the effective date of adoption or amendment of this Ordinance that could not subsequently be built under the terms of this Ordinance by reason of restrictions on *area, lot coverage, height, yards, its placement on the lot, or other dimensional requirements* concerning the structure, such structure may be continued so long as it remains otherwise lawful, PROVIDED THAT:

- A. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
- B. Should such nonconforming structure or nonconforming portions of a structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed, except in conformity with the provisions of this Ordinance.
- C. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

SECTION 2004 - REGULATIONS CONCERNING NONCONFORMING USES OF LAND (OR LAND WITH MINOR STRUCTURES ONLY)

Where at the time of passage of this Ordinance, lawful use of land exists which would not be permitted by the regulations imposed by this Ordinance, and where such use involves no individual structure with a replacement cost exceeding \$5,000.00, the use may be continued so long as it remains otherwise lawful, PROVIDED:

- A. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;
- B. No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance;
- C. If any such nonconforming use of land ceases for any reason for a period of more than 30 days (except where government action has impeded access to the premises), any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located;
- D. No additional structure not conforming to the requirements of this Ordinance shall be erected in connection with such nonconforming use of land.

SECTION 2005 - REGULATIONS CONCERNING NONCONFORMING USES OF MAJOR STRUCTURES OR OF MAJOR STRUCTURES AND LAND IN COMBINATION

If lawful use involving individual MAJOR structures (i.e., those with a replacement cost of \$5,000 or more) or of such MAJOR structures and land in combination, exists prior to the effective date of adoption or amendment of this Ordinance, that would not be allowed in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
- C. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.

- D. When a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for *six consecutive months or for six months during any three year period* (except when government action has impeded access to the premises), the structure, or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.

- E. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to the extent of more than 50 percent of the replacement cost at the time of destruction.

ARTICLE XXI

SIGN REGULATIONS

SECTION 2100 - PURPOSES

The purposes of this ordinance are to regulate signs, as defined under Article II, for the following reasons:

- A. To assure that signs are appropriate to the land, building, or use to which they are appurtenant, thereby protecting the character and economic stability of surrounding property.
- B. To assure that signs are adequate but not excessive for their intended purpose.
- C. To prohibit the erection, placement or retention (in the case of signs erected prior to the adoption of this Ordinance) of any sign which constitutes a hazard to the public safety.
- D. To prohibit the erection, placement, or retention of any sign which constitutes a nuisance by reason of glare, noise, animation, flashing, or other objectionable influence.

SECTION 2101 - PERMIT REQUIRED/ APPLICATIONS FOR SIGN PERMITS

Except for the signs listed under Section 2103 and temporary signs listed under Sections 2116, 2117, and 2118, no sign shall be constructed, erected, relocated or expanded unless the owner (or his/her representative) obtains a sign permit from the Zoning Administrator. The Zoning Administrator shall not issue a sign permit unless the proposed sign complies with the provisions of this Ordinance and other applicable ordinances and regulations of the Town of Flora.

Applications for sign permits shall be filed with the Zoning Administrator on a form provided by the Town. The permit application shall include, but not necessarily be limited to, the following information:

- A. Name and address of the sign owner and of the sign erector.
- B. Zoning district in which the sign is to be erected, expanded (or otherwise modified) or relocated.
- C. Sign type proposed.

- D. Drawings showing the design, location(s) on the lot(s), materials, finishes of the sign, type of illumination if any, and such other pertinent information as the Zoning Administrator may require.

SECTION 2102 - SIGN MEASUREMENT/ SIGN FACES

The surface area of a sign shall be computed as including the entire area within a rectangle, triangle, circle, or other geometric form, or aggregates thereof, encompassing all of the display area of the sign and including all of the elements of the matter displayed. Base, apron, supports and other structural members not bearing advertising matter shall not be included in computation of the surface area. In measuring the required setbacks for ground-mounted signs, the measurement shall be from the appropriate street or highway right-of-way or property line to the leading edge of the sign, including the structural members of the sign.

The face of a sign shall be defined as the area of a sign which is *visible from one direction* as projected on a plane; the face is the entire area on which copy is placed. In measuring the area of signs having double faces, the area of each face shall be measured.

SECTION 2103 - SIGNS NOT REQUIRING A PERMIT

The following signs shall not require a permit, but shall be subject to the regulations of this Ordinance:

- A. Governmental Signs: Any sign erected by any Federal or State agency or the Town of Flora, or under authorization or required by any governmental agency, shall not require a permit. Such signs include, but are not limited to: traffic regulatory signs, historic markers, identification signs on buildings or other facilities, holiday decorations, and similar signs.
- B. Utility Signs: Standard markers or warning signs denoting utilities.
- C. Traffic Directional/ Parking Signs and Delivery Signs: Signs providing traffic directions (entrance/ exit signs), parking directions, and delivery signs shall not require a permit. Such signs may either be wall-mounted or ground-mounted and they may be directly or indirectly illuminated, but they shall not exceed four (4) square feet in area. These signs may be erected in addition to other signs permitted by these regulations and not included in calculating the maximum allowable aggregate sign area.
- D. "Private Parking" Signs: Signs warning the public that a parking lot or parking garage is intended for use only by employees or other persons associated with a business or organization shall not require a permit. Such signs may either be wall-mounted or ground-mounted and they may be directly or indirectly illuminated, but they shall not exceed six (6) square feet in area. These signs may be erected in addition to other signs permitted by these regulations and not included in calculating the maximum allowable

aggregate sign area.

E. Address Signs: Not more than one for each street frontage of each principal use on a lot and not exceeding:

1. one-half (1/2) square foot (72 square inches) in surface area for all single-family residential zones.
2. four (4) square feet in surface area for all other zones

Address signs shall indicate only the alpha-numerical designation of the premise on which they are situated; for example, "101-A Main Street." All address signs shall be prominently displayed and written in contrasting colors to the color of the structure or background against which said signs are placed in order to facilitate identification by emergency service personnel. Address signs may be erected in addition to other signs permitted by these regulations and not included in calculating the maximum allowable aggregate sign area.

(NOTE: In order to assist 911 personnel in locating a structure for emergency service, the alpha-numerical number assigned to each building should be legible from the street on which the residence, business, etc. fronts.)

F. Window Signs: Permitted only in commercial or industrial districts. Such signs shall not cover more than twenty (20) percent of the window area.

G. Unilluminated, Ground-Mounted Political Signs: Permitted in ANY district with a maximum area of six (6) square feet per face. A premise (lot) shall have *no more than one (1) political sign per candidate*. Such signs shall only be permitted on private property with the consent of the owner. All political signs shall be removed within seven (7) calendar days after the election in which the person's candidacy ends. Any person (candidate) who allows his/ her signs to remain on any property for more than seven (7) calendar days after the election shall be guilty of a violation of this Ordinance and subject to the penalties imposed herein.

H. Flags or Emblems of the United States, the State of Mississippi or Their Political Subdivisions. Flags shall not exceed sixty (60) square feet in area and shall not be flown from a pole the top of which is more than forty (40) feet in height. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.

- I. Memorial or historical plaques, cornerstones, and the like.
- J. Signs not legible off the lot upon which they are situated, such as drive-up menu boards at fast food restaurants.
- K. Decals, numerals, names, addresses, hours, credit information, etc. attached to doors or windows and all of which occupy a total area of one (1) square feet or less.
- L. Temporary signs subject to Sections 2116, 2117, and 2118.

SECTION 2104 - REGULATIONS FOR SIGNS PERTAINING TO PUBLIC/ QUASI-PUBLIC FACILITIES AND UTILITIES

The following types of signs, subject to the regulations of this Ordinance, are permitted in connection with public/quasi-public facilities and utilities, as such uses are defined by this Ordinance. Where a public/quasi-public use is permitted as a special exception under the Official Zoning Ordinance of the Town of Flora, Mississippi, these signs are allowed.

2104.01 Allowable Signs (By Permit Only Except Where Exempted under Section 2103):

- (A) Ground-mounted identification signs.
- (B) Wall-mounted identification signs.
- (C) Changeable copy (manual only) signs. Such changeable copy signs shall only display information regarding scheduled activities and must be enclosed to prevent vandalism.

(NOTE: These manual changeable copy signs will be permitted for schools, churches, and other public/quasi-public uses, such as the Y.M.C.A., civic clubs, Red Cross, etc.)

- (D) Off-premise ground-mounted signs with the consent of the property owner on which the ground-mounted sign is to be placed. An example of this type of sign is a sign pointing the direction to a church located on another lot from the one on which the sign is located.
- (E) Temporary construction signs.
- (F) Temporary OFF-PREMISE signs providing formation on special events/ activities sponsored by the public/ quasi-public use.

2104.02 Illumination of Public/Quasi-Public Signs: Except for temporary signs which shall not be illuminated, signs allowed for public and quasi-public uses may be externally illuminated or internally illuminated, as defined by this Ordinance. However, no public/quasi-public use sign shall be illuminated by neon tubing or light bulbs arranged to form copy.

2104.03 Maximum Area: For all *on-premise signs*, a maximum of one ground-mounted, changeable copy (manual), or wall sign per street frontage, with no more than thirty-two (32) square feet per face may be erected. In no case shall total (aggregate) sign area exceed sixty-four (64) square feet, regardless of the number of faces.

For *off-premise* ground signs, a maximum aggregate area of thirty-two (32) square feet shall be allowed (with a maximum of thirty-two square feet per face), with no more than one such sign per off-premise lot upon which the sign is to placed.

2104.04 Regulations for Temporary Construction Signs for Public/Quasi-Public Facilities and Utilities: See Section 2118.

2104.05 Regulations for Temporary Off-Premise Signs Providing Information on Special Events/Activities: A permit shall be required for all off-premise special event/ activities signs. The locations for all such signs shall be reviewed by the Flora Planning Commission and approved by the Mayor and Board of Aldermen.

Regulations regarding maximum aggregate area and illumination shall be the same as those for on-premise special event/activities signs under Section 2118.

SECTION 2105 - MINIMUM SET-BACK FROM STREET RIGHT-OF-WAY FOR ALL GROUND-MOUNTED SIGNS

No portion (including the leading edge of the sign) of a ground-mounted sign shall be located nearer than five (5) feet from the right-of-way of any street.

SECTION 2106 - OFF-PREMISE GROUND-MOUNTED SIGNS

Except for signs pertaining to public/ quasi-public facilities and utilities (see Section 2104) and certain signs allowed without a permit (see Section 2103), *the erection of an off-premise ground-mounted sign in the Town of Flora shall be prohibited.*

SECTION 2107 - MAXIMUM HEIGHTS FOR ALL GROUND-MOUNTED SIGNS

Except for residential districts and the "Flora Station District (FS)" and temporary ground-mounted signs, if the proposed location of a ground-mounted sign is *lower than the elevation of the centerline of the street or highway* to which the sign is directed, then the height of the sign shall not exceed twelve (12) feet above the said centerline elevation. If the proposed location of the ground-mounted sign is *the same or above the elevation of the centerline of the street or highway* to which the sign is directed, then the height of the sign shall not exceed twelve (12) feet above the surrounding grade. ***However, the Mayor and Board of Aldermen are hereby empowered to grant a special permit under unusual circumstances for a sign up to 35 feet above the surrounding grade.***

The maximum height for all ground-mounted signs in residential districts and the "Flora Station (FS)" shall be six (6) feet above the surrounding grade.

SECTION 2108 - LANDSCAPING REQUIRED FOR ALL GROUND - MOUNTED IDENTIFICATION SIGNS AND SINGLE - BUSINESS COMMERCIAL OR INDUSTRIAL GROUND - MOUNTED SIGNS

The base of all ground-mounted identification signs and all single business (one business on a lot) ground-mounted commercial or industrial signs shall be fully landscaped with planters and/or shrubs in all directions, not less than the dimensional width of the sign. Failure to maintain this landscaping shall be a violation of this Ordinance.

SECTION 2109 - WALL SIGNS PROJECTING ABOVE ROOF LINE PROHIBITED

No wall sign shall project above the roof line of a building.

SECTION 2110 - SIGNS EXCEEDING HEIGHT LIMITATIONS ARE NONCONFORMING STRUCTURES

All signs existing at the time of passage of this Ordinance which exceed the height limitations of this Ordinance shall be considered *nonconforming structures*, subject to the provisions of Section 2120 of this Ordinance.

SECTION 2111 - SIGN REGULATIONS FOR ALL SINGLE-FAMILY RESIDENTIAL DISTRICTS, MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, PLANNED UNIT DEVELOPMENTS, AND MANUFACTURED HOME PARK/ SUBDIVISION RESIDENTIAL DISTRICTS

The following regulations shall apply to all land zoned Residential Estate (R-E), Single-Family Residential (R-1), Moderate Density Residential (R-2), High Density Residential (R-3), Planned Unit Developments (PUD's), and Manufactured Residential Park (MHP) or Manufactured Home Subdivisions (MHS):

2111.01 Allowable Signs (By Permit Only):

- (A) Permanent residential subdivision ground-mounted (free-standing) *identification signs*: no more than one per subdivision entrance
- (B) Permanent multiple-family residential (apartments or condominiums) ground-mounted or wall *identification signs*
- (C) Permanent manufactured home park or subdivision ground-mounted *identification signs*

2111.02 Size and Location:

- (A) Residential subdivision and manufactured home park/ subdivision ground-mounted identification signs:

Maximum area: Thirty-two (32) square feet per face; in no case shall total sign area exceed sixty-four (64) square feet, regardless of the number of faces.

Set-back from street rights-of-way: These signs may be located at all subdivision entrances at least five (5) feet from the right-of-way line of any street. In accordance with Section 2120, item number 8, no residential identification sign shall be erected in a manner as to obstruct the free and clear vision of vehicle drivers.

Maximum height: six (6) feet.

- (B) Multiple Family Residential (Apartments or Condominiums) Identification Signs, Ground-Mounted or Wall:

Maximum area: Maximum of one ground-mounted or wall sign per street frontage, with no more than thirty-two (32) per face. In no case

shall total sign area square feet exceed sixty-four (64) square feet per lot, regardless of the number of faces. For example, an apartment complex fronting on two streets could have two wall-mounted signs measuring 4 feet x 8 feet each, with no ground-mounted signs; or one wall mounted sign measuring 4 feet x 8 feet and a ground-mounted sign of the same dimensions.

Set-back from street right-of-way for ground-mounted signs: five (5) feet.

Maximum height for ground-mounted signs: six (6) feet.

(C) Temporary signs: See Section 2116.

2111.03 Illumination of Signs in Residential Districts, Manufactured Home Parks/ Subdivisions, and Planned Unit Developments: No sign in residential districts, manufactured home parks or subdivisions, or PUD's shall be internally lighted (i.e., only external lighting, as defined by this Ordinance, is permitted for signs in these districts).

SECTION 2112 - SIGN REGULATIONS FOR THE FLORA STATION DISTRICT (FS)

The following regulations shall apply to signs in the Flora Station District:

2112.01 Allowable Signs (By Permit Only):

- (A) Ground-mounted signs.
- (B) Wall signs.
- (C) Canopy signs or marquee signs.
- (D) All temporary signs as regulated by Sections 2116, 2117 and 2118.

2112.02 Maximum Area and Height:

- (A) Maximum Height for All Ground-Mounted Signs: No ground-mounted sign shall exceed a height of *fifteen (15) feet above the surrounding grade*.
- (B) Maximum Area for Ground-Mounted, Wall, Canopy or Marquee Signs: The maximum aggregate square footage for ground-mounted, wall, canopy or marquee signs shall be one (1) square foot for each lineal foot

of *building frontage length*, with "building frontage" including each side of a building which fronts on a public street. However, ground-mounted signs shall not exceed an area of thirty-two (32) square feet per face per street frontage, and in no case shall the total aggregate square footage for all signs exceed sixty-four (64) square feet.

SECTION 2113 - SIGN REGULATIONS FOR GENERAL COMMERCIAL (C-1), HIGHWAY COMMERCIAL (C-2), AND INDUSTRIAL DISTRICTS (I-1 AND I-2)

The following regulations shall apply to General Commercial (C-1), Highway Commercial (C-2), and Industrial (I-1 and I-2) zoning districts:

2113.01 Allowable Signs (By Permit Only):

- (A) Ground-mounted signs.
- (B) Wall signs.
- (C) Canopy signs or marquee signs.
- (D) Changing signs (automatic) which provide community event information, time and temperature, *in addition to advertisement*.
- (E) Permanent changeable copy (manual) signs.
- (F) Ground-mounted identification signs.

2113.02 Individual Ground-Mounted Signs Prohibited Where More Than One Business/Organization Is Located On a Single Lot: Where more than one business or organization is located on a single lot, individual ground-mounted signs for each such business or organization shall be prohibited.

2113.03 Maximum Area for All Signs:

- (A) Ground-Mounted, Wall, Canopy or Marquee, Changing (Automatic) Signs: The maximum aggregate square footage for ground-mounted, wall, canopy or marquee, or changing automatic) signs shall be two (2) square feet for *each lineal foot of building frontage length*, with "building frontage" including each side of a building which fronts on a public street, **IN ADDITION TO A GROUND-MOUNTED IDENTIFICATION SIGN. *In no case shall the total aggregate square footage for such signs exceed 240 square feet (excluding a ground-mounted identification sign).*** However, a single business on a

lot could not have an additional "identification sign," since by definition identification signs are only permitted for more than one business on a lot.

For example, a building measuring 100 feet on one street and 50 feet on another street (corner lot) could have *up to 240 square feet* of ground-mounted signs and wall signs: say, a wall sign measuring 6 feet x 24 feet and a ground-mounted sign in the front of the business measuring 4 feet x 25 feet, for a total of 240 square feet.

- (B) Ground-Mounted Identification Signs: In addition to (A) above, ground-mounted identification signs not exceeding *fifty (50) square feet per face per street frontage* may be erected in all commercial or industrial districts or commercial portions of PUD's, *but the total sign area for such identification signs on a single lot shall not exceed 125 square feet per lot*. Such ground-mounted signs shall not exceed twelve (12) feet in height and shall be located at least five (5) feet from street rights-of-way. For example, two stores on a single corner lot could have one 50 square foot (each face) ground-mounted identification sign on each street.

2113.04 Illumination of Signs: Except for temporary sale/new product signs and "grand opening" signs, signs allowed in commercial and industrial districts may be externally illuminated or internally illuminated, as defined by this Ordinance. TEMPORARY SALE/ NEW PRODUCT SIGNS SHALL NOT BE ILLUMINATED and "GRAND OPENING" SIGNS MAY ONLY BE EXTERNALLY ILLUMINATED.

2113.06 Private Sign Standards Required: The developer of an office park, shopping center, or other grouping of three or more commercial or industrial tenants on a single lot or in a subdivision shall prepare *a set of sign standards* for all exterior signs to be approved by the Flora Planning Commission. Such standards shall run with all leases or sales of portions of the development. The Flora Planning Commission, when reviewing these standards, shall consider the following:

- size and height;
- colors;
- materials;
- styles of lettering;
- appearance of any logo;
- type of illumination;
- location; and
- landscaping around the signs.

Sign permits shall not be issued until the Mayor and Board of Aldermen have approved the sign standards after having been assured that such standards will be enforced by the developer or owner. The sale, subdivision, or other partition of the site after development does not exempt the project or portions of the project from complying with these regulations relative to number of signs and the harmony and visual quality of signs to be installed.

(NOTE: By definition under this Ordinance, a shopping center consists of three (3) or more commercial establishments managed as a unit. Other "groupings" of three (3) or more commercial or industrial uses on a single lot or in a subdivision are also required to submit private design standards.)

SECTION 2114 - SPECIAL REGULATIONS FOR SERVICE STATIONS AND CONVENIENCE STORES

In addition to the signs allowed under Section 2114 in General Commercial (C-1 as conditional uses) and Highway Commercial (C-2) and industrial (I-1 and I-2) districts, service stations and convenience stores shall be entitled to the following additional signs (by permit only):

- 2114.01 Non-Illuminated Price Signs: Each gasoline service station or convenience store may have one (1) price sign per street front. Such signs shall not exceed two (2) square feet per face and may be located upon the pump island nearest the streets on which the station/store fronts or incorporated into a ground-mounted sign. Price signs shall pertain to *fuel products only* (i.e., price signs shall not provide prices for cigarettes or other items sold on the premises) and specify prices for cash/ credit and self service/ full service.

(NOTE: As previously stated, a single business such as a service station on a lot by itself cannot have an identification sign, since by definition identification signs are intended to identify a group of businesses or organizations on a single lot.)

- 2114.02 Non-Illuminated Self-Service/Full Service Signs: Each gasoline service station or convenience store may have two (2) non-illuminated self service or full service signs per pump island. Such signs shall not exceed two (2) square feet in area and shall be attached to the pump or pump island.

SECTION 2115 - TEMPORARY SIGNS FOR ALL SINGLE-FAMILY RESIDENTIAL AND MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, MANUFACTURED HOME PARK/ SUBDIVISION DISTRICTS AND PLANNED UNIT DEVELOPMENTS:

- 2115.01 Allowable Signs: The following signs *shall not require permits* but shall be subject to the regulations of this Section.

- (A) Ground-mounted, on-premise, unilluminated construction signs announcing the construction of a single-family detached residence.
- (B) Ground-mounted, on-premise, unilluminated construction signs announcing the development of a residential subdivision or the construction of a multiple-family residential development.
- (C) Ground-mounted, on-premise or off-premise unilluminated real estate signs.
- (D) Ground-mounted, on-premise, unilluminated miscellaneous sale signs (garage sales, etc.)

2115.02

Maximum Height, Area and Location:

- (A) Maximum Height for All Ground-Mounted Temporary Signs in Residential Districts: No ground-mounted temporary sign in a residential district shall exceed a height of six (6) feet above the surrounding grade.
- (B) Ground-mounted, on-premise, unilluminated construction signs announcing the construction of a *single-family detached residence*: Nine (9) square feet per face for a single-family residence. In no case shall the total sign area exceed eighteen (18) square feet for a single-family residential lot.
- (C) Ground-mounted, on-premise unilluminated construction signs announcing the development of a residential subdivision or the construction of a multiple-family residential development: Thirty-two (32) feet per face. For residential subdivisions, one such sign shall be permitted per entrance to the subdivision. For multiple-family residential developments (apartments or condominiums), one such sign shall be permitted per street frontage.

No construction sign for a residential subdivisions or an apartment/condominium complex shall be off-premise.

- (D) Ground-mounted, on-premise or off-premise unilluminated real estate signs: On-premise signs for all residentially-zoned property: Nine (9) square feet per face for all single-family uses, with a maximum total sign area of eighteen (18) square feet. One such sign shall be permitted per lot per street frontage.

Off-premise signs for residentially-zoned property: *With the consent of*

the property owner upon whose property the off-premise sign is to be placed, off-premise signs may be located on lots at street intersections (for example, "house for sale" with an arrow pointing toward the house that is for sale). Such signs shall not exceed four (4) square feet in area. Under no circumstances shall an off-premise real estate sign be located inside a street/ highway right-of-way or upon other public property.

- (E) Ground-mounted, unilluminated miscellaneous sale signs: Four square feet per face. In no case shall the total sign area exceed eight (8) square feet per lot. These signs may be on-premise or off-premise, but off-premise signs shall be located off-premises *only with the consent of the property owner on whose property the sign is to be placed*.

2115.03 Removal of Temporary Signs:

- (A) Ground-mounted, on-premise, unilluminated construction signs announcing the construction of a single-family detached residence: Construction signs may remain on the premise to which they are appurtenant until a Certificate of Occupancy is issued for the residential use.

(NOTE: Certificates of Occupancy are issued for occupancy of houses long after construction of the required improvements in a subdivision ceases and the final plat is approved for a subdivision, thereby permitting issuance of building permits. However, for construction signs announcing the development of a residential subdivision below, construction signs should be permitted to stand ONLY until all required improvements are installed except the final wearing surface of streets).

- (B) Ground-mounted, on-premise unilluminated construction signs announcing the development of a residential subdivision: Construction signs may remain on the premise to which they are appurtenant until all required improvements (not including the final wearing surface of streets) are installed.
- (C) Ground-mounted, on-premise, unilluminated real estate signs: Such signs shall be removed within seven (7) days of the sale, lease or rental of the property.
- (D) Ground-mounted, on-premise and off-premise unilluminated miscellaneous sale signs: Miscellaneous sale signs shall be removed no later than the day after the item(s) is (are) sold.

SECTION 2116 - TEMPORARY SIGNS FOR ALL COMMERCIAL OR INDUSTRIAL DISTRICTS

- 2116.01 Allowable Signs: In addition to signs allowed by permit only, the following signs SHALL NOT REQUIRE PERMITS but shall be subject to the regulations of this Section.
- (A) On-premise ground-mounted, unilluminated construction signs announcing the construction of a commercial or industrial building.
 - (B) On-premise ground-mounted or wall signs announcing the opening of a newly established, expanded in floor area or relocated commercial or industrial land use.
 - (C) On-premise ground-mounted or wall signs relating to a sale or new product.
 - (D) On-premise ground-mounted or wall, unilluminated real estate signs; OFF-PREMISE REAL ESTATE SIGNS SHALL BE PROHIBITED IN ALL COMMERCIAL OR INDUSTRIAL DISTRICTS.
 - (E) Ground-mounted unilluminated political signs: See Section 2103, paragraph G for regulations.
- 2116.02 Maximum Height, Area, Location, and Illumination:
- (A) Maximum Height for All Ground-Mounted Temporary Signs in Commercial and Industrial Districts: No ground-mounted temporary sign in a commercial or industrial district shall exceed a height of six (6) feet above the surrounding grade.
 - (B) On-premise, ground-mounted, unilluminated construction signs announcing the construction of a commercial or industrial building: fifty (50) square feet per lot, with no more than twenty-five (25) square feet per sign face.
 - (C) On-premise ground-mounted or wall sign announcing the opening of a newly established, expanded in floor area or relocated commercial or industrial land use: Temporary ground-mounted or wall signs relating to an opening of a newly-established, expanded in floor area, or relocated commercial or industrial use may be erected in commercial or industrial districts, containing up to twenty-five (25) square feet per street frontage per lot. These signs may be externally illuminated.

- (D) On-premise ground-mounted or wall sign relating to a sale or new product: Temporary signs relating to a sale or a new product may be erected in commercial and industrial districts. Such temporary signs shall not exceed an aggregate area of twenty-five (25) square feet per lot. If ground-mounted, a temporary sale/ new product sign shall be at least five (5) feet from all street rights-of-way. No more than one such sign shall be allowed per street frontage. These signs may be externally illuminated.
- (E) On-premise ground-mounted or wall, unilluminated real estate signs: Twenty-five (25) square feet per face with a maximum of fifty (50) square feet per lot.

2116.03 Removal of Temporary Signs:

- (A) On-premise, ground-mounted, unilluminated construction signs announcing the construction of a commercial or industrial building: Construction signs may remain on the premise to which they are appurtenant until a Certificate of Occupancy is issued for the commercial or industrial use.
- (B) On-premise ground-mounted or wall sign announcing the opening of a newly established, expanded in floor area or relocated commercial or industrial land use: Such "grand opening" signs may be erected for a period not to exceed thirty (30) days.
- (C) On-premise ground-mounted or wall sign relating to a sale or new product: Such sale/ new product signs may be erected for a period not to exceed thirty (30) days.
- (D) Ground-mounted, on-premise, unilluminated real estate signs: Such signs shall be removed within seven (7) days of the sale, lease or rental of the property.

SECTION 2117 - TEMPORARY SIGNS FOR ALL PUBLIC/QUASI-PUBLIC USES

2117.01 Allowable Signs: In addition to the signs *allowed by permit* for public/ quasi-public uses (see Section 2104), the following signs erected for public/

quasi-public uses SHALL NOT REQUIRE A PERMIT but shall be subject to the regulations of this Section.

- (A) On-premise ground-mounted unilluminated construction signs.
- (B) On-premise ground or wall-mounted, unilluminated signs providing information on special events/ activities sponsored by the public/ quasi-public use.

2117.02 Maximum Area:

- (A) On-premise ground-mounted unilluminated construction signs: Sixty-four (64) square feet per lot with no more than thirty-two (32) square feet per sign face.
- (B) On-premise ground or wall-mounted, unilluminated signs providing information on special events/ activities sponsored by the public/ quasi-public use: Sixty-four (64) square feet per lot with no more than thirty-two (32) square feet per sign face.

2117.03 Removal of Temporary Signs Erected by Public/Quasi-Public Uses:

- (A) On-premise ground-mounted unilluminated construction signs: Construction signs may remain on the premise to which they are appurtenant until a Certificate of Occupancy is issued for the public/ quasi-public use.
- (B) On-premise ground or wall-mounted, unilluminated signs providing information on special events/activities sponsored by the public/ quasi-public use: These signs shall be removed within two days (48 hours) of the cessation of the event or special activities.

SECTION 2118 - PROHIBITED SIGNS

The following signs are hereby prohibited anywhere in the Town of Flora:

1. Any sign erected on public property (Municipal, County, State or Federal) or street/ highway right-of-way without the consent of the appropriate governmental entity.
2. Signs which are of a size, location, movement, content, coloring or manner of illumination which may be confused with or construed as an official traffic sign, signal or other traffic control device or which hide from view any such traffic control device.

3. **ALL billboards as defined by this Ordinance.**
4. **ALL portable or “trailer” signs.**
5. Roof signs.
6. Animated signs.
7. Signs which are structurally unsound or which are rendered structurally sound by guy wires or unsightly bracing; and signs that do not meet the construction standards of the **Standard Building Code.**
8. Signs which contain words or pictures of an obscene, indecent, or immoral character which could offend morals or decency.
9. Signs erected in such a manner as to obstruct the free and clear vision of vehicle drivers.
10. Signs placed on a vehicle or trailer which is parked or located for the primary purpose of displaying said sign, not including signs or lettering on buses, taxis, or vehicles operating during the normal course of business.
11. Abandoned or obsolete signs.
12. Signs that are not expressly permitted by this Ordinance.
13. Signs which contain or consist of banners or posters (except for allowed temporary signs), pennants, ribbons, streamers, strings of light bulbs, spinners, or other related items, except where specifically permitted as temporary signs.
14. Signs which contain or consist of pulsating lights, strobe lights, or beacons.

SECTION 2119 - SIGN ILLUMINATION

The light from or from any illuminated sign shall be so shaded, shielded or directed that the light intensity will not be objectionable to motor vehicle drivers or the surrounding area. Signs shall not be erected or maintained which contain, include or are illuminated by flashing, intermittent or moving lights, except those giving public service information, such as (but not limited to) time, date, temperature, weather or news.

SECTION 2120 - NONCONFORMING SIGNS

Signs which were legally in existence prior to the effective date of this Ordinance which do not

conform to the provisions of this Ordinance are declared nonconforming signs. Regulations concerning nonconforming signs and other structures are included under Article XX of this Ordinance.

ARTICLE XXII

ADMINISTRATION AND ENFORCEMENT

SECTION 2200 - PURPOSE OF THIS ARTICLE

It is the purpose of this Article to prescribe the legal devices and procedures for administering and enforcing this Ordinance and to define the duties, powers, limitations and scope of jurisdiction for the various persons and groups which are concerned with the administration and enforcement of this Ordinance.

SECTION 2201 - DUTIES, POWERS, AND LIMITATION OF POWERS OF THE ZONING ADMINISTRATOR IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE

2201.01 Duties of the Zoning Administrator:

- A. Coordinate all matters relating to this Ordinance with, as appropriate, other Town officials.
- B. Provide information to the public on matters relating to zoning.
- C. Provide application forms to the public on matters relating to zoning.
- D. Maintain, or be responsible for, the maintenance of the Official Zoning Map.
- E. Review all building permit applications and plot diagrams as they relate to this Ordinance.
- F. Receive and take appropriate action on all applications for dimensional variances, conditional use permits (special exceptions), and zoning amendments (rezoning).
- G. Receive and take appropriate action on all site plans submitted in accordance with Sections 2208 and 2209 of this Ordinance and the forwarding copies of site plans and associated materials to the proper individuals or bodies.
- H. Check construction (or use conversion) performed under zoning-related permits to determine if the work (or use conversion) meets the requirements before issuing a *certificate of occupancy*.

- I.. Clear with other local, Flora, state, or Federal agencies where such clearance is necessary in connection with zoning matters.
- J. Appear before the Planning/Zoning Commission and the Mayor and Board of Aldermen to furnish information helpful to those bodies in carrying out their assigned functions.
- K. Make periodic checks for violations or investigate written complaints of violations of this Ordinance and notify IN WRITING the person(s) responsible for violations of the Ordinance, indicating the nature of the violation and ordering the action necessary to correct it. Notice to such violators shall be by registered or certified mail.
- L. Report uncorrected violations to the Mayor and Board of Aldermen and recommend action to prevent or halt violations of this Ordinance.
- M. Advertise public hearings as required by this Ordinance. (Note: The Zoning Administrator may simply notify the Town Clerk that advertisement of a public hearing is needed, and the Town Clerk may actually transmit the required notice to the appropriate newspaper or newspapers).
- N. Keep records pertaining to zoning matters.
- O. Attend Planning/Zoning Commission meetings as needed but especially when site plans are to be reviewed.
- P. Provide administrative interpretation as provided in Subsection 2201.02.

2201.02

Administrative Interpretation by the Zoning Administrator: In the event there is a question as to the general intent or specific meaning of any provision of the Zoning Ordinance text, or of the boundaries or district designations or other matters relating to the Official Zoning Map, the Zoning Administrator shall have the power to make such administrative decisions and interpretation. Such decisions or interpretations shall be made in writing by the Zoning Administrator.

- A. **Limitation of Powers:** Said administrative interpretation shall in no manner be construed to include, or used in any way which would permit, the granting of a conditional use permit (special exception), dimensional variance, or zoning amendment (either an amendment to the zoning text or a district re-classification -- that is, the rezoning of any land), the provisions for which use are given elsewhere in this Ordinance.

- B. Appeals from the Administrative Interpretation by the Zoning Administrator: Appeals from said administrative interpretation shall be made as provided in Subsection 2213.01 of this Ordinance.
- C. Administrative Interpretation by the Zoning Administrator shall not be used in matters which the Zoning Administrator has personal financial interest or personal gain is involved.

SECTION 2202 - DUTIES AND RULES OF CONDUCT OF THE TOWN OF Flora
PLANNING/ZONING COMMISSION

The Flora Planning Commission shall have the duties and responsibilities of a local Planning/Zoning Commission pursuant to Section 17-1-11 of the **Mississippi Code of 1972**, Annotated, As Amended.

2202.01 Duties of the Planning Commission: The Commission's duties with regard to this Ordinance shall include, but not be limited to:

- A. The Planning Commission shall hold ***all public hearings*** on all matters relating to this Ordinance which require such hearings (except appeals to the Mayor and Board of Aldermen), including:
 - applications for dimensional variances;
 - applications for special exceptions (conditional use permits);
 - applications for amendments to the Official Zoning Map (i.e., applications for rezoning);
 - proposed amendments to the text of this Ordinance.
- B. The Planning Commission shall review all ***site plans*** (i.e., plans for the development of a SINGLE lot, as opposed to a subdivision plat involving the development of two or more lots) where such plans are required under Section 2207 of this Ordinance.
- C. The Commission shall review all ***development plans*** (i.e., a drawing or set of drawings depicting the ultimate layout of a large tract of land, usually involving varying lot sizes and/or different proposed land uses).

SECTION 2203 - DUTIES OF THE MAYOR AND BOARD OF ALDERMEN IN THE
ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE

The Mayor and Board of Aldermen of the Town of Flora shall have the final authority with regard to all matters involving this Zoning Ordinance. The duties of the Mayor and Board of Aldermen shall include, but not necessarily be limited to:

- A. Hear appeals on decisions of the Planning Commission.
- B. Appointing the members of the Planning Commission.

The Mayor nor any Alderman shall participate in the hearing of the singular item nor vote on any matter before the Mayor and Board in which he has a personal financial interest.

SECTION 2204 - DIMENSIONAL VARIANCES

Where the strict application of this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional hardship upon the owner of such property, the Planning Commission shall conduct a public hearing on applications for dimensional variances, and is empowered to grant approval of such dimensional variances from the strict application so as to relieve such difficulties or hardships. Examples of such difficulties or hardships include exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of this Ordinance; or by reason of the location of trees, natural drainage course, lakes, or other desirable or attractive features, which condition is not generally prevalent in the neighborhood.

- 2204.01 Requirements for Granting Variances: Any person desiring a dimensional variance from the terms of this Ordinance shall submit a written application (on a form furnished by the Zoning Administrator) demonstrating compliance with ALL of the following; a variance shall not be granted unless the applicant demonstrates:
 - A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district.
 - B. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 - C. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zoning district.

- 2204.02 Existence of Non-Conforming Uses Not Grounds for Variance: The existence of non-conforming uses of neighboring lands, structures, or buildings in the same zoning district shall not be considered grounds for granting a variance.

Furthermore, the existence of permitted or non-conforming use of lands, structures, or buildings in other districts shall not be considered grounds for issuance of a variance.

- 2204.03 When a Site Plan Shall Be Required: If the Zoning Administrator feels that more information is needed than is included on the plot diagram submitted with an application for a building permit, then a site plan shall be submitted with an application for a dimensional variance.
- 2204.04 Public Hearing Required: A public hearing shall be held in accordance with Section 2211 of this Ordinance for all proposed dimensional variances.
- 2204.05 Required Findings: No variance shall be issued until the Planning Commission has made a finding that the reasons set forth in the application justify the granting of the variance, and that the variance constitutes the minimum allowable deviation from the dimensional regulations of this Ordinance in order to make possible the responsible use of the land, building or structures. Furthermore, no variance shall be granted until the Planning/Zoning Commission has made a finding that the granting of the dimensional variance will be in harmony with the general purpose and intent of this Ordinance, and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- 2204.06 Conditions and Safeguards May Be Prescribed with Dimensional Variance: In granting any dimensional variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under Section 2214 of this Ordinance.
- If such conditions and safeguards are imposed by the Planning Commission or Mayor and Board of Aldermen in granting a variance, the applicant shall be required to *sign an agreement* whereby he/she accepts those conditions and safeguards (which shall be specified in the agreement). This instrument shall be in a form recordable in public land records.
- 2204.07 Granting of a "Use Variance" Prohibited: Under no circumstances shall the Planning Commission or the Mayor and Board of Aldermen issue a variance to allow a use not permissible under the terms of this Ordinance in the District involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

SECTION 2205 - SPECIAL EXCEPTIONS (CONDITIONAL USES)

The Planning/Zoning Commission (or the Mayor and Board of Aldermen if no Planning Commission is established) is empowered to hear and decide whether or not proposed special exceptions (conditional uses) authorized under this Ordinance should be granted.

2205.01 Requirements for Granting a Special Exception (or Conditional Use Permit):
Any person desiring a special exception shall submit a written application (on a form furnished by the Zoning Administrator) indicating the Section in the Ordinance under which the conditional use is sought and stating the grounds on which it is requested. The Planning Commission shall not grant a special exception unless satisfactory provision and arrangement has been made concerning ALL of the following:

- A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- B. Off-street parking and loading areas.
- C. Refuse and service areas.
- D. Utilities, with reference to locations, availability, and compatibility.
- E. Screening and buffering with reference to type, dimensions, and character.
- F. Required yards and other open space.
- G. ***General compatibility with adjacent properties*** and other property in the district.
- H. Any other provisions deemed applicable by the Planning/Zoning Commission or the Mayor and Board of Aldermen.

2205.02 Site Plan Required: Every applicant for a special exception (conditional use permit) shall submit a site plan in accordance with Sections 2208 and 2209 of this Ordinance.

2205.03 Public Hearing Required: A public hearing shall be held in accordance with Section 2211 of this Ordinance for all proposed special exceptions.

SECTION 2206 - AMENDMENTS TO THE ZONING ORDINANCE TEXT OR THE OFFICIAL ZONING MAP (REZONING)

2206.01 Type of Amendments/Application Required: Amendments to this Ordinance

include: (1) amendments to the text; and (2) amendments to the Official Zoning Map, which is legally a part of this Ordinance. Any person may initiate an amendment to this Ordinance by filing an application with the Zoning Administrator (on a form furnished by him/her).

2206.02 Site Plan Required: If a specific use is identified by the applicant for a rezoning (i.e., a proposed amendment to the Official Zoning Map), then the application for rezoning shall be accompanied by a site plan prepared in accordance with Sections 2208 and 2209 of this Ordinance.

2206.03 Criteria for Rezoning: No amendment to the Official Zoning Map shall be approved unless the proposed rezoning meets one of the following criteria:

- A. That there was a mistake in the original zoning. “Mistake” in this context shall refer to a clerical or administrative error, such as a mistake of draftsmanship on the Official Zoning Map or incorrectly reflecting the Planning Commission’s decision in the minutes. “Mistake” DOES NOT mean that the Planning / Zoning Commission or the Mayor and Board of Aldermen made a mistake in judgment in their prior zoning, such as not realizing the full import of the zoning classification or mistakenly placing the property in one classification when the evidence indicated that another would have been more appropriate.
- B. That the character of the neighborhood has changed to such an extent as to justify reclassification, AND that there is a PUBLIC NEED for the rezoning.

2206.04 Proposed Rezoning Shall Be Consistent with Adopted Comprehensive Plan: Section 17-1-9 of the Mississippi Code of 1972, As Amended, requires that “zoning regulations shall be made in accordance with a comprehensive plan---.” Accordingly, no amendment to the Official Zoning Map shall be approved by the Planning Commission unless the proposed rezoning is consistent with all four elements of the adopted Comprehensive Plan of the Town of Flora, including the Goals and Objectives, the Land Use Plan, the Transportation Plan, and the Community Facilities Plan.

2206.05 Public Hearing Required: In accordance with Section 17-1-17 of the Mississippi Code of 1972, As Amended, a public hearing shall be held on any proposed amendment to the text of this Ordinance or the Official Zoning Map following at least fifteen days notice of the hearing in “---an official paper or a paper of general circulation in such municipality ---specifying the time, place and date of said hearing.” The hearing shall be held in accordance with Section 2211 of this Ordinance.

- 2206.06 Identification of Adjacent Property Owners: The applicant for the rezoning shall furnish to the Zoning Administrator, with the completed application, the names and addresses of all persons owning land 300 feet from the subject property (excluding the rights-of-way of streets or highways).
- 2206.07 Public Hearing Before Mayor and Board of Aldermen Unnecessary Unless Requested by Aggrieved Party: Following a public hearing held before the Planning Commission on a proposed amendment to this Ordinance (either an amendment to the text or Official Zoning Map), it shall NOT be necessary to hold another hearing on the proposed amendment. The Mayor and Board of Aldermen may act upon the recommendation of the Planning/Zoning Commission. Any party aggrieved by the recommendation of the Planning Commission SHALL be entitled to a public hearing before the Mayor and Board of Aldermen, with due notice thereof as provided under Section 2211 of this Ordinance.
- 2206.08 Two-Thirds Vote of Board of Aldermen Necessary to Approve Rezoning Under Certain Circumstances: In case of a protest against a proposed rezoning signed by twenty percent (20%) or more of the property owners, either within the area of the proposed rezoning or those within 300 feet (excluding the rights-of-way of streets or highways) of the property proposed for rezoning, such amendment shall not become effective except by the favorable vote of two-thirds of all members (members present at the meeting) of the Mayor and Board of Aldermen.
- 2206.09 Res Judicata: Upon the submission of an application for a rezoning, and a determination by the Planning Commission that said application should be denied, the Planning Commission shall not accept a subsequent application to rezone the *same property* or any part thereof to the same classification until the expiration of one (1) year from the date of the decision of the Board denying said application. This is known as the *doctrine of res judicata*. However, if the application relates to the same property but seeks zoning to a different classification, the doctrine does not apply; and the Planning/Zoning Commission may consider such a proposed rezoning.
- 2206.10 Ordinance Amending Zoning Ordinance Text or Official Zoning Map Required and Publication of That Ordinance: No amendment to the Official Zoning Map or the text of this Ordinance shall become effective until an Ordinance amending same has been passed by the Mayor and Board of Aldermen. Any ordinance amending the Official Zoning Map shall contain findings of fact citing evidence demonstrating compliance with the criteria specified under Section 2206.03 of this Ordinance. Section 23-13-11 of the **Mississippi Code of 1972**, as amended, requires that "every ordinance passed by the Mayor and Board of

Aldermen,---shall be published at least one time in some newspaper published in such municipality, or, if there be no such newspaper, then in a newspaper within the Flora having general circulation in said municipality---."

2206.11 Effective Date of Ordinances Amending the Text of this Zoning Ordinance or Official Zoning Map: In accordance with Section 23-13-11 of the **Mississippi Code of 1972**, As Amended, "No ordinance shall be in force for one month after its passage---." One month is interpreted to mean 30 calendar days.

SECTION 2207 - SITE PLAN REVIEW: PURPOSES AND WHEN REQUIRED

2207.01 Purposes: The purposes of site plan review are: to promote the health, safety and general welfare of the Town; to insure that structures are built in accordance with the provisions of this Ordinance and the Standard Building Code; to conserve the value of existing buildings and structures; to prevent excessive dissimilarity and inappropriateness or poor quality of design in the exterior appearance of structures; to prohibit unsightly and unsuitable structures that would be out of harmony or incongruent with existing visual features within the district; and to prevent harm and damage to the Town which will result from the absence of such review and manifest itself by:

- (i) lower property values;
- (ii) decreased economic growth; or
- (iii) diminished future opportunities for land use and development.

2207.02 When Site Plan Review Is Required: Site Plan Review shall be required for the following:

A. All new, expanded, relocated or reconstructed *principal* (i.e., not accessory) buildings or structures in all zoning districts. The specific use of such principal buildings does not have to be identified on the site plan. New, expanded, relocated, or reconstructed *accessory* buildings or structures shall only require site plan review when such review is determined advisable by the Zoning Administrator, EXCEPT FOR FLORA STATION (FS) DISTRICT, GENERAL COMMERCIAL (C-1) AND HIGHWAY COMMERCIAL (C-2) DISTRICTS WHERE SITE PLAN REVIEW SHALL BE REQUIRED FOR ALL ACCESSORY BUILDINGS OR STRUCTURES.

B. If the Zoning Administrator determines that more information is needed than is included on the plot diagram submitted with an application for a

building permit, then a site plan shall be submitted with an application for a dimensional variance.

- C. ALL applications for conditional uses.
- D. ALL public/quasi-public utilities and facilities. In accordance with Section 402, such public/quasi-public utilities and facilities shall be allowed only as conditional uses in any district.
- E. If a specific use is identified by the applicant for a rezoning (i.e., a proposed amendment to the Official Zoning Map), then the application shall be accompanied by a site plan.
- F. ALL proposed floodway modifications.
- G. All proposed off-site parking (i.e., off-street parking proposed on a lot other than the one to which the parking is appurtenant) in any district.

SECTION 2208 - SITE PLAN REVIEW PROCEDURES

The Zoning Administrator shall act as the coordinator for the site plan review process. He shall advise all applicants for building permits if the proposed use requires the preparation and submission of a site plan and the official approval of that plan prior to the issuance of the permit. All applicants shall follow the procedures specified below:

2208.01 Sketch Plan: Prior to filing of an application for approval of a site plan, the applicant should meet and consult informally with the Zoning Administrator. This meeting will give the applicant an opportunity to secure guidance as to what will probably be required before incurring great expense in making a detailed site plan.

2208.02 Submission of Site Plan: Seventeen (17) copies of each site plan shall be prepared and submitted to the Zoning Administrator, who shall retain two copies and distribute the other copies as follows:

-one copy to the Town Engineer

-one copy to the Police Chief

-one copy to each member the Planning Commission (seven members)

-one copy for the Mayor and one copy each for each of the five Aldermen

Consistent with the submittal requirements for subdivision plats, as specified under Section 2202.02 (C), site plans shall be submitted at least twenty-one (21) days prior to the next regular meeting of the Planning Commission at which the plan is to be reviewed, or it will not be placed on the Planning Commission agenda for that meeting.

The Zoning Administrator shall notify the applicant of any deficiencies or omissions in the site plan. The site plan shall not be processed until all required data is provided as prescribed in Section 2209 of this Ordinance.

2208.03 Applicant Must Be Represented at Planning Commission and Mayor/Board of Aldermen Meetings: Applicants (or their designated representative) for site plan approval shall be present at meetings of the Planning Commission and Board of Aldermen when their proposed site plan is to be reviewed, or no action will be taken by those bodies.

2208.04 Planning Commission Review of Site Plan: Following receipt of the site plan and supporting data as prescribed under Section 2209, the Zoning Administrator shall forward one copy to the Planning Commission for review (and/ or copies as specified under Section 2208.02 to the Mayor and Board of Aldermen).

The Planning Commission shall review the site plan and data at its/ their next regular meeting following submission of same to the Zoning Administrator. THE ZONING ADMINISTRATOR (OR HIS DESIGNATED REPRESENTATIVE) SHALL BE PRESENT AT THE PLANNING COMMISSION AND/OR THE MAYOR/ BOARD OF ALDERMEN MEETINGS.

The purpose of this review is to ascertain whether or not the applicant's proposed building or structure conforms with this Ordinance and other applicable laws, will maintain harmony and continuity with similar existing uses within the district and considering other like structures *within 500 feet of the proposed structure* as measured from each lot line of the proposed structure excluding streets, alleys, and other public rights-of-way.

After reviewing all information relative to the site plan, the Planning Commission may approve or disapprove the site plan or before approval, may request the applicant to modify, alter, adjust or otherwise amend the plan. If the Planning Commission determines that the proposed structure or is excessively dissimilar and makes a specific finding that the structure as

proposed would provoke one or more of the harmful effects as set forth in 2207.01, and that such finding is not based upon personal preferences as to taste or architectural style or design, then the application for a building permit shall be denied. If the site plan is recommended by the Planning Commission for approval, such recommendation for approval shall be contingent upon final review and approval by the Mayor and Board of Aldermen.

In any case, the Planning Commission shall make a written statement of its findings (in the form of Minutes) and said statement shall be forwarded to the Zoning Administrator in time for copies of the statement to be available for distribution to the Mayor and Board of Aldermen at the next meeting of that body following the Planning Commission meeting.

2208.05 Approval of Site Plan by Mayor and Board of Aldermen: The Zoning Administrator shall forward the recommendation of the Planning Commission to the Mayor and Board of Aldermen. The Mayor and Board of Aldermen shall consider whether or not the applicant's proposed building or structure will conform with the provisions of this Ordinance and other applicable laws, and whether or not it will maintain harmony and continuity with similar existing uses within the district and considering other like structures within 500 feet of the proposed structure as measured from each lot line of the proposed structure (excluding streets, alleys, and other public rights-of-way). If the Mayor and Board of Aldermen determine that such structure would cause or provoke one or more of the harmful effects as set forth in 2207.01, and that such finding is not based upon personal preferences to taste or architectural style or design, then the application for a building permit shall be denied.

If the Mayor and Board of Aldermen approves the site plan, such action by the Mayor and Board of Aldermen shall constitute final approval and authority for the developer to proceed with the proposed development subject to the issuance of a building permit. Following such approval by the Mayor and Board of Aldermen, the Zoning Administrator shall stamp copies of the site plan "APPROVED," sign them, and return one copy to the applicant. One copy shall be retained by the Zoning Administrator in his files.

2208.06 Site Plan Becomes Zoning Requirements for Proposed Use: The approved site plan shall become the zoning requirements for the property involved. All construction, except for minor adjustments provided under Section 2208.07 below, shall be consistent with the approved site plan.

2208.07 Minor Adjustments to the Approved Site Plan: After the final site plan has been approved, minor adjustments to the plan which comply with the spirit of the Zoning Ordinance and the intent of the Mayor and Board of Aldermen in

approving the site plan may be authorized by the Zoning Administrator as provided under Sub-section 2201.02.

2208.08 As-Built Plans: In the case where exact lot lines cannot be drawn until after construction, (e.g., townhouse subdivisions) the builder shall submit "as-built plans" of the development following construction.

SECTION 2209 - SPECIFICATIONS FOR ALL REQUIRED SITE PLANS AND ELEVATIONS

2209.01 Site Plan Specifications: The following data shall be supplied by the applicant in connection with required site plans:

1. Lot lines (property lines).
2. The zoning of adjacent lots.
3. The names of owners of adjacent lots.
4. Rights-of-way of existing and proposed streets, including streets shown on the adopted Thoroughfares Plan.
5. ACCESS WAYS, curb cuts, driveways and parking (including number of parking spaces to be provided) and loading areas.
6. All existing and proposed easements.
7. On request by the Zoning Administrator, all existing and proposed water and sanitary sewer lines; also, the location of all existing and proposed fire hydrants.
8. On request by the Zoning Administrator, a drainage plan showing all existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water flow rates from off-site and on-site sources.
9. On request by the Zoning Administrator, contours at vertical intervals of five (5) feet or less.
10. Floodplain zone designations according to maps prepared by the Federal Emergency Management Agency, Federal Insurance Administration, and any proposed floodway modifications.

11. Landscaped areas and planting screens.
12. Building lines and the location of all structures, existing and proposed.
13. Proposed uses of the land and buildings, if known.
14. Open space and recreation areas, when required.
15. Area (in square feet and/or acres) of parcel.
16. Proposed gross lot coverage in square feet (i.e., that portion of a lot occupied by buildings and structures).
17. Number and type of dwelling units (where proposed).
18. Location of sign structures and drawings, etc. in accordance with Section 2101 of this Ordinance.
19. A "development plan" (see Section 2209.02) when staging of development is proposed.
20. Any additional data necessary to allow for a thorough evaluation of the proposed use.

2209.02 Elevations and Associated Data Required: In addition to the data required above for site plans, the developer shall submit the following drawings (elevations) and associated data where site plans are required by this Ordinance:

1. Proposed elevations indicating the general design, style, and architecture of the building or structure.
2. Proposed materials and color schemes to be utilized in the construction of the exterior of buildings and structures.
3. Number of stories and total square feet, including a notation as to the square footage on each floor or level.
4. Proposed height in feet.

2209.03 Other Exhibits: Photographs, renderings, color slides, models and similar items may be presented by the applicant at his discretion.

2209.04 Staging of Development Requires Development Plan: Where a developer

proposes to construct a particular land use requiring site plan review under this Ordinance by stages, (e.g., PUD's, large multi-family developments, large commercial developments, etc.), sufficient data shall be provided in a development plan (sometimes referred to as a sketch plat or master plan) to indicate such staging by numbers and types of buildings or structures proposed for each stage, the general area to be developed in each stage and related information. The general concept presented in the development Plan shall be adhered to as much as possible by developers. Significant deviations from the development plan initially approved shall require approval by the Mayor and Board of Aldermen.

SECTION 2210 - CRITERIA FOR SITE PLAN REVIEW

Criteria for site plan review shall include, but not necessarily be limited to, consideration of the components specified below:

2210.01 Consistency with Adopted Land Use Plan and Zoning Ordinance: The proposed site plan shall be consistent with adopted Land Use Plan and Zoning Ordinance (including the Official Zoning Map).

2210.02 Vehicular Traffic Circulation and Parking: The following aspects of vehicular traffic circulation and parking shall be reviewed:

- Is the site plan consistent with the adopted Thoroughfares Plan?: Are the developer's plans for any new streets that will traverse the site consistent with proposed alignment and right-of-way/ surface width requirements indicated on the adopted Thoroughfares Plan? Do the developer's planned setbacks for buildings and structures consider the proposed widening of existing streets and highways reflected on the adopted Thoroughfares Plan? If the proposed development will abut an unpaved street, are the developer's plans for paving that street consistent with the right-of-way/ surface width specifications shown in the adopted Thoroughfares Plan?

- Street network capacity: Is the street system in the vicinity capable of carrying traffic generated by the proposed development, according to traffic projections developed by the Town Engineer or consultant?

- Traffic engineering operation of adjacent streets: What traffic control devices are needed on adjacent streets?

- Compliance with Article XIX (Off-Street Parking, Loading, and Access Requirements)

- Are proposed freight delivery areas separated from customer access in commercial and industrial developments?

2210.03 Utilities: The following shall be evaluated with regard to utilities:

- Water and sewer system capacity and oversizing (future) needs
- On-site and off-site drainage requirements, including retention ponds
- Are underground utilities required on the site?
- Are garbage disposal facilities enclosed in accordance with Section 406.06 of this Ordinance?

2210.04 Open Space, Landscaping, and Screening Requirements:

- If the proposed development is residential and will abut the railroad tracks, is the *100-foot railroad setback* required under Section 401.06 indicated on the site plan?
- Perimeter Landscaping: Does the site plan indicate the required 10-foot landscape strip along any abutting arterial streets?
- Open Space/Recreational Facilities: Are open space/recreational facilities proposed for an apartment/condominium complex shown on the site plan?
- Preservation of Vegetation: Does the site plan propose the preservation of trees and other vegetation as much as possible?
- Is proper use made of floodplains on the site? For example, for open space or passive recreational areas.

2210.05 Fire Safety:

- Are fire hydrants shown on the site plan and properly located to ensure fire protection for all structures?
- Are there at least two points of access/egress for apartment or condominium complexes, office parks, shopping centers, industrial parks, etc. to provide access for fire equipment and to provide for evacuation when necessary?
- Are buildings spaced in accordance with this Ordinance to prevent spread of fires?

2210.06 Signs:

- Do the proposed signs comply with Article XXI of this Ordinance?

2210.07 Elevations:

- Will the proposed structures maintain harmony and continuity with similar existing uses within the district and considering other like structures within 500 feet of the proposed structure as measured from each lot line of the proposed structure (excluding streets, alleys and other public rights of way.
- Are the proposed structures incongruent or inharmonious in such a manner as to cause or provoke one or more of the following: lower property values; decreased economic growth; or diminished future opportunities for land use and development.

SECTION 2211 - PUBLIC HEARING NOTICES AND PROCEDURES

In accordance with the provisions previously established in this Ordinance, public hearings shall be conducted by the Planning/Zoning Commission on the following matters:

- A. All dimensional variances.
- B. All conditional uses.
- C. All amendments to the text of the Zoning Ordinance or amendments to the Official Zoning Map (i.e., rezoning).

2211.01 Public Hearing Notice in a Newspaper Required: Whenever a public hearing is required by this Ordinance, notice of such hearing shall be given by publishing a notice to all interested persons one time at least fifteen days prior to the date fixed for said hearing, such notice to be published in an official paper or newspaper of general circulation in the Town of Flora, specifying the date, time and place for said hearing. Such notices shall be published in accordance with the following format or a format determined by the Mayor and Board of Aldermen:

- A. For Dimensional Variances:

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), AT (Time), AT THE TOWN HALL, TOWN OF FLORA, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A DIMENSIONAL VARIANCE SHALL BE GRANTED TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE TOWN OF FLORA, MISSISSIPPI:

(Insert Property Description Here)

APPROVED:

ATTEST:

Mayor's Signature

Town Clerk's Signature

DATE _____

B. Conditional Use Permits:

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), at (Time), AT THE TOWN HALL, TOWN OF FLORA, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A CONDITIONAL USE SHALL BE ALLOWED ON THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE TOWN OF FLORA, MISSISSIPPI:

(Insert Property Description Here)

APPROVED:

ATTEST:

Mayor's Signature

Town Clerk's Signature

DATE: _____

C. For an Amendment to the Official Zoning Map (or a rezoning):

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), AT (Time), AT THE TOWN HALL, TOWN OF FLORA, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE ZONING OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE TOWN OF FLORA, MISSISSIPPI, SHALL BE CHANGED FROM (Insert existing zoning classification) TO (Insert proposed zoning classification):

(Insert Property Description Here)

APPROVED:

ATTEST:

Mayor's Signature

Town Clerk's Signature

DATE: _____

D. For an Amendment to the Text of the Zoning Ordinance:

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), AT (Time), AT THE TOWN HALL, TOWN OF FLORA, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE FOLLOWING AMENDMENTS SHALL BE MADE TO THE ZONING ORDINANCE OF THE TOWN OF FLORA, MISSISSIPPI:

(Insert Proposed Amendments to the Zoning Ordinance Here)

APPROVED:

ATTEST:

Mayor's Signature

Town Clerk's Signature

DATE:_____

2211.02 Public Hearing Notice on Property Signs Required: Whenever any zoning action (i.e., a dimensional variance, conditional use or rezoning) is considered by the Planning/Zoning Commission, signs bearing notices of a public hearing shall be erected on the property involved. These signs shall be erected *not less than fifteen days prior to the date of the public hearing*. When more than one parcel of land is involved in the proposed zoning action or the proposed use, enough signs shall be posted to adequately identify the area affected.

2211.03 Public Hearings Before the Planning/Zoning Commission: Where public hearings are required by this Ordinance, the Planning/Zoning Commission (or the Mayor and Board of Aldermen if a Planning Commission is not established) shall conduct a public hearing at which all interested persons shall be recognized and given an opportunity to speak. At the conclusion of the public hearing, the Commission shall, on its own motion, forward their recommendation to the Mayor and Board of Aldermen. Only a majority vote of a quorum of the members of the Commission shall carry a motion to approve or deny an application for a variance, conditional use permit or amendment to the text of this Ordinance or the Official Zoning Map. Only in case of a tie vote may an application be forwarded to the Mayor and Board of Aldermen "without recommendation."

2211.04 Changes to an Application for Variance, Conditional Use Permit, or Zoning Ordinance Amendment (Including Re-Zonings): Any change proposed by an applicant for a variance, conditional use permit, or amendment to this Ordinance (including re-zoning applications) at the time of the hearing, except for

conditions recommended by the Commission for variances or conditional use permits, shall require a rehearing before the Commission with another public notice.

SECTION 2212 - FEES

- 2212.01 Schedule of Fees: The Mayor and Board of Aldermen shall establish a schedule of fees for the issuance of building permits, change of use permits, the processing of all site plans required under Section 2207, and the processing of applications for variances, conditional uses and zoning amendments. Said schedule of fees shall be posted in the Town Hall, and the Town Clerk *or other designated Town official* shall be responsible for their collection.
- 2212.02 Amendment of Alteration of Fee Schedule: The schedule of fees may be altered or amended only by the Mayor and Board of Aldermen.
- 2212.03 Payment Required: No action or processing shall be taken on any application until all applicable fees, charges and expenses have been paid in full.
- 2212.04 Fees Not Refundable: No fees or other monies paid in conjunction with zoning-related matters shall be refunded.

SECTION 2213 - APPEALS

- 2213.01 Appeals from Administrative Interpretation of the Zoning Administrator: In accordance with Section 2201.02 of this Ordinance, any party aggrieved with the administrative interpretation of the Zoning Administrator shall have the right to appeal such interpretation. Such appeals may be made directly to the Planning/Zoning Commission (if a Planning Commission is established; otherwise, appeals shall be made directly to the Mayor and Board of Aldermen). If the appeal is made to the Planning Commission, the party aggrieved shall submit a written request to the Town Clerk one week preceding any regularly-scheduled meeting of the Planning Commission at which the aggrieved party desires to be heard.
- All appeals shall be in writing and shall include a copy of the original application for a building permit, change of use permit, dimensional variance, special exception or re-zoning, together with a statement of the reason for the appeal.
- 2213.02 Appeals from Recommendation of the Planning Commission: Any party aggrieved with the recommendation of the Commission as adopted at any meeting of the Commission shall be entitled to a public hearing before the Mayor and Board of Aldermen with due notice thereof and after publication for

the time and as provided by law. An aggrieved party may be anyone who takes exception with the recommendation made by a majority of a quorum of the Commission.

Such a hearing shall be provided ONLY IF THE AGGRIEVED PARTY FILES A WRITTEN REQUEST WITH THE TOWN CLERK WITHIN FIFTEEN (15) DAYS OF THE VOTE OF THE COMMISSION ON THE RECOMMENDATION.

The Board will set a hearing within 30 days of receipt of request.

- 2213.03 Fee Required for Appeals from Planning Commission Recommendations: Any applicant aggrieved with a recommendation from the Planning Commission regarding a variance, conditional use permit, or amendment to this Ordinance shall file an appeal fee with the Town Clerk, the rate for which shall be set as the same required for publication and public notice as required in the original application.
- 2213.04 Appeal Hearing by the Mayor and Board of Aldermen: In the event an appeal is made to the Mayor and Board of Aldermen by a party aggrieved by the recommendation of the Planning Commission, the Mayor and Board of Aldermen shall order public notice to be given by publication of the appeal and posting of a sign. The appeal shall be heard as a public hearing and as a matter to be placed on the agenda of a regular or adjourned meeting of the Mayor and Board of Aldermen. In no case shall the appeal be heard before proper notice shall be given. At the time of the Appeal Hearing, the Board shall hear the recommendation of the Commission, and then hear from the appellant and then the appellee and other interested parties. The Mayor and Board shall then uphold or reject the appeal, and then accept or reject the recommendation of the Commission upon its own motions. If the appeal or recommendation of the Commission has several parts, the Mayor and Board of Aldermen may uphold the appeal and accept the recommendation of the Commission on some, and deny and reject others. Any change in any part or parts of the petition which the Mayor and Board of Aldermen may deem appropriate or necessary resulting from the appeal (except conditions applying to variances and special exceptions), shall be referred back to the Planning Commission for reconsideration, subject to public notice and hearing, as a separate and new petition. The filing fee may be waived at the discretion of the Mayor and Board of Aldermen.
- 2213.05 Appeals to a Court of Law: An appeal from any action, decision, ruling, judgment or order by the Mayor and Board of Aldermen may be taken by any person or persons to the Circuit Court of Madison County.

SECTION 2214 - ORDINANCE ENFORCEMENT

In accordance with Section 17-1-27 of the **Mississippi Code of 1972**, As amended, “Any person--who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefor shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be a separate offense.”

The Zoning Administrator (or his duly authorized representative) shall notify *in writing* any person who violates any provision of this Ordinance that he/ she is in violation of the applicable section or sections of the Ordinance and issue a warning to correct the violation within seven (7) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting the infraction within seven days, the Mayor and Board of Aldermen may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Mayor and Board of Aldermen, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of such time extension. If the violator does not correct the infraction within the extended time, he shall be fined for each such day that the violation continues after the ending date of the warning time. The Police Chief of the Town of Flora is hereby empowered to act on behalf of the Zoning Administrator if necessary and to issue a citation to violators who fail to respond within the warning time provided.

The Town of Flora is authorized to correct the infraction in case of a non-response by a violator, and to assess the violator’s property for the cost of correcting the violation. The assessment shall represent a lien against the property of the violator.

ARTICLE XXIII

MISCELLANEOUS PROVISIONS

SECTION 2300 - PURPOSE OF THIS ARTICLE

The purpose of this Article is to consolidate all provisions applicable to this Ordinance which are not included under the General Regulations, Zoning District Regulations, or elsewhere herein.

SECTION 2301 - OMISSION CLAUSE

The omission of any specific use, dimension, word, phrase, or other provision from this Ordinance shall not be interpreted as permitting any variation from the general meaning or intent of this Ordinance, as commonly inferred or interpreted. Should occasion arise as to such intent or meaning, the interpretation of the Zoning Administrator shall apply as provided under Section 2201.02 herein.

SECTION 2302 - SEPARABILITY AND VALIDITY CLAUSE

Should any Section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so held to be unconstitutional or invalid.

SECTION 2303 - REPEAL OF CONFLICTING ORDINANCES OR PARTS THEREOF

All Ordinances or Codes or parts of Ordinances or Codes adopted heretofore by the Town of Flora, Mississippi, which are in conflict herewith or inconsistent with the provisions of this Ordinance ARE HEREBY REPEALED.

SECTION 2304 - REFERENCES INCLUDE SUBSEQUENT REVISIONS, AMENDMENTS OR ENACTMENTS

Where any statute, ordinance, or regulation is referred to or incorporated into this Ordinance, that reference shall include any subsequent revisions, amendments or enactments encompassing the same subject matter.

SECTION 2305 - FAILURE TO ENFORCE ORDINANCE

Failure to enforce any provision of this Ordinance shall not constitute a waiver nor imply that the action is legal.

SECTION 2306 - EFFECTIVE DATE OF ORDINANCE

This Ordinance shall become effective THIRTY CALENDAR DAYS FROM AND AFTER ITS ADOPTION.

SECTION 2307 - ADOPTION CLAUSE

Adopted this, the _____, at the regular meeting of the Mayor and Board of Aldermen of the Town of Flora, Mississippi.

ATTEST:

Debra Ross
Town Clerk

Charles "Scott" Greaves
Mayor

I, the undersigned, Debra Ross, Town Clerk of the Town of Flora, Mississippi, hereby certify that the above and foregoing is a true copy of an Ordinance adopted by the Mayor and Board of Aldermen of the Town of Flora at its meeting held on the _____ as the same appear in Minute Book _____.

Given under my hand and official seal, this the ____ day of _____, 2005.

Town Clerk
Town of Flora, Mississippi

