

**ARCHITECTURAL REVIEW ORDINANCE WITHIN THE CITY OF
FLOWOOD, MISSISSIPPI
AND FOR OTHER PURPOSES RELATED THERETO**

WHEREAS the City of Flowood, Mississippi has enjoyed a rich and colorful past since it was founded; and

WHEREAS the City of Flowood has for many years adopted and followed zoning regulations and provisions to ensure orderly and coherent growth of the City; and

WHEREAS the use of reasonable architectural controls has also improved and facilitated the growth and development of the City; and

WHEREAS the City of Flowood desires to adopt a new ordinance providing for architectural controls and other matters to accomplish the purposes and goals as set forth herein and the Board of Aldermen find that the adoption of this ordinance shall serve, preserve and protect the health, safety and welfare of the citizens of Flowood; and

WHEREAS the Governing Authorities wish to conduct the affairs of the City in a spirit of transparency and efficiency as set forth by law; and

WHEREAS the Governing Authorities determine it to be in the best interest of the City to adopt this Ordinance in order to provide rules and regulations governing architectural guidelines for the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND
BOARD OF ALDERMEN OF THE CITY OF FLOWOOD, MISSISSIPPI, AS
FOLLOWS:**

SECTION 1: THE NEED FOR ARCHITECTURAL CONTROLS

The Board of Aldermen hereby find that:

A. Excessive uniformity and dissimilarity and inappropriateness or poor quality of design in the exterior appearance of residences and buildings, erected in residential, commercial or industrial areas affects the desirability of the immediate and adjoining areas for residential, business, and other purposes.

B. It is in the best interest of the City of Flowood to prohibit unsightly and unsuitable structures and landscapes that would be out of harmony or incongruent with existing visual features and the character of a residential or business area.

C. It is in the best interest of the City of Flowood to provide architectural controls to prevent harm and damage to the City which results in the absence of architectural control, and manifests itself in lower property values, diminished tourism, decreased economic values, and diminished future opportunities for land use and development.

D. Architectural controls promote general welfare, the mental health and the safety of the City of Flowood, preserve and enhance its cultural values, social responsibility, and citizenship; and enable its citizenry to identify with the municipality and the character of its residential and business community while growing to meet future needs and preserving the features of historical significance in Flowood.

SECTION 2: SUBMISSION OF PLANS WITH ANY APPLICATION FOR A BUILDING PERMIT

All persons or entities applying for a building permit for the commencement of any work, for the erection of any new building or in the alteration or addition to

any existing building, or any portion thereof, shall attach to such application for a building permit the full plans and specifications as prepared by a licensed architect, licensed engineer or qualified designer of the type of structure for which the permit is sought which shall depict the visual appearance of the structure from all sides and which shall include a designation of the following items:

- A. Size, including:
 - i. the gross cubical content.
 - ii. the number of floors or levels.
 - iii. the total square feet including a notation as to the square footage on each floor or level.
- B. The total height of the building or structure.
- C. The location of the building or structure on the lot showing property lines, easements and setbacks.
- D. The existence of fences and privacy screening, including the design thereof and the materials comprising the fence.
- E. The general design, style, and architecture of the facility.
- F. The materials to be utilized in the construction which are visible from the exterior of all sides.
- G. The finished grade lines.
- H. The elevation.
- I. The orientation.
- J. The parking and access.
- K. The description of the Roof to include:
 - i. the pitch;
 - ii. the roof line;
 - iii. the shape and design; and,
 - iv. the materials utilized in the construction which are visible from the exterior of all sides.
- L. The size and design of yards, courts, or other open spaces.
- M. The terrain.
- N. The type and location of doors, windows, porticos and other openings or breaks.
- O. All exterior colors, including the roof and building façade.

- P. The landscaping.
- Q. Any ornamental features and exterior lighting.
- R. Building projections.
- S. All service areas, dumpsters, privacy screenings, utility buildings and accessories.
- T. Drainage.
- U. The location, size and details of any proposed signs.

SECTION 3: REVIEW OF SINGLE-FAMILY RESIDENTIAL CONSTRUCTION PLANS

All plans and specifications submitted with an application for a building permit for a single-family residential structure shall be reviewed by the City Building Official. The purpose of this review as it pertains to this Ordinance will be to ascertain whether the proposed structure or alteration is excessively similar or dissimilar to any other structure either then existing or for which a building permit has been issued within 500 feet of the proposed site as measured from each lot line of the facility, excluding streets, alleys and other public rights-of-way. If the Building Official determines such structure or alteration is excessively similar or dissimilar and makes a specific finding in writing that the structure or alteration as proposed would cause or provoke one or more of the harmful effects as set forth in Section 1(c) and that such finding is not based on the Building Official's personal preferences to taste or choice or architectural style or design, then the building permit application shall be denied. If the Building Official shall fail to disapprove the application within thirty (30) days of its being filed in his/her office, then the building permit shall be issued provided it conforms in all respects to other applicable laws and ordinances of the federal government, state, county and city.

If the application for the permit is denied, the party submitting it has the right to amend its plans and specifications and re-submit them to the City. If the Building

Official shall fail to disapprove the application containing the amended plans within fifteen (15) days of its being filed, then the permit shall be issued providing it conforms in all respects to all other applicable laws and ordinances of the federal government, state, county and City.

SECTION 4: REVIEW OF MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CONSTRUCTION PLANS

All plans and specifications submitted with an application for a building permit for multi-family residential, commercial or industrial construction shall be reviewed by the Building Official. The purpose of this review will be to ascertain whether the proposed structure or alteration is excessively similar or dissimilar to any other structure either existing or for which a permit has been issued within 500 feet of the proposed site as measured from each lot line of the facility excluding streets, alleys and public rights-of-way. If the Building Official determines such structure or alteration is excessively similar or dissimilar and makes a specific finding in writing that the structure or alteration as proposed would provoke one or more of the harmful effects as set forth in Section I(c) and that their finding is not based on personal preferences to taste or choice or architectural style or design, then the application for a building permit shall be denied.

The party submitting the application for the permit shall, if the application is denied, have the right to amend its plans and specifications and resubmit them to the City. If the Building Official fails to disapprove the application containing the amended plans and specifications within sixty (60) days of their being filed with them, then the permit shall be issued provided it conforms in all respects to all other applicable laws and ordinances of the federal government, state, county and City.

SECTION 5: APPEAL TO MAYOR AND BOARD OF ALDERMEN

Any person aggrieved by the action of the Building Official in denying a building permit application for a single-family residential structure may appeal to the Mayor and Board of Aldermen, by filing with the City Clerk, a written notice of appeal and designation of record within ten days of the date of the final decision of the Building Official. The Mayor and Board of Aldermen shall consider whether the proposed facility or addition or alteration shall be excessively similar or dissimilar to any other structure existing or for which a permit has been issued within 500 feet of the proposed site as measured from each lot line of the facility excluding streets, alleys and public rights-of-way. If the Mayor and Board of Aldermen determine such structure or alteration is excessively similar or dissimilar and makes a specific finding that the structure or alteration as proposed would provoke one or more of the harmful effects as set forth in Section 1(c) and that their finding is not based on personal preferences to taste or choice or architectural style or designs, then the building permit shall be denied. The Mayor and Board of Aldermen shall act on the appeal within 45 days of the filing of the notice of appeal with the City Clerk.

SECTION 6: APPEAL

Any party aggrieved by the action of the Mayor and Board of Aldermen acting pursuant to this Ordinance may appeal their decision in the manner and time provided by law.

SECTION 7: DEVIATIONS FROM APPROVAL PROHIBITED

Any person or other entity having obtained the approval required by the Ordinance that deviates substantially from the approved plan shall be guilty of a

misdemeanor and upon conviction, shall be punished by a fine of not more than \$1000.00. Each violation and each day of failure to comply with the provisions of this Ordinance shall constitute a separate offense.

The Building Official, upon his determination of substantial deviation, shall issue a stop work order. Work shall not be permitted to continue, unless it is continued under substantial compliance or the changes have been re-submitted and approved pursuant to this Ordinance.

SECTION 8: SEVERABILITY

If any term or provision of this Ordinance shall be held to be unconstitutional or otherwise unenforceable; the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 9: CONFLICT

Any previous Architectural Control Ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 10: EFFECTIVE DATE

This ordinance shall be in full force and take effect thirty days from and after its adoption.

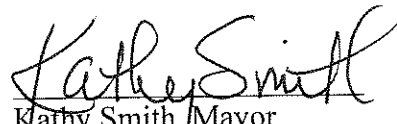
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The above foregoing ordinance was first reduced to writing and offered by Aldermen McDaniel who moved its adoption, which motion was seconded by Aldermen Robbins. There not being a request to read said ordinance, it was considered and adopted, with the vote on the final passage hereof being as follows:

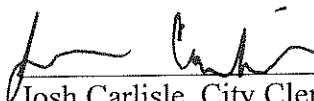
Alderman Harmon:	AYE
Alderman Buford:	AYE
Alderman McDaniel:	AYE
Alderman Prestage:	Absent
Alderman Robbins:	AYE

The subject Motion received the required number of positive votes and became the Order of the Mayor and Board of Aldermen.

SO ORDERED this the 18th day of August 2025.


Kathy Smith, Mayor

Attest:


Josh Carlisle, City Clerk
City of Flowood, Mississippi

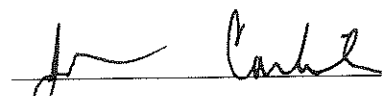
CERTIFICATE

I, Josh Carlisle, the duly appointed, qualified and acting Clerk of the City of Flowood, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance, passed, ordained and adopted by the Mayor and the Board of Aldermen of said City at a public meeting thereof held on the 18th day of August, 2025, and which Ordinance is spread of record in the minutes of said meeting and maintained in my office.

GIVEN under my hand and official seal of office, this the 19th day of August 2025.



(Seal)


Josh Carlisle, City Clerk