ZONING ORDINANCE
of the
CITY OF FLOWOOD, MISSISSIPPI
Rankin County

Comprehensive Zoning Regulations

Adopted by the Mayor and Board of Aldermen
November 16, 2026

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ARTICLE I:
ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP

100 Zoning Districts

100.01 In order to classify, regulate, and restrict the use and location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings; to regulate and determine the area of yards, courts, and other open spaces surrounding buildings; and to regulate and limit the density of population, the City of Flowood, Mississippi, is hereby divided into twenty (20) zoning districts[1]. Said districts are hereby designated as and shall be known as:

L-C	Land Conservation District
R-E	Estate Residential District
R- 1	Single Family Residential District
R-2	Medium Density Residential District[2]
R-3	Multifamily Residential District
R-4	Mobile Home Park Residential District
C-1	Neighborhood Commercial District
C-2	Restricted Commercial District
C-3	General Commercial District
I-1	Light Industrial District
I-2	Heavy Industrial District
PH-1	Patio Home District
PUD	Planned Unit Development District
SG	Smart Growth District
WO	Waterfront Overlay District[3]
MP	Medical Parkway Overlay District[4]
NRO	Neighborhood Revitalization Overlay District[5]
CCO	Commercial Corridor Overlay District[6]
WRP	West Rankin Parkway Industrial Overlay District[7]
AOD	Aviation Overlay District[8]

100.02 The permitted and conditional uses and area regulations shall be interpreted, applied, and enforced uniformly and consistently in each respective district and to each class, kind, or type of land, structure, or use.

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[1] Amended by Ordinance November 16, 2026.
[2] Amended by Ordinance November 16, 2026
[3] Amended by Ordinance November 16, 2026.
[4] Amended by Ordinance November 16, 2026.
[5] Amended by Ordinance November 16, 2026.
[6] Amended by Ordinance November 16, 2026.
[7] Amended by Ordinance November 16, 2026.
[8] Amended by Ordinance November 16, 2026.

101 Official Zoning Map

101.01 The boundaries of the twenty (20) zoning districts are hereby established as shown on the Official Zoning Map of the City of Flowood, Mississippi. Said zoning map and all notations, references, designation lines, words, figures, designs, and other matters noted thereon shall be and are hereby made a part of this Ordinance by reference, the same as if fully copied herein in words, figures, and designs.

101.02 The notations, references, designation lines, words, figures, and designs denoting zoning district boundaries on the Official Zoning Map are an integral part of this Ordinance. Changes on said Official Zoning Map to effect changes in zoning district boundaries shall be accomplished by an amendment to this Ordinance as provided in Article V. Changes in zoning district boundaries shall be entered on the Official Zoning Map by the Zoning Administrator promptly after the passage of the Ordinance enacting such amendment.

101.03 Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map filed and maintained by the City Clerk shall be the final authority as to the current zoning status of all real properties within the City of Flowood, unless an amendment or series of amendments to the Official Zoning Map duly adopted by ordinance, entered in the Ordinance Book, and currently in effect shall clearly indicate otherwise.

101.04 In the event the Official Zoning Map becomes damaged, destroyed, lost, outdated, or difficult to interpret because of the number of changes or additions, the Mayor and Board of Aldermen may, by ordinance and following a public hearing thereon, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new map shall bear a statement certifying that it is the new Official Zoning Map of the City of Flowood, Mississippi, and that it supersedes and replaces the prior Official Zoning Map, A new Official Zoning Map may be adopted by ordinance by the Mayor and Board of Aldermen without re-adoption of this Ordinance, provided there is no change in the number of zoning regulations for each such district. Nothing in this section shall be construed to prohibit the Mayor and Board of Aldermen from acting on their own initiative and adopting by ordinance an amendment to the Official Zoning Map changing the location of the zoning district boundaries, provided such amendment is in conformance with the City's formally adopted Comprehensive Plan.

102 Annexation

102.01 Following annexation of additional area, the Mayor and Board of Aldermen shall, as soon as practicable, place the newly annexed area under the provisions of this Ordinance by amending the Official Zoning Map to include the area annexed; provided, however, that such action shall be taken only after notice has been published and a public hearing has been held in the manner required by law. The delineation of zoning district boundaries in the area annexed shall be in conformance with and shall implement the City's formally adopted Comprehensive Plan.

102.02 Pending the amendment of the Official Zoning Map, the Zoning Administrator shall interpret, apply, and enforce the zoning regulations of Rankin County, if any, applicable to the annexed area.

103 Relationship to Comprehensive Plan

103.01 It is the intention of the Mayor and Board of Aldermen that this Ordinance implements the policies expressed in City's formally adopted Comprehensive Plan, as such plan may from time to time be amended. In anticipation of further growth and development, the Mayor and Board of Aldermen

do not regard the City's formally adopted Comprehensive Plan as a fixed, static, or inflexible plan. The Comprehensive Plan contemplates a dynamic community and recognizes the inevitability of change.

103.02 The Mayor and Board of Aldermen do expressly find that this Ordinance and the Official Zoning Map are in conformance with the City's formally adopted Comprehensive Plan.

ARTICLE II
GENERAL PROVISIONS

200 Required Conformance

200.01 Each parcel of land and each and every structure shall be used only for a purpose permitted in the zoning district in which it is located.

200.02 A structure shall not be erected, converted, enlarged, reconstructed (except immediately following a natural disaster), moved, materially altered, or used except in conformity with all the regulations specified in this Ordinance for the zoning district in which such structure is located.

200.03 A structure shall be erected, converted, enlarged, reconstructed (except immediately following a natural disaster), moved, materially altered, or used only in conformity with the use permitted in the zoning district in which such structure is located.

200.04 A structure shall be erected, converted, enlarged, reconstructed (except immediately following a natural disaster), moved, or materially altered or used only in conformity with the off-street parking space and sign regulations.

200.05 The minimum lot area, required yards, street frontage, parking spaces, and open spaces, including lot area per housing unit, required by this Ordinance for every structure existing at the time of passage of this Ordinance, or for any structure hereafter erected or materially altered, shall not be encroached upon or be considered as part of the minimum area, required yards, street frontage, parking spaces, or open spaces required for any other structure.

200.06 A structure shall be erected, converted, enlarged, reconstructed, or materially altered only following the issuance of a building permit, and no building permit shall be issued, except in strict conformance with the provisions of this Ordinance.

201 Nonconforming Uses

201.01 Any lawful use existing at the time of the effective date of this Ordinance may be continued even though the use does not conform to the provisions of this Ordinance, as provided herein. The Mayor and Board of Aldermen may permit substitution of a new nonconforming use for an existing nonconforming use, provided the Mayor and Board of Aldermen determines by resolution that any change of use will be less detrimental to the neighborhood than the existing nonconforming use.

201.02 A nonconforming use of a structure or parcel of land which has been abandoned shall not thereafter be returned to a nonconforming use. A nonconforming use shall be considered abandoned whenever any one of the following conditions exists:

201.02-01 When the use has been discontinued for three (3) months, except for reasons beyond the owner's control.

201.02-02 When the use has been replaced by a permitted use or has been changed to a Conditional Use authorized by the Mayor and Board of Aldermen.

201.03 A nonconforming use shall not be enlarged, extended, reconstructed, or structurally altered except as follows:

201.03-01 A nonconforming use shall not be enlarged, extended, reconstructed, or structurally altered except for repairs and maintenance work required to keep the land or structure in safe and sound condition.

201.03-02 A nonconforming use shall not be moved in whole or in part.

201.03-03 The reconstruction of a nonconforming structure damaged by fire, flood, tornado, explosion, or act of God shall not be allowed unless the fair market cost of the repairs is less than fifty percent (50%) of the value of structure prior to the damage.

201.03-04 Any owner-occupied residential structure which is nonconforming due to its location in other than any residential zoning district may be enlarged, extended, reconstructed or structurally altered, provided the structure meets the required yard and area requirements of the R-2 Limited Multifamily Residential District.

202 Accessory Buildings and Uses

202.01 Accessory buildings shall be subject to the following requirements:

202.01-01 An accessory building shall be erected only to the rear of the main structure to which it is appurtenant.

202.01-02 No accessory building shall be erected closer than five (5) feet to the lot boundary or another building.

202.02 Accessory uses commonly associated with and incidental or insubstantial to any permitted use shall be allowed, provided, in residential zoning districts, such uses do not involve any type of business, trade, manufacturing, or industry.

202.02-01 A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use.

202.02-02 To be "commonly associated" with a principal use, it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.

202.03 The following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory to principal residential uses:

202.03-01 Offices or studios within a structure and used by an occupant of a residence located on

the same lot as such structure to carry on administrative or artistic activities of a commercial nature, so long as such activities do not fall within the definition of a home occupation.

202.03-02 Hobbies or recreational activities of a noncommercial nature.

202.03-03 The renting out of one or two rooms within a single-family dwelling (which one or two rooms do not themselves constitute a separate dwelling unit) to not more than two persons who are not part of the family that resides in the single-family dwelling.

202.03-04 Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than three (3) days (whether consecutive or not) during any 90-day period.

202.04 Quarters for security personnel, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory to principal commercial and industrial uses.

202.05 The following activities shall not be regarded as accessory to a principal use and are prohibited:

202.05-01 Storage outside of any motor vehicle that is neither licensed nor operational.

202.05-02 In residential districts, habitual or overnight parking outside of more than four (4) automobiles, boats, trailers, vans, motor homes, campers, or other motor vehicles between the front building line of the principal structure and the street. Habitual overnight parking of large commercial vehicles and buses in residential districts is specifically prohibited.

203 Minimum Lot Requirements

203.01 All lots and building sites created after the effective date of this Ordinance shall have frontage on a public street or shall have frontage on a private street specifically found by the Mayor and Board of Aldermen, acting by resolution, to meet the City's minimum requirements for right-of-way width, block length, roadway width, base and pavement thickness, and utility improvements as are required for public streets in the applicable zoning district.

203.02 All lots and building sites created after the effective date of this Ordinance shall have sufficient frontage on a public or private street to meet the minimum frontage requirements stated in Section 311.

203.03 All lots and building sites created after the effective date of this Ordinance shall have sufficient area to meet the minimum area requirements stated in Section 311.

203.04 All lots and building sites created after the effective date of this Ordinance shall have sufficient depth and width to permit a structure to be constructed thereon without encroachment of the front, side and rear yard requirements stated in Section 311.

203.05 All lots and building sites created after the effective date of this Ordinance and located at the intersection of two (2) streets, regardless of whether said streets are public or private, shall be required to have sufficient depth and width to permit two (2) required front yards. Any structure erected on a corner lot shall not encroach into the required front yard adjacent to any public or private street on which the lot abuts.

203.06 All vacant lots of records, which on the effective date of this Ordinance or an amendment to this Ordinance, become nonconforming lots in regard to lot area or width, unless two (2) or more of such vacant existing lots are under single ownership and have continuous frontage with other lots under the same ownership, may be used for any permitted use in the zoning district in which they are located. Prior to the use of a nonconforming lot, the owner of such a lot shall make every effort to comply with the zoning district regulations and shall apply to the Mayor and Board of Aldermen for a Variance from the zoning district regulations with which the lot fails to comply. A Variance from the zoning district regulations shall not allow any use of a lot other than a use permitted within that zoning district.

203.07 If two (2) or more of vacant lots of record are under single ownership and have continuous frontage with other lots under the same ownership, and such lots considered separately are nonconforming in regard to lot area and width, the lands within said nonconforming lots shall be considered to be an undivided parcel for the purposes of this Ordinance, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width or lot area requirements established by this Ordinance[9], nor shall any division of any parcel be made which creates a lot with a width or area below the requirements stated in this Ordinance.

203.08 Lots and building sites shown on a preliminary plan approved by the City prior to the effective date of this Ordinance, if constructed substantially in accordance with such approved preliminary plan, shall be permitted to be developed and improved in accordance with the minimum yard and setback requirements in effect at the time of such approval.

204 Repealed the 8th day of May, 1992

205 Off-Street Parking and Access

205.01 In connection with every commercial, business, trade, institutional, recreational, residential, or other use, off-street parking requirements for parking and storage of vehicles shall be provided in accordance with the off-street parking regulations set forth hereinafter.

205.01-01 Dwelling units - two (2) spaces per lot, or two (2) spaces per single family dwelling unit, manufactured home, mobile home, or apartment unit.

205.01-02 Retail stores - one (1) space for each two hundred (200) square feet of retail floor area plus one (1) space for each two (2) employees.

205.01-03 Wholesale establishments - one (1) space for each two (2) employees.

205.01-04 Manufacturing, processing, or industrial establishments - one (1) space for each two (2) employees at the maximum shift.

205.01-05 Hotels, motels, and lodging houses - one (1) space for each guest room plus one (1) space for each two (2) employees.

205.01-06 Hospitals - one (1) space for each three (3) beds plus one (1) space for each two (2) employees at the maximum shift.

[9] Amended by Ordinance November 16, 2026.

205.01-07 Restaurants and other eating establishments - one (1) space for each three (3) seats plus one (1) space for each two (2) employees at the maximum shift.

205.01-08 Churches, elementary schools, junior high schools, or other assembly structures or facilities — one (1) space for each four (4) people anticipated at the facility's maximum capacity.

205.01-09 Senior high schools, vocational schools, and similar institutions - one (1) parking space for each classroom seat plus one (1) parking space for each full-time employee.

205.01-10 Business and professional offices - one (1) space for each three hundred (300) square feet of gross floor area.

205.01-11 Theaters - one (1) space for each two (2) seats.

205.01-12 For retail buildings, malls, and other like developments where the building(s) square feet exceed 50,000 square feet, 4.5 parking spaces per 1000 square feet of building (s) total size.

205.02 In case of any use which is not specifically mentioned in Article III or is not mentioned above, the off-street parking space requirements for such use shall be the same as for a similar mentioned use, as determined by the Zoning Administrator.

205.03 In case of any use which is not specifically mentioned in Article III and which is not similar to a use which is so mentioned, the off-street parking requirements shall be those determined appropriate for the use from the recommended parking standards and requirements published by the ITE Parking Generation (current edition).[10]

205.04 All parking spaces, loading docks, ramps, and related access facilities shall be located on a lot so that no portion of any vehicle using them will be within the right-of-way of any dedicated public road.

205.05 In connection with any place of public assembly, school, church, hospital or other similar facility, and recreational facility, any multi-family dwelling, any commercial structure, any industrial structure, or any complex of such structures, the owner of such structure shall be required to designate and provide adequate fire lanes between at least one public street and each structure on the lot. Such fire lanes shall be constructed and maintained in and of sufficient width, materials and location to permit emergency access at all times including during inclement weather to such structures by vehicles such as fire trucks, ambulances and police cars. Unless otherwise designated and marked, any primary access and/or service drive or lane of travel for motor vehicles located within a lot shall constitute a fire lane.

205.06 In addition to those fire lanes established by the preceding paragraph, the Fire Official shall have the authority to require the construction, maintenance and designation of such other fire lanes and of fire zones as shall be reasonably required to assure access to said structure for fire fighting and other emergency purposes or to otherwise assure the health, safety and general welfare of the occupants of said structures. The Fire Official shall also have the authority to require that fire lanes be marked on the surface thereof and/or be adequately marked by signs at the expense of the lot owner. The Fire Official shall also have the authority to require that fire zones be adequately marked by signs at the expense of the lot owner.

[10] Amended by Ordinance November 16, 2026.

205.07 Designated fire zones shall be marked as follows. The owner and/or manager of any such structure shall mark and maintain upon the surface of each fire zone stripes of reflectorized white, traffic, and weather-proof paint (or adhesive material manufactured for such purpose) with each stripe to be four (4) inches in width and all stripes to be placed parallel and no greater than four (4) feet apart.

205.08 It shall be a violation of this Ordinance for any person to park any motor vehicle or trailer, whether attended or unattended, within any fire lane or fire zone, or to cause an obstruction of any kind or nature whatsoever to be placed or remain for any period of time within any fire lane or fire zone. Any unattended motor vehicle or trailer or obstruction found parked or placed in a fire lane or fire zone may be impounded and removed there from by a police officer and the reasonable cost of any tow or service charges incurred may be assessed against the owner of such vehicle or trailer. The cost of removing any other type of obstruction may be assessed against the owner or manager of such structure.

206 Environmental Influences, Other Agencies, and Other Ordinances Affecting the Use of Real Property within the City of Flowood.

206.01 In addition to complying with the provisions of this Ordinance, all lands and structures located within areas of special flood hazard, as such areas are shown on the latest official maps of the City on which the Federal Insurance Administration has delineated such areas, shall comply with the provisions of that certain ordinance duly adopted by the Mayor and Board of Aldermen of the City entitled "An Ordinance to Provide for the Management of Permitted Development on Public and Private Lands within Floodplains located in the Corporate Limits of the City of Flowood, Mississippi", and such other ordinances related to the use of lands subject to flooding.

206.02 In addition to complying with the provisions of this Ordinance, all activities on lands, which are inundated by waters of the United States, are subject to the regulatory jurisdiction of the U. S. Army Corps of Engineers.

206.03 In addition to complying with the provisions of this Ordinance, all lands adjacent to and within the area affected by the Jackson-Medgar Wiley Airport shall also be subject to the Stipulation of Compromise of Claim filed on December 4, 2025, as MEC Dkt No. 138 in the Rankin County Chancery Court Cause No. 61CH1:18-cv-01395.[11]

207 Prohibited Uses

207.01 Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials, including fireworks, is prohibited.

207.02 Stockyards, poultry houses, slaughterhouses, rendering plants, commercial feed lots, sanitary landfills, hazardous waste disposal facilities, and arsenals for storage of fireworks, explosives, gunpowder, fissionable materials, or nuclear wastes are prohibited.

207.03 Use of a travel trailer, camper, motor home, or bus as a permanent residence is prohibited.

[11] Amended by Ordinance November 16, 2026.

207.04 Uses which may be hazardous, harmful, noxious, offensive, or a nuisance to the neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage and pollution, transportation and traffic, and aesthetic and psychological effects are prohibited.

207.05 Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored, any services are performed, or other business is conducted, is prohibited.

207.06 Mini-storage warehouses are prohibited in any commercial district of the City.

207.07 Tattoo parlors (including any entity that applies body art), vape shops, check cashing loan and title loan businesses, self-service laundry, including coin laundry[12], facilities, mobile, manufactured, and/or modular[13] home dealers, pawn shops, psychics, palm readers, thrift stores and flea markets are prohibited in all zoning districts except I-2.

207.08 All businesses that involve cash payments to customers in exchange for titles or goods, such as but not limited to, gemstones, gold, silver, platinum, or other precious metals are prohibited in all zoning districts except I-2. Nothing herein shall be construed to prohibit properly permitted consignment shops in appropriate zoning districts.

207.09 The designated Zoning Administrator shall determine whether a proposed use is permitted within the City's zoning district based on the uses identified in this Ordinance. When it is unclear whether a proposed use is permitted, the Administrator shall consider the purpose and intent of the applicable zoning district, along with the established list of permitted uses, in making a determination. Any use not specifically listed as a permitted use and not determined by the Administrator to be substantially similar to a listed use, shall be deemed prohibited unless approved as a conditional use by the Board of Aldermen.[14]

208 Temporary, Emergency, Construction, or Repair Residences

208.01 The Mayor and Board of Aldermen may issue permits by resolution for temporary, emergency, construction, or repair residences. Such residences shall be located within the required building setback lines and shall be connected to public utilities.

208.02 Temporary residences used on construction sites of non-residential premises shall be removed immediately upon the completion of the project.

208.03 Permits for temporary residences to be occupied pending the construction, repair, or renovation of the permanent residential building on a site shall expire one year after the date of issuance. After the expiration of such initial permit, the Mayor and Board of Aldermen may renew such permit as a Temporary Use, which shall be considered and granted as provided in Sections 400-409 of this Ordinance[15].

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[12] Amended by Ordinance November 16, 2026.
[13] Amended by Ordinance November 16, 2026.
[14] Amended by Ordinance November 16, 2026.
[15] Amended by Ordinance November 16, 2026.

208.04 The placement of a temporary mobile home or modular building upon commercial or industrial property may be allowed by the Mayor and Board of Aldermen for use as an Office or Storage Facility for a period not to exceed one (1) year upon a finding by the Board that unforeseen and reasonable circumstances required same or that undue hardship would result if the application were denied. The resolution for the placement of same shall expire one (1) year from the date of issuance unless extended by the Board, in its discretion, for an additional one (1) year at the request of the landowner. No more than one (1) extension shall be allowed.

209 Surface Mining

209.01 Surface mining of sand, gravel, soil, clay, sand-clay, or clay gravel shall be allowed only within zoning districts expressly permitting same, provided that the minimum lot area shall be four (4) acres.

209.02 Surface mining of sand, gravel, soil, clay, sand-clay, or clay gravel shall be allowed only after a permit therefore has been issued pursuant to the Mississippi Surface Mining and Reclamation Law, Section 53-7-1 et seq. of the Mississippi Code of 1972, as amended. Failure to comply with the performance requirements of said Law or failure to implement or complete the reclamation plan provided for in said law shall constitute a violation of this Ordinance.

209.03 The construction of lakes, ponds and storm water retention basins approved by the Mayor and Board of Aldermen shall not be considered as surface mining and shall be permitted within any zoning district.

210 Additional General Provisions

210.01 The boundaries of all improved lots in commercial and industrial districts which abut lots in residential districts shall be fenced with a privacy fence at least six (6) feet in height and built of treated lumber or other approved materials.

210.02 All external illumination and sound originating from a lot shall be directed and controlled so that such shall not be a nuisance or a hazard.

211 Automobile and Other Junk Yards

211.01 Automobile and truck junk yards, crushing yards, used vehicle parts yards, salvage yards, wrecking yards and any other metal, automobile, truck salvage yards or other junk yards are specifically excluded as allowed uses in any Zoning District, except as provided in Section 310.02-06[16], in the City of Flowood, Mississippi; further, that all such uses presently existing within the City and in operation prior to October 1, 1988, shall be allowed to remain as a nonconforming use, provided that said use shall not be expanded or enlarged without the approval of the Mayor and Board of Aldermen on application of the owner, which application shall be filed with the Zoning Administrator and acted on by the Mayor and Board of Aldermen without public hearing; provided, further, that all such uses shall only be allowed to remain if restrictively fenced from public view of any public highway, street, adjoining residence or commercial buildings by a fence at least six (6) feet in height, which fence shall be of uniform height, constructed with uniform materials and shall be constructed of wood and if not constructed of wood the construction materials desired to be used shall be approved by the mayor and Board of Aldermen of the City of Flowood prior to use. The Mayor and Board of Aldermen will consider any material which will

[16] Amended by Ordinance November 16, 2026.

screen the property from public view and be of a uniform height and materials and which will adequately shield or screen the premises from public view. It is the intent of the Mayor and Board of Aldermen that the fence be six (6) feet in height or of such height over six (6) feet as is necessary to shield the contents of the premises from public view. If any such use is not fenced from public view, as provided herein, within six (6) months of the effective date of this ordinance, then said use shall be considered a nonconforming use and must be removed from the City of Flowood within one (1) year of the expiration of the initial six (6) months period without exception. Time is of the essence in the compliance with this Ordinance. If this provision is not complied with, the owner or operators Privilege-License will be revoked, or not renewed. In addition, the owner, operator or violator of this provision shall be subject to the other enforcement provisions of this Ordinance.

212 Outside Storage In C-1, C-2, C-3 Commercial District

212.01 Any business located within Zoning District C-1, C-2, or C-3 must operate within an enclosed structure without any merchandise, inventory, equipment or other items located outside the enclosed structure. Excluded from this provision are businesses, which customarily display inventory outdoors, such as automobile, truck and machinery or equipment sales and lawn, patio and landscaping businesses, and any other like business.

ARTICLE III
ZONING DISTRICT REGULATIONS

300 L-C Land Conservation District

300.01 The L-C Land Conservation District is hereby created in order to preserve for future development and use in a manner consistent with the City's formally adopted Comprehensive Plan tracts of presently vacant land located in areas without an established urban land use character or without adequate public street access and utility service. This zoning district is intended to function as a holding zone. Lands in this zoning district will be reclassified for urban utilization when the need for uses permitted in other urban zoning districts is warranted and provision is made for the extension of necessary streets and public utility services. Implementation of this zoning district is intended to encourage utilization of lands already served by adequate streets and utility services before those lands, which are not so served. Implementation of this zoning district is to provide for flexible, orderly transition between undeveloped areas and developed areas of the City. The regulations of this zoning district will permit traditional non-urban uses to continue until an urban land use character for a particular area is justified, until streets and utility services adequate for such urban land uses are available or assured, and until a change in zoning district classification is ordained. An applicant seeking reclassification of lands from an L-C Land Conservation District shall show how the proposed reclassification is in conformance with the City's formally adopted Comprehensive Plan. Assurance of the provision for extension of streets and utilities to lands in the L-C Land Conservation District shall constitute an indication of change in the character of the area and community need for such zoning.

300.02 Uses permitted in an L-C Land Conservation District include agriculture, forestry, conservation, and low-density outdoor recreation activities which do not or will not change the natural character of the land, attract large numbers of people, or result in a level of inhabitancy that exceeds one (1) family per five *(5)* acres of land. Included within these permitted uses are the following:

300.02-01 Cultivation of field crops, truck crops, gardens, vineyards, and orchards.

300.02-02 Forestry, timberland, and wood lot operations.

300.02-03 Wholesale greenhouse operations; tree, shrub or flower nurseries, and landscape gardening.

300.02-04 Raising of livestock on tracts containing at least ten (10) acres of pastureland.

300.02-05 Stables, barns, silos, sheds, and other structures directly related to permitted uses.

300.02-06 Single family detached residences, excluding manufactured homes and mobile homes, provided that the minimum lot area shall be five (5) acres.

300.02-07 Outdoor recreational facilities such as camps, lodges, and riding arenas under private or commercial operation, provided that the minimum lot or parcel area shall be twenty (20) acres and provided further that any structures located thereon shall be at least two hundred (200) feet from any property boundary or from any street right-of-way line.

300.02-08 Churches and other places of worship provided that the minimum lot area shall be five (5) acres, and provided further that any structures located thereon shall be at least fifty (50) feet from any property boundary or from any street right-of-way line, and provided further that adequate off-street parking is provided on the lot.

300.02-09 Public parks, playgrounds, recreation, and community facilities of a noncommercial nature and similar facilities of social, civic, or neighborhood associations, provided that the minimum lot area shall be five (5) acres, and provided further that any principal structure located thereon shall be at least fifty (50) feet from any property boundary or from any street right-of-way, and provided further that adequate off-street parking space is provided on the lot.

300.03 The following conditional uses may be authorized in the L-C Land Conservation District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

300.03-01 Private, non-commercial recreational structures and facilities such as lodges, clubhouses, swimming pools, and tennis courts.

300.03-02 Structures and installations, which are necessary public facilities or utilities and require location in an L-C Land Conservation District.

300.03-03 Customary home occupations.

300.03-04 Surface mining of sand, gravel, soil, clay, sand-clay, or clay gravel, provided that all mining operations shall meet the requirements of Section 209.

300.04 Accessory uses and structures customary and incidental to a permitted principal use shall be allowed.

300.05 Omitted.

300.06 Off-street parking space shall be provided as prescribed in Section 205.

300.07 Minimum area, yard, and other requirements shall be as prescribed in Section 311.

300.08 The following structures, uses, and activities are strictly prohibited in an L-C Land Conservation District.

300.08-01 Structures of any type other than those associated with permitted uses.

300.08-02 Activities which anticipate the outdoor assembly of over fifty (50) persons.

300.08-03 Race tracks for animals or vehicles.

300.08-04 Trails for off the road motor vehicles.

300.08-05 Outside storage of any kind, except that incidental to a permitted use.

300.08-06 Junkyards, dumps, and salvage operations of any kind.

301 R-E Estate Residential District

301.01 The R-E Estate Residential District is hereby created in order to provide areas within the City reserved for low-density single-family residential purposes. The regulations for this zoning district and the delineation of district boundaries on the Official Zoning Map have been written and drawn for the purposes of guiding new residential development and protecting existing low density areas. When developed according to the regulations, these areas should constitute sound residential development and enhance the quality and stability of the City's housing environment. It is the intent of this Ordinance that new residential development in this district be regulated according to sound, reasonable, and desirable regulations. The reasons for creating and implementing this zoning district and the R- 1 Single Family Residential District as two distinct zoning districts for identical permitted uses are to provide flexibility in the size of lots for single family subdivisions and to provide density-compatible alternatives for the construction of streets, storm drainage, and utility systems in new single family residential neighborhoods. The regulations governing this zoning district and the R- 1 Single Family Residential District shall be identical except for minimum area, yard, and other requirements set forth in Section 311.

301.02 The following uses are permitted in the R-E Estate Residential District:

301.02-01 Single family detached dwellings but specifically excluding mobile homes and manufactured homes.

301.02-02 Churches and other places of worship, not including funeral homes or mortuary chapels, provided that the minimum lot area shall be five (5) acres, and provided further that any structures located thereon shall be at least fifty (50) feet from any property boundary and from any street right-of-way line, and provided further that adequate off-street parking is provided on the lot.

301.02-03 Public parks, playgrounds, recreation, and community facilities of a noncommercial nature and similar facilities of social, civic, or neighborhood associations, provided that the minimum lot area shall be five (5) acres, and provided further that any structures located thereon shall be at least fifty (50) feet from any lot boundary and from any street right-of-way line, and provided further that adequate off-street parking is provided on the lot.

301.02-04 Schools and institutions for pre-school and elementary child care and education, provided that any structures located thereon shall be at least fifty (50) feet from any lot boundary and from any

street right-of-way line, and provided further that adequate off-street parking is provided on the lot.

301.03 The following conditional uses may be authorized in the R-E Estate Residential District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

301.03-01 Structures and installations which are necessary public energy facilities and require location in an R-E Estate Residential District, provided no such structures and installations shall be located within five hundred (500) feet of a residential dwelling structure.[17]

301.03-02 Customary home occupations.

301.04 Accessory uses and structures customary and incidental to a permitted principal use shall be allowed.

301.05 Omitted

301.06 Off-street parking space shall be provided as prescribed in Section 205.

301.07 Minimum area, yard, and other requirements shall be as prescribed in Section 311.

302 R-1 Single Family Residential District

302.01 The R-1 Single Family Residential District is hereby created in order to provide areas within the City for single-family residential purposes in typical urban subdivisions. The regulations of this zoning district and the delineation of district boundaries on the Official Zoning Map have been written and drawn for the purposes of guiding new residential developments. When developed according to the regulations, these areas should constitute sound residential development and enhance the quality and stability of the City's housing environment. It is the intent of this Ordinance that new residential development in this district be regulated according to sound, reasonable, and desirable regulations. The purposes of creating and implementing this zoning district and the R-E Estate Residential District as two distinct zoning districts for identical permitted uses are to provide flexibility in the size of lots for single family dwellings and to provide density-compatible alternatives for the construction of streets, storm drainage, and utility systems in new single family residential neighborhoods. The regulations governing this zoning district and the R-E Estate Residential District shall be identical except for minimum area, yard, and other requirements set forth in Section 311.

302.02 The following uses are permitted in the R-1 Single Family Residential District:

302.02-01 Single family detached dwellings, excluding manufactured homes and mobile homes.

302.02-02 Churches and other places of worship, not including funeral homes or mortuary chapels, provided that the minimum lot area shall be five (5) acres, and provided further that any structures located thereon shall be at least fifty (50) feet from any lot boundary and from any street right-of-way line, and provided further that adequate off-street parking is provided on the lot.

302.02-03 Public parks, playgrounds, recreation, and community structures and facilities of a non-commercial nature, and similar facilities of social, civic, or neighborhood associations, and provided that

[17] Amended by Ordinance dated December 7, 2015.

the minimum lot area shall be five (5) acres, and provided further that any structures located thereon shall be at least fifty (50) feet from any lot boundary and from any street right-of-way line, and provided further that adequate off-street parking is provided on the lot.

302.02-04 Schools and institutions for pre-school and elementary child care and education, provided that any structures located thereon shall be at least fifty (50) feet from any lot boundary and from any street right-of-way line, and provided further that adequate off-street parking is provided on the lot.

302.03 The following conditional uses may be authorized in the R-1 Single Family Residential District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

302.03-01 Structures and installations which are necessary public energy facilities and require location in an R-1 Single Family Residential District, provided no such structures and installations shall be located within five hundred (500) feet of a residential dwelling structure.[18]

302.03-02 Customary home occupations.

302.03-03 Public and private secondary and high schools and related uses.[19]&[20]

302.04 Accessory uses and structures customary and incidental to a permitted principal use shall be allowed.

302.05 Omitted.

302.06 Off-street parking space shall be provided as prescribed in Section 205.

302.07 Minimum area, yard, and other requirements shall be as prescribed in Section 311.

303 R-2 Medium Density[21] Residential District

303.01 The R-2 Residential District is hereby created in order that certain areas within the City of Flowood be allowed to be developed with single family houses on smaller lots; or older structures that may be converted to multifamily uses, boarding houses, lodging houses, or group dwellings.[22]

303.02 The following uses are permitted in the R-2 Limited Multifamily Residential District:

303.02-01 Any use or structure permitted in the R-1 Single Family Residential District.

303.02-02 Omitted.

303.02-03 Omitted.

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[18] Amended by Ordinance dated December 7, 2015.
[19] Amended by Ordinance dated May 2, 2016.
[20] Amended by Ordinance November 16, 2026.
[21] Amended by Ordinance November 16, 2026.
[22] Amended by Ordinance November 16, 2026.

303.03 The following conditional uses may be authorized in the R-2 Limited Multifamily Residential District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

303.03-01 Any conditional use allowed in the R-1 Single Family Residential District.

303.03-02 Omitted.[23]

303.03-03 Boarding houses, lodging houses, and group dwellings such as elderly service centers.

303.04 Accessory uses and structures customary and incidental to a permitted principal use shall be allowed.

303.05 The only signs permitted in this district shall be those on-premises signs deemed incidental to a permitted principal use and which meet the requirements of the City's current sign regulations[24].

303.06 Off-street parking space shall be provided as prescribed in Section 205.

303.07 Minimum area, yard, and other requirements shall be as prescribed in Section 311.

304 R-3 Multifamily Residential District

304.01 The R-3 Multifamily Residential District is hereby created to provide certain areas within the City in which there may be developed high density residential uses, including rental apartment complexes, apartment hotels, and condominium housing complexes. It is further the intent of this district to be in balance with other housing types in the City. Therefore, new multifamily developments, including any expansion or extension of an existing development (the "Proposed Multifamily Developments"), in the R-3 Multifamily Residential District shall only be allowed if the percentage of the City's total housing stock associated with multifamily housing, including the Proposed Multifamily Development, is less than or equal to fifteen percent (15%). An analysis of the percentage of the City's total housing stock associated with multifamily developments shall be performed prior to any Proposed Multifamily Development is allowed in any R-3 Multifamily Residential District."

304.02 The following uses are permitted in the R-3 Multifamily Residential District:

304.02-01 Any use or structure permitted in the R-2 Limited Multifamily Residential District, provided that detached single family dwellings meet the single family detached dwelling requirements of the R-2 Limited Multifamily Residential District.

304.02-02 Duplexes and residential buildings and complexes of residential buildings containing up to four units per structure and Rental apartment complexes.[25]

304.02-03 Apartment hotels.

304.02-04 Condominium housing complexes.

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[23] Amended by Ordinance dated December 7, 2015.
[24] Amended by Ordinance November 16, 2026.
[25] Amended by Ordinance dated December 7, 2015.

304.03 Any conditional use allowed in the R-2 Limited Multifamily District may be authorized by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

304.04 Accessory uses and structures customary and incidental to any aforesaid permitted uses shall be allowed, including ancillary convenience commercial, retail, and service establishments catering exclusively to the residents of the property within which they are located. In no instance shall any ancillary convenience commercial use occupy more than ten percent (10%) of the gross area of the structure in which it is located and intended to serve. Accessory uses and structures shall not include any type of business designed to serve off-site customers or any trade, manufacturing, or industry.

304.05 Omitted

304.06 Off-street parking space shall be provided as prescribed in Section 205.

304.07 Minimum area, yard, and other requirements shall be as prescribed in Section 311.

305 R-4 Mobile Home Park Residential District

305.01 The R-4 Mobile Home Park Residential District is hereby created in order to provide areas within the City for use and development as mobile home parks and mobile home subdivisions.

305.02 Mobile Home parks, Mobile Home subdivisions, and Manufactured Homes shall be permitted in the R-4 Mobile Home Park Residential District provided that such parks and subdivisions shall not have a density exceeding six (6) Mobile Homes or Manufactured Homes per acre, provided further that the minimum park or subdivision area shall be five (5) acres, provided further that each Mobile Home or Manufactured Home shall be connected to adequate water, electrical, telephone, sewage, and drainage systems, and provided further that each Mobile Home, Manufactured Home, or accessory structure shall be located no closer than fifteen (15) feet to any other mobile home or accessory structure.

305.03 Mobile home subdivisions shall be subdivided by an officially recorded plat and shall conform to all applicable standards of the City's Subdivision Ordinance.

305.04 Accessory uses or structures customary and incidental to mobile home parks and mobile home subdivisions shall be allowed, including ancillary convenience commercial, retail, and service establishments catering exclusively to the residents of the property within which they are located. In no instance shall ancillary convenience commercial uses occupy more than ten percent (10%) of the gross area of the park or subdivision. Laundry facilities shall be provided in a service building with a minimum of one washing machine for each thirty mobile home spaces or lots. A community drying yard shall be provided with an area of not less than thirty (30) square feet for each mobile home space or lot, and said drying yard shall be enclosed with a six (6) foot screening fence. Accessory uses and structures shall not include any type of business designed to serve off-site customers, nor shall they include any trade, manufacturing, or industry.

305.05 Omitted.

305.06 Off-street parking space shall be provided as prescribed in Section 205. In addition, one (1) parking space shall be provided for every five (5) mobile home spaces or lots. All streets, driveways, and parking spaces shall be paved with asphalt or concrete. The minimum requirements for such pavement shall be four (4) inches of concrete or six (6) inches of compacted clay gravel with two (2)

inches of asphalt surface. Pavements must be placed on firm sub-grade. All streets shall have a minimum paved width of twenty (20) feet.

305.07 Minimum area, yard, and other requirements for each mobile home space or lot in a mobile home park or mobile home subdivision shall be as prescribed in Section 311.

305.08 Mobile home parks shall be developed, utilized, and operated according to a plan approved by the Mayor and Board of Aldermen, which approval shall not unreasonably be withheld or denied.

306 C-1 Neighborhood Commercial District

306.01 The C-1 Neighborhood Commercial District is hereby created to provide for commercial areas within the City which are compatible with proximate residential areas. The permitted structures are intended to be low density in character. The permitted uses are intended to be compatible with the character of stable residential neighborhoods.

306.02 The following uses are permitted in the C-1 Neighborhood Commercial District.

306.02-01 Any type of commercial or institutional enterprise commonly known and accepted by the general public as an office type professional business or occupation, including all forms of business and professional offices, and planned complexes of such uses containing less than fifty thousand (50,000) square feet of tenable space in the enclosed structure(s).

306.02-02 Any small retail commercial enterprise in which there is kept no stock in trade or merchandise for sale outside of an enclosed structure within public view.

306.02-03 Any small service commercial enterprise in which no work is performed outside of an enclosed structure within public view.

306.02-04 Photographer's and artist's studios, music and dance studios, and establishments providing instruction related to the arts.

306. 02-05 Any public, quasi-public, or utility facility not detrimental, in the judgment of the Mayor and Board of Aldermen, to the character of adjacent residential neighborhoods.

306.02-06 Drugstores, art or antique shops, dry cleaning pick-up stations, barber and beauty shops, spa salon[26], hardware stores, paint stores, and similar general and specialty retail store and service establishments in which no stock in trade or merchandise is kept outside of an enclosed structure within public view, and planned complexes of such uses containing less than fifty thousand (50,000) square feet of tenable space in the enclosed structure(s).[27]

306.02-07 Grocery stores, restaurants, delicatessens, specialty prepared food shops, convenience stores not[28] including gasoline/grocery stores, fast food restaurants and carry-out food establishments, and planned complexes or such uses, containing less than fifty thousand (50,000) square feet of tenable space

[26] Amended by Ordinance November 16, 2026.
[27] Amended by Ordinance November 16, 2026.
[28] Amended by Ordinance November 16, 2026.

in the enclosed structure(s), provided no stock in trade or merchandise is kept outside of an enclosed structure within public view.

306.02-08 Any type of telecommunications or broadcasting facility.

306.02-09 Churches and other places of worship, not including funeral homes or mortuary chapels, provided that adequate off-street parking is provided on the lot.

306.02-10 Child care facilities.

306.03 Any use or structure which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted may be authorized as a Conditional Use in the C-1 Neighborhood Commercial District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

306.03-01 Convenience stores including gasoline[29].

306.03-02 Any senior living facility, nursing home, or continuing care retirement community.[30]

306.03-03 Nail Salon.[31]

306.04 Accessory uses and structures customary and incidental to a permitted principal use shall be allowed, provided no work is performed or services provided outside the enclosed structure within public view, and provided further no stock in trade or merchandise is kept outside of an enclosed structure within public view.

306.05 Omitted.

306.06 Off-street parking space shall be provided as prescribed in Section 205, provided that no parking space or driveway shall be constructed or utilized within required yards adjacent to boundaries abutting residential zoning districts.

306.07 Minimum area, yard, and other requirements shall be as prescribed in Section 311.

306.08 All improved lots, uses, and structures shall be subject to the following additional limitations and restrictions:

306.08-01 All structures and improvements shall be developed, utilized, and operated according to plans approved by the Mayor and Board of Aldermen, which approval shall not unreasonably be withheld or denied. In approving the site plan, the Mayor and Board of Aldermen shall determine that the lot and all streets, utilities, and improvements are adequate for the proposed use at the proposed location.

306.08-02 All exterior areas shall be lighted and controlled during darkness to a level of illumination deemed appropriate by the Chief of Police for the security of the lot and structure during non-business hours.

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[29] Amended by Ordinance November 16, 2026.
[30] Amended by Ordinance November 16, 2026.
[31] Amended by Ordinance November 16, 2026.

306.08-03 All non-paved areas outside the enclosed structure shall be landscaped.

307 C-2 Restricted Commercial District

307.01 The C-2 Restricted Commercial District is hereby created to provide areas within the City for commercial uses. This zoning district is intended to preserve and encourage development of the City's principal office and service business centers. It is the intent of this Ordinance that the C-2 Restricted Commercial District not be encroached upon by other commercial or industrial uses that are incompatible with the existing and future office and service businesses located within these commercial zoning districts. Uses in the C-2 Restricted Commercial District shall be limited to those in which only intermittently there is work performed, services provided, or items stored outside the enclosed structure within public view, provided that no stock in trade or merchandise is kept outside of an enclosed structure within public view.

307.02 The following uses are permitted in the C-2 Restricted Commercial District:

307.02-01 Any use permitted in the C-1 Neighborhood Commercial District without limitations as to the amount of tenable space, except as hereinafter provided.

307.02-02 Business, institutional and governmental headquarters.

307.02-03 Neighborhood, specialty, and strip-type shopping centers containing less than one hundred fifty thousand (150,000) square feet of tenable space within the largest enclosed structure.

307.02-04 Planned suburban-type, mixed use developments in which the largest enclosed structure contains less than one hundred fifty thousand (150,000) square feet of tenable space and which developments may include office, retail and recreational uses, and institutional and service facilities.[32]

307.02-05 Omitted.

307.03 Any use or structure which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted may be authorized as a Conditional Use by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

307.03-01 Any senior living facility, nursing home, or continuing care retirement community.[33]

307.03-02 Nail Salon.[34]

307.04 Accessory uses and structures customary and incidental to a permitted principal use shall be allowed.

307.05 Omitted.

307.06 Off-street parking space shall be provided as prescribed in Section 205.

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[32] Amended by Ordinance dated February 20, 2024 to delete the words "apartment residences."
[33] Amended by Ordinance November 16, 2026.
[34] Amended by Ordinance November 16, 2026.

307.07 Minimum area, yard, and other requirements shall be as prescribed in Section 311.

308 C-3 General Commercial District

308.01 The C-3 General Commercial District is hereby created to provide areas within the City for large business and general commercial enterprises. It is the intent of this Ordinance that the C-3 General Commercial District designated areas adjacent to major transportation routes for those uses which normally require larger commercial sites and direct access to and visibility from major thoroughfares.

308.02 The following uses are permitted in the C-3 General Commercial District:

308.02-01 Any use permitted in the C-2 Restricted Commercial District, without limitation as to the amount of tenable space, and without restriction as to the location and duration of work performed, services provided, items stored, or stock in trade or merchandise kept for sale.

308.02-02 Large, regional freestanding department and grocery stores and warehouses, dry goods and apparel stores, yard and garden stores, home improvement centers, and similar retail and service establishments.

308.02-03 Convenience retailers of all types.

308.02-04 Commercial printing establishments, newspaper publishing, blueprinting establishments, and specialty printing concerns, provided the enterprise does not require outside storage of materials or products.

308.02-05 Automobile, truck, bus, boat, motor vehicle and recreational vehicle sales and associated service and repair, provided that such service and repair activities are conducted solely in conjunction with vehicle sales at the same location[35], specifically excluding used vehicle parts, salvage yards, vehicle body repair shops and used vehicle sales; except used vehicle sales shall be permitted in the event used vehicle sales accompany a new vehicle dealership.[36]

308.02-06 Farm and construction equipment sales and service, when in combination with sales,[37] enterprises.

308.02-07 Omitted.[38]

308.02-08 Reserved.

308.02-09 Shopping centers of all types.

308.02-10 Small animal hospitals and kennels.

308.02-11 Office warehouse and office showroom complexes provided that there is no open storage area.

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[35] Amended by Ordinance November 16, 2026.
[36] Amended by Ordinance dated August 1, 2016.
[37] Amended by Ordinance November 16, 2026.
[38] Amended by Ordinance November 16, 2026.

308.02-12 Surface mining of sand, gravel, soil, clay, sand-clay, or clay gravel, provided that all mining operations shall meet the requirements of Section 209.

308.03 The following conditional uses may be authorized in the C-3 General Commercial District by the Mayor and Board of Aldermen subject to any conditions, restrictions and requirements deemed necessary.

308.03-01 Health clubs, miniature golf, tennis facilities, practice ranges, cart tracks, water slides, and all other forms of enclosed and open-air type commercial recreation facilities.

308.03-02 Any retail business or service establishment which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted.

308.03-03 Hotels, motels and similar facilities[39].

308.03-04 Stand-alone service establishments for automobile, truck, bus, boat, motor vehicle, recreational vehicle, farm and construction equipment, including but not limited to car washes, mechanical garages, tire and oil quick service.[40]

308.03-05 Any senior living facility, nursing home, or continuing care retirement community.[41]

308.03-06 Liquor stores, which shall be affiliated with and located adjacent to a grocery store or warehouse club, and the liquor store shall not exceed ten (10) percent of the grocery space.[42]

308.03-07 Nail Salon.[43]

308.04 Accessory structures and uses customary and incidental to a permitted principal use shall be allowed.

308.05 Omitted.

308.05-01 Omitted.

308.05-02 Omitted.

308.06 Off-street parking space shall be provided as prescribed in Section 205.

308.07 Minimum area, yard, and other requirements shall be as prescribed in Section 311.

308.08 For retail buildings, malls, power centers and other like developments where the building(s) are developed in accordance with a master site plan approved by the City, the front, side and rear yard setbacks shall be as follows:

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[39] Amended by Ordinance November 16, 2026.
[40] Amended by Ordinance November 16, 2026.
[41] Amended by Ordinance November 16, 2026.
[42] Amended by Ordinance November 16, 2026.
[43] Amended by Ordinance November 16, 2026.

a. Front setback - 25 feet.

b. Side setback - 5 feet.

c. Rear setback - 10 feet.

d. In determining whether the setbacks are met, the buildings within the development which are owned by different persons shall not be considered as violating the setback requirements provided that the setbacks are met from the property lines of the overall development as proposed in the comprehensive development plan.

e. The master site plan shall be submitted for approval to the Zoning Administrator of the City.

309 I-1 Light Industrial District

309.01 The I-1 Light Industrial District is hereby created to provide areas within the City reserved for general commercial and light industrial uses including small factories, large wholesale firms, processing and fabrication plants, warehousing and storage facilities, wholesale distribution facilities, transportation facilities, utility installations, and related operations, which are compatible with uses and structures permitted in the C-3 General Commercial District.

309.02 The following uses are permitted in the I-1 Light Industrial District:

309.02-01 Any use or structure permitted in the C-3 General Commercial District.

309.02-02 Any industrial, manufacturing, or processing enterprise provided that no manufacturing or processing is performed outside of an enclosed structure.

309.02-03 Any wholesale trade business.

309.02-04 Any type of warehousing or storage facility, excluding self-storage facilities, including outdoor storage areas for materials and equipment, provided that no outdoor storage area is within the front yard of the lot, and provided further that all outdoor storage areas are restrictively fenced.

309.02-05 Any type of transportation or distribution facility or terminal.

309.02-06 Any type of public utility facility.

309.02-07 Surface mining of sand, gravel, soil, clay, sand-clay, or clay gravel, provided that all, mining operations shall meet the requirements of Section 209.

309.03 The following conditional uses may be authorized in the I-1 Light Industrial District by the Mayor and Board of Aldermen subject to any conditions, restrictions and requirements deemed necessary.

309.03-01 Any commercial business, service establishment, or enterprise which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted may be authorized as a Conditional Use by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

309.03-02 Fully enclosed, climate-controlled storage facilities.[44]

309.04 Accessory uses and structures customary and incidental to a permitted principal use shall be allowed.

309.05 Omitted.

309.05-01 Omitted.

309.05-02 Omitted.

309.06 Off-street parking space shall be provided as prescribed in Section 205.

309.07 Minimum area and yard requirements shall be as prescribed in Section 311.

310 I-2 Heavy Industrial District

310.01 The I-2 Heavy Industrial District is hereby created to provide areas within the City reserved exclusively for larger industries including factories, heavy manufacturing and processing facilities, large wholesale firms, distribution centers, warehousing and storage facilities, major transportation terminals, major utility installations, and similar structures and facilities which are incompatible with uses and structures permitted in the residential and commercial zoning districts.

310.02 The following uses are permitted in the I-2 Heavy Industrial District:

310.02-01 Any industrial, manufacturing, or processing establishment or mini-storage warehouses.

310.02-02 Any wholesale trade business.

310.02-03 Any type of distribution center, warehouse, or storage facility, including outdoor storage facilities provided that all outdoor storage areas are restrictively fenced.

310.02-04 Any type of transportation or distribution facility or terminal.

310.02-05 Any type of public utility facility.

310.02-06 Omitted.

310.02-07 Surface mining of sand, gravel, soil, clay, sand-clay or clay gravel, provided that all mining operations shall meet the requirements of Section 209.

310.03 Any commercial business, service establishment, or enterprise which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted may be authorized as a Conditional Use by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

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[44] Amended by Ordinance November 16, 2026.

310.03-01 Junkyards, used vehicle parts yards, vehicle body repair shops, and salvage yards, provided that all such yards are restrictively fenced.[45]

310.04 Accessory uses and structures customary and incidental to a permitted principal use shall be allowed.

310.05 Omitted.

310.05-01 Omitted.

310.05-02 Omitted.

310.06 Off-street parking space shall be provided as prescribed in Section 205.

310.07 Minimum area and yard requirements shall be as prescribed in Section 311.

311 Minimum Area, Yard (setback), and Other Requirements

See attached Schedule.

[45] Amended by Ordinance November 16, 2026.

311 Minimum Area, Yard (Setback), and Other Requirements

NOTE: IN ADDITION TO THE BELOW STATED REQUIREMENTS, REFER TO THE TEXT GOVERNING EACH ZONING DISTRICT FOR ADDITIONAL REGULATION

District	Minimum Lot Area	Minimum Lot Area Per Unit Dwelling	Minimum Heated & Cooled Floor Area[46]	2-Car Enclosed Garage Required	Max Gross Density Units Per Acre	Lot Width @ Front Building Setback	Minimum Front Yard Setback	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height	Maximum Site Coverage
L-C Land Conservation (see section 300)	None	5.0 Acres (2)	N/A	N/A	0.2	None	100 ft. (3) (4) (5)	25 ft. each side (1) (3) (4) (5)	100 ft. (3) (4) (5)	35 ft.	5.00%
R-E Estate Residential (see section 301)	1 acre	1 acre (6)	2,000 sq. ft.	Yes	1	120 ft.	35 ft. (4) (5) (7)	10 ft. each side (1) (4) (5) (7)	30 ft. (4) (5) (7)	35 ft.	25.00%
R-1 Single Family Resid. (see section 302)	9,600 sq. ft.	9,600 sq. ft. (6)	2,000 sq. ft.	Yes	4.5	80 ft.	25 ft. (4)	7.5 ft. each side (1) (4) (5) (7)	25 ft. (4)	35 ft.	40.00%
R-2 Medium Density [47]Residential (see section 303)	7,500 sq. ft	7,500 sq. ft. + 2,500 sq. ft. ea. Add'l unit over two	2,000 sq. ft.	Yes	6	60 ft.	25 ft. (4)	7.5 ft. each side (1) (4) (5) (7)	20 ft.	35 ft.	40.00%
R-3 Multifamily Residential (see section 304)	7,500 sq. ft	7,500 sq. ft. + 2,500 sq. ft. ea. 7,500 sq. ft. (8)	N/A 2,000 sq. ft. (8)	N/A Yes (8)	8 6 (8)	100 ft. 60 ft. (8)	25 ft. 25 ft. (8)	10 ft. each side (1) (4) (5) (7) 7.5 ft. each side (1) (8)	20 ft. 20 ft. (8)	45 ft. 35 ft. (8)	50.00% 40.00% (8)
PH-1 Patio Home District (see section 312)	6,000 sq. ft	6,000 sq. ft.	2,000 sq. ft.	Yes	7	60 ft.	20 ft.	5 ft. (1) (4) (5) (7)	20 ft.	35 ft.	50.00%
R-4 Mobile Home Park Residential (see section 305)	5 acres	6,000 sq. ft.	N/A	N/A	6	250 ft.	25 ft.	5 ft. (1) (4) (5) (7) 15 ft. to Res. Dist.	25 ft.	35 ft.	25.00%
C-1 Neighborhood Comm (see section 306)	5,000 sq. ft	N/A	N/A	N/A	N/A	50 ft.	25 ft.	10 ft. (1)	25 ft.	35 ft.	25.00%
C-2 Restricted Comm (see section 307)	12,000 sq. ft	N/A	N/A	N/A	N/A	75 ft.	25 ft.	5 ft. (1)	10 ft.	6 stories or 90 ft.	50.00%

[46] Amended by Ordinance dated December 7, 2015. The minimum floor area shall not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed.

[47] Amended by Ordinance November 16, 2026.

311 Minimum Area, Yard (Setback), and Other Requirements

NOTE: IN ADDITION TO THE BELOW STATED REQUIREMENTS, REFER TO THE TEXT GOVERNING EACH ZONING DISTRICT FOR ADDITIONAL REGULATION

District	Minimum Lot Area	Minimum Lot Area Per Unit Dwelling	Minimum Heated & Cooled Floor Area[48]	2-Car Enclosed Garage Required	Max Gross Density Units Per Acre	Lot Width @ Front Building Setback	Minimum Front Yard Setback	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height	Maximum Site Coverage
C-3 General Commercial (See Section 308)	10,000 sq. ft.	N/A	N/A	N/A	N/A	75 ft.	25 ft.	5 ft. (1)	10 ft.	6 stories or 90 ft.	Unlimited
I-1 Light Industrial (See Section 309)	10,000 sq. ft.	N/A	N/A	N/A	N/A	100 ft.[49]	50 ft.[50]	25 ft. each side (1)[51]	25 ft.	6 stories or 90 ft.	Unlimited
I-2 Heavy Industrial (See Section 310)	10,000 sq. ft.	N/A	N/A	N/A	N/A	100 ft.[52]	50 ft.[53]	25 ft. each side (1)[54]	25 ft.	6 stories or 90 ft.	Unlimited
PUD Planned Unit Development	10 Acres	**AS APPROVED ON THE OUTLINE PLAN AND GOVERNING TEXT**									

N/A – Not applicable

(1) If utility or drainage easement lies between two properties, the side yard shall be measured from the boundary of the easement closest to the property, so that the side yard set back will be the width of the drainage easement plus the required set back.

(2) Outdoor Recreational 20 acres

(3) Outdoor Recreational 200 feet

(4) Churches 50 feet

(5) Public Parks 50 feet

(6) Churches 5 acres

(7) Schools 50 feet

(8) If Single Family detached dwellings are built in an R-3 District.

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[48] Amended by Ordinance dated December 7, 2015. The minimum floor area shall not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed.

[49] Amended by Ordinance November 16, 2026.

[50] Amended by Ordinance November 16, 2026.

[51] Amended by Ordinance November 16, 2026.

[52] Amended by Ordinance November 16, 2026.

[53] Amended by Ordinance November 16, 2026..

[54] Amended by Ordinance November 16, 2026.

312 Patio Home District (PH-1)

312.01 The purpose of this district is to provide areas for the development of single-family detached houses on small lots in which site use efficiency is achieved by relaxing one side yard requirement. Through design and planning controls, higher densities can be accommodated without sacrificing usable open space, privacy or environmental quality.

312.02 Land Uses Permitted: The following uses are permitted in PH-1 districts:

312.02-01 Single-family detached dwellings with only one principal dwelling per lot.

312.02-02 Accessory uses and structures associated with the use of the land for residential purposes.

312.02-03 Horticultural uses not involving the sale of produce on the premises.

312.02-04 The keeping of animals in compliance with the City of Flowood's Animal Control Ordinance.

312.02-05 Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities. Lakes deeded to a homeowner's association or dedicated (public) to the City of Flowood shall comply with the Flowood Subdivision Regulations.

312.02-06 Conditional uses allowed in R-1 Single Family Residential District.

312.03 Additional regulations and requirements shall be as prescribed below and in Section 311:

312.03-01 Maximum Building Height — 35 feet.

312.03-02 Minimum Size of Tract to be Subdivided for Patio Homes — Five (5) acres.

312.03-03 Minimum Lot Area — 6,000 square feet.

312.03-04 Minimum Floor Area— 2,000 square feet of heated area.

312.03-05 Minimum Lot Width — 60 feet.

312.03-06 Minimum Yards:

a. Front Yard: Twenty (20) feet from the right-of-way line to the building setback line.

b. Side Yards: Five (5) feet, but with the minimum distance between dwellings on adjoining lots of ten (10) feet. However, if a utility or drainage easement is located between two residences, the side yard shall be measured from the easement width, so that at least twenty (20) feet is between dwellings, including the easement width.

c. Rear yards: Twenty (20) feet.

312.03-07 Every home constructed within this district shall have a two car enclosed garage attached to the dwelling.

312.04 Required Reservation or Dedication of Open Space for Patio Home Subdivisions

Where a developer proposes a patio home subdivision, the developer shall provide common open space amounting to ten percent (10%) 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 patio 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.

312.04-01 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.

312.04-02 Steep Slopes: In reviewing the preliminary subdivision plat for a proposed patio home subdivision, the City 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 Mayor and Board of Aldermen shall determine whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

312.04-03 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 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.

312.04-04 Staged Development of a Patio Home Subdivision: If a patio home subdivision is to be developed in stages or parts, ten percent (10%) of EACH PART must be reserved for open space. However, in order to provide usable open space, the amount reserved shall not be less than one (1) acre. Thus, if a developer proposes to ultimately develop twenty (20) acres of land for patio homes and the first phase will only contain five (5) acres, the developer must reserve at least one (1) acre for open space for the first part — even though ten percent (10%) of five (5) acres is only one-half (1/2) acre. If the second part consists of fifteen (15) acres, the developer shall reserve ten percent (10%) of the second part or 1.5 acres, in addition to the one (1) acre reserved for the first phase; thus, the total open space reserved for the twenty (20) acre tract developed in two phases would be 2.5 acres.

312.04-05 Performance Bond: Prior to the sale of any lot in a patio home subdivision, the developer may be permitted, at the discretion of the Mayor and Board of Aldermen, to post with the City a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). The Director of Public Works and the City Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

312.04-06 Maintenance/Liability in the Operation and Use of Common Open Space and Recreational Areas Not Dedicated to the City of Flowood: Authority granted by the City of Flowood for the development of a patio home subdivision shall not be construed as nor constitute an obligation on the part of Flowood either for maintenance or liability in the operation and use of common open space and recreational facilities located in the subdivision.

312.05 At the time the final subdivision plat is submitted for the patio 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 of the several lots or parcels of land located within the patio 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.

312.06 Required Off-Street Parking in PH-1 Districts:

See Section 205

312.07 Omitted.

312.08 General

312.08-01 Omitted.

312.08-02 That the provisions of the Zoning Ordinance relating to R-1, Residential Zoning District, to the extent not in conflict herewith shall apply in this zoning district.

312.08-03 Any person desiring to have their property rezoned to PH-1 shall file an Application to Rezone their property with the Zoning Administrator.

313 Planned Unit Development District

313.01 The purpose of the planned unit development district is to provide for the development of planned total communities that provide a full range of residential types as well as certain commercial or office uses designed to serve the inhabitants of the districts consistent with the comprehensive plan.

313.02 It is also purpose of the planned unit development district to afford property owners or developers the opportunity to utilize innovative and unique design elements in creating a planned total community. The City of Flowood recognizes that certain properties, due to locational criteria and adjacent existing development, may not be utilized to its highest and best use through the application of traditional zoning classification(s).

313.03 For purposes of this title, any proposed planned unit development shall consist of at least ten (10) acres in area unless otherwise authorized by the governing authority. A planned unit development should be planned and developed as an integrated unit, in a single development operation or a programmed series of development operations and according to an approved general site plan.

313.04 Initially Created Planned Unit Development Districts: Any property classified as planned unit development districts through the adoption of zoning amendments by the City of Flowood shall be governed by the provisions of the R-1 Single Family Residential District until such time as the owner or developer of said property complies with the provisions of Section 313.05 et seq.

313.05 District Established, Plan Approval Required: The planned unit development districts shall be established only upon application, after public hearing as specified in the amendatory procedures of Article V, and shall require approval of an outline plan which, when zoning is granted, will govern the

development of the land and all development plans thereof. The application fee for establishing a planned unit development districts shall be the same fee as for any other zoning amendment request.

313.06 Minimum district area: The minimum area for a planned unit development districts shall be ten (10) acres.

313.07 Permitted uses: A list of permitted uses within each planned unit development must be submitted with the application for establishment of the district and the outline plan and must be approved by the governing authority upon application by the owner of the property.

313.08 Application required: An application for rezoning to planned unit development districts shall be accompanied by:

a. An outline plan drawn to a scale of not less than one inch equals one hundred feet (1" = 100') or a larger scale suitable to the size of development if approved by the Zoning Administrator. The Outline plan shall include, at a minimum, the following information:

1. Boundary description, including area, bearings and dimensions of all property lines;

2. The locations of existing roads with both the existing and proposed rights-of-way from centerline, and the location of proposed points of ingress to and egress from the site;

3. Existing topography, with a contour interval of no greater than two (2) feet when the slope is less than four percent (4%), and no greater than five (5) feet when the slope is greater than four percent (4%), referenced to a United States Geological Survey or a Coast and Geodetic Survey bench mark or monument, or benchmark approved by the City Engineer or Public Works Director; unless specifically waived by the Zoning Administrator;

4. The location of all mature tree growth. Mature tree growth shall be defined as trees five (5) inches or greater in diameter at 4 ½ feet above the ground;

5. Grading and drainage information, including preliminary proposals for on-site detention of storm water, if necessary, in accordance with city storm water drainage policy set forth in the City's Subdivision Regulations;

6. Vicinity map, North arrow and scale (graphically and numerically);

7. Tie in dimension from property corner to nearest to existing street(s) and to section corner;

8. Locations and types of existing easements, including instrument references, and proposed utilities and easements;

9. The title block, including the unduplicated name of planned unit development, outline plan, engineer's and developer's names, total acreage, date of draft/revision;

10. Individual parcel numbers/letters, the amount of acreage on each (and designated use, if applicable);

11. Proposed landscape buffers (shown on the plan graphically and in cross section); and

12. Names of abutting property owners or subdivisions.

b. Text presenting the following information:

1. Proposed land uses and residential densities, along with the proposed dimensional requirements for each such land use;

2. Proposed primary circulation pattern;

3. Proposed parks and playgrounds or other public use facilities;

4. Delineation of the units or phases to be constructed, together with a proposed timetable;

5. Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance and preservation of common open space;

6. Relation to the comprehensive plan and to land uses in the surrounding area;

7. Estimates of traffic volumes generated by the completed project; and

8. Any other governing restriction or allowance necessary for the development of a genuine, unique community. In the event the governing text is silent on an issue otherwise regulated by City ordinance, then the City's ordinance shall govern.

313.09 Supporting Data: The Zoning Administrator may require the applicant to provide additional data in support of the PUD proposal if such material is deemed reasonable and essential to the consideration of the project. Such material may include but not be limited to studies of traffic generation, drainage, sewers and public utilities, marketing and economic feasibility analyses or other issues, which may be pertinent to the site and surrounding area.

313.10 Scope of review: The Zoning Administrator shall review and confer with other City Department Heads on the requested development plan. Such review may consider, but not be limited to, the following factors:

a. Whether or not the proposed outline plan is designed so as to be genuinely unique, and that the post-development land uses and spatial development patterns will be unlike those achieved through the use of traditional zoning districts.

b. The conservation of natural resources on the property proposed for development, including trees and other living vegetation, steep slopes, watercourse, flood plains, soils, air quality, scenic views and historic sites.

c. The provision of safe and efficient vehicular and pedestrian transportation both within the development and the community.

d. The provision of sufficient open space to meet the needs of the proposed development.

e. The provision of adequate drainage facilities and on-site drainage retention in order to prevent drainage problems from occurring on the subject site or within the community.

f. The compatibility of the overall development plan with the existing land use in the surrounding area.

g. The existence and/or provision of adequate community facilities to serve the proposed development (i.e., water, sewer and other utilities, streets, fire hydrants, site lighting, gas, electricity, telephone service and similar information).

h. Conformance of the site development plan with the comprehensive plan, any other applicable requirements of the zoning ordinance, subdivision regulations, or any other land use control regulations of the City of Flowood.

313.11 Review and approval:

a. The Zoning Administrator, along with other appropriate City Department Heads, shall study the outline plan, text and supporting data, make suggestions for changes and adjustments, and recommend conditions for the approval of the plan as necessary. After the Zoning Administrator reviews the outline plan and text, he shall recommend approval, disapproval or approval with conditions of the outline plan to the governing authority. The amendatory procedures set out in Article V of this Ordinance shall govern the processing of an application for PUD.

b. Within sixty (60) days after the final action by the governing authority, the applicant shall submit a revised outline plan and text to the Zoning Administrator, and said revised outline plan and text shall incorporate any and all conditions imposed upon the proposed development for approval. If no revised plan has been submitted within the required sixty (60) day period the application shall be deemed withdrawn. If the outline plan and text was approved by the governing authority with no conditions or revisions, then no revised outline plan or text shall be required.

c. If an application for an amendment to classify property in the PUD District is denied by the governing authority, a reapplication pertaining to the same property and requesting the same PUD amendment may not be filed within eighteen (18) months of the date final action was taken on the previous application.

d. No building permit shall be issued until a final plan of the proposed development, or phase thereof is approved, filed and recorded.

313.12 Amendments to an Outline Plan: An application for an amendment to an outline plan shall be filed with the Zoning Administrator, which application shall be accompanied by the fee

established in Article V, Section 507 of this Ordinance. The procedure for amending the outline plan shall be the same as that required for the initial establishment of the PUD.

313.13 Final Plan Procedure: The Final Plan shall consist of a two-stage review process that may occur concurrently. The first stage of review shall be that of a detailed site plan review and the second stage shall be that of a final plat review. The detailed site plan review must precede the final plat review. The specific requirements for these final plan documents are set out in Sections 313.15 and 313.16.

The final plan procedure may be initiated at any time after approval of the outline plan by the governing authority. The final plan documents shall be reviewed by the Zoning Administrator in order to establish that it substantially meets the conditions of the outline plan. After the Zoning Administrator reviews the final plan documents, he shall recommend approval, disapproval or approval with conditions of the same to the governing authority. It shall only be necessary for the governing authority to act upon the final plat. Review of the detailed site plan shall be an administrative matter conducted by the Zoning Administrator and other appropriate city officials.

313.14 Design Requirements: The detailed site plan must provide for and conform entirely to the following standards and requirements:

a. Off-street parking and loading shall be provided as prescribed in Article II, Section 205 of this Ordinance. Reductions or variations in the required parking may be recommended by the Zoning Administrator and approved by the governing authority if suitable alternatives are presented.

b. Street widths and improvements must conform to the requirements established by the Subdivision Regulations and the Comprehensive Plan; however, alternative design cross sections of minor roadways may be presented for consideration and approval at the time of outline plan review.

c. Provisions for water supply and sanitary sewer connections shall be made to the satisfaction and requirements of the governing authority and the appropriate state authority.

d. Drainage provisions: A means of on-site drainage retention shall be provided to control storm water run-off so that surface waters will be properly disposed of without adversely affecting neighboring properties through erosion, flooding and other drainage problems. Drainage provisions shall be made to the satisfaction and requirements of the city engineer and the governing authority.

e. Landscape screening to provide a buffer between differing land uses must be provided. Required screening shall not be considered as part of the rear yard setback requirement.

f. A minimum total area of ten percent (10%) of the gross residential area shall be set back as parks and playgrounds. Of this ten percent (10%) a maximum of one-half (1/2) may be covered with water. A maximum of five percent (5%) of the area designated to be parks and playgrounds may be covered with structures to be used in the recreational use of the area. Parks and playgrounds must be suitably improved for their intended use, but parks and playgrounds containing natural features clearly worthy of preservation may be left unimproved.

g. The Zoning Administrator may require other special improvements, if they are deemed reasonable and essential.

313.15 Detailed Site Plan Requirements: A site plan with supporting data shall be prepared and submitted to the Zoning Administrator, drawn to a scale of not less than one hundred (100) feet to the inch and shall include the following information:

a. Boundary description, including area, bearings and dimensions of all property lines.

b. Tie in dimension from property corner to nearest existing streets(s) and to section corner.

c. Locations and types of existing and proposed utilities and easements.

d. Existing topography, with a contour interval of no greater than two (2) feet when the slope is less than four percent (4%) , and no greater than five (5) feet when the slope is greater than four percent (4%), referenced to a United States Geological Survey or a Coast and Geodetic Survey bench mark or monument, or benchmark approved by the City Engineer or Public Works Director*.

e. The location of points of ingress to and egress from the site.

f. The location of all mature tree growth. Mature tree growth shall be defined as trees five (5) inches or greater in diameter at 4 ½ feet above the ground*.

g. A grading and drainage plan including proposals for on-site retention of storm drainage as well as general details of all surfaced areas*.

h. Existing tree masses to remain, streams, flood plain and other natural features.

i. Vicinity map.

j. Estimates of traffic volume generation from the completed project along the boundary streets*.

k. Title block, including name of development, phase number, developer/owner, engineer, section, township and range, acreage, zoning.

l. Location/footprint of proposed buildings, including height in stories and feet, floor area ratio, total floor area, and total square feet of ground area coverage. It shall not be necessary to show building footprints for single family residential units unless deemed necessary by the Zoning Administrator.

m. Provisions for landscape screening and buffering shall be represented graphically in plan view and elevation view on the site plan. Other landscaping required by the City of Flowood Landscaping Ordinance shall be shown on the plan.

n. Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance and preservation of common open space*.

o. The location, arrangement and dimensions of:
1. Existing and proposed streets and driveways;
2. Adjacent streets;
3. Sidewalks;
4. Parking areas, including the number of off-street parking spaces;
5. Points of ingress and egress;
6. Off-street loading areas; and
7. Other vehicular, bicycle or pedestrian rights-of-way.

p. Drainage provisions: On-site drainage retention shall be provided to control storm water run-off so that surface waters will be properly disposed of without adversely affecting neighboring properties through erosion, flooding and other drainage problems. Drainage provisions shall be made to the satisfaction and requirements of the city engineer*.

***Requirement may be waived by the Zoning Administrator, if deemed appropriate.**

313.16 Final Plat Requirements: Requirements for the final plat for recording for a PUD shall be as follows:

a. The final plat for recording shall conform to the requirements of Sections 202, 203 and 204 of the Subdivision Regulations for the City of Flowood.

b. A statement or otherwise appropriate representation of any conditions imposed by the Governing Authority or Zoning Administrator.

c. Delineation of building setback lines, limits of buffer areas or landscape screening, and open space areas in accordance with the approved outline plan.

d. Any other notations or markings necessary to memorialize and illustrate features of the proposed PUD, as determined by the Zoning Administrator or governing authority.

313.17 Scope of Review: The Zoning Administrator and governing authority shall consider, but not be limited to, the following factors in review of the final plan documents:

a. The conservation of natural resources on the property proposed for development, including trees and other living vegetation, steep slopes, watercourses, flood plains, soils, air quality, scenic views and historic sites.

b. The provision and location of appropriate access to provide for the safety and efficiency of vehicular and pedestrian traffic both within the development and along adjacent streets.

c. The provision of sufficient open space, landscaping and buffering to meet the requirements of the outline plan.

d. The provision of adequate drainage facilities and on-site drainage retention in order to prevent drainage problems from occurring on the subject site or within the community.

e. The conformance of the site design (location of buildings, parking lots, screening, landscaping) with the approved outline plan and governing text.

f. The existence and/or provision of adequate community facilities to serve the proposed development (i.e., water, sewer gas, electricity, streets, fire hydrants, and site lighting).

g. Conformance of the final development plan with the approved outline plan and governing text, and any other applicable requirements of the zoning ordinance, subdivision regulations, or any other land use development regulation adopted by the City of Flowood.

313.18 Upon approval of the final plat by the governing authority, the Zoning Administrator shall cause to be recorded the final plat in the office of the Chancery Clerk of Rankin County, Mississippi, after the required signatures for recordation have been secured. The procedure for recording the final plat for the PUD shall be the same as though it were a typical subdivision plat. No building permit shall be issued until a final plat of the proposed development, or portion thereof, is approved, filed and recorded. After approval, filing and recording of the plan, a building permit may be issued in accordance with the approved plan.

314 Administration

314.01 The Zoning Administrator shall develop the necessary forms and applications to properly administer the provisions of this section, and the Zoning Administrator may from time to time amend said forms and applications as needed to effectively and efficiently carryout these provisions.

315 Smart Growth District

315.1 The regulations of the Smart Growth District are set forth in Sections 315-1 through 315-6 below. The Standards and Tables referenced in those Sections are attached to this Ordinance as Exhibit B.[55]

315-1.2 INTENT

The purpose of this Code is to enable and encourage development within the City of Flowood consistent with the smart-growth principles set forth below in this Section 315-1.2, provided, however, that the listing herein of such principles shall be solely for purposes of supporting and construing the provisions of this Code and shall have no force or effect where this Code is not otherwise applicable.

315-1.2.1 The Region.

a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors, and coastlines.

[55] Amended by Ordinance November 16, 2026.

b. That growth strategies should encourage infill and redevelopment in parity with new communities.

c. That development contiguous to urban areas should be structured in the neighborhood pattern and be integrated with the existing urban pattern.

d. That development non-contiguous to urban areas should be organized in the pattern of clusters, traditional neighborhoods or villages, and regional centers.

e. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.

f. That transportation corridors should be planned and reserved in coordination with land use.

g. That green corridors should be used to define and connect the urbanized areas.

h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

315-1.2.2 The Community

a. That neighborhoods and regional centers should be compact, pedestrian-oriented, and mixed-use.

b. That neighborhoods and regional centers should be the preferred pattern of development and that districts specializing in single use should be the exception.

c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.

d. That interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips.

e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.

f. That appropriate building densities and land uses should be provided within walking distance of transit stops.

g. That civic, institutional, and commercial activity should be embedded downtown, not isolated in remote single-use complexes.

h. That schools should be sized and located to enable children to walk or bicycle to them.

i. That a range of open spaces including parks, squares, and playgrounds should be distributed within neighborhoods and urban zones.

315-1.2.3 The Block and the Building

a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as civic places.

b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.

c. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.

d. That architecture and landscape design should grow from local climate, topography, history, and building practice.

e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

f. That Civic Buildings and public gathering places should be provided locations that

reinforce community identity and support self-government.

g. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.

h. That the preservation and renewal of historic buildings should be facilitated to affirm the continuity and evolution of society.

i. That the harmonious and orderly evolution of urban areas should be secured through graphic codes that serve as guides for change.

315-1.3 APPLICABILITY

315-1.3.1 This Code shall be an overlay option within the existing Zoning Ordinance. Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.

315-1.3.2 The provisions of this District, when inconsistent or in conflict, shall take precedence over those of other codes, ordinances, regulations, and standards, including, without limitation, the other provisions of the Zoning Ordinance (collectively, "Existing Local Codes") except local codes and ordinances dealing with health and safety.

315-1.3.3 The Existing Local Codes continue to be applicable to issues not covered by this Code.

315-1.3.4 Terms used throughout this Code shall take their commonly accepted meanings or as defined in the Definitions of Terms. In the event of conflicts between these definitions and those of the Existing Local Codes, those of this Code shall take precedence.

315-1.3.5 The Definitions of Terms contains regulatory language that is integral to this Code.

315-1.3.6 In the event of any conflict or inconsistency between the provisions of Section 315-2.5 and any applicable state or federal law, rule or regulation governing similar subject matter, such state or federal law, rule or regulation shall control.

315-1.4 PROCESS

315-1.4.1 Communities (defined by extent and intensity in Sections 315-2 and 315-3) are comprised of Transect Zones (defined by the elements appropriate to them in Sections 4 and in the Standards & Tables Section).

315-1.4.2 The standards for community types and the standards for each Transect Zone have been determined through a process of public consultation with approval by the Mayor and Board of Aldermen. Once these determinations have been incorporated into this Code and the associated plans, projects that do not require a Variance and projects that that require Warrants only shall be processed administratively without further recourse to public consultation.

315-1.4.3 The City of Flowood Building and Permit Office (Building and Permit Office) shall include a Consolidated Review Committee (CRC) comprised of a representative from the City Building and Permit Office, the City Public Works Director's Office, the City Fire Department, the City Police Department, a designee of the Mayor, a designee of the Board of Aldermen, and the City Clerk's Office. The CRC shall expedite the permitting process by providing a single interface between the developer and the agencies. The CRC shall develop the necessary forms, applications and procedures to properly administer the provisions of this District and may from time-to-time amend the said forms, applications and procedures as needed to effectively and efficiently carry out these provisions.

315-1.4.4 A landowner or developer may appeal a decision of the CRC to the Mayor and Board of Aldermen.

315-1.4.5 Should a violation of an approved plan occur during construction, the Building and Permit Office has the right to require the landowner or developer to stop, remove, and/or mitigate the violation, or to require the landowner or developer to secure an Exception to cover the violation.

315-1.4.6 Upon approval by the CRC, a New Community or Infill Plan shall, upon request in writing submitted to the CRC by the landowner or landowner's agent, be placed on the next available agenda for final plat approval by the Mayor and Board of Aldermen.

315-1.5 VARIANCES

315-1.5.1 There shall be two levels of Variance: Warrants and Exceptions. The Building and Permit Office shall determine whether a requested Variance requires a Warrant or Exception.

315-1.5.2 Warrants permit a practice that is not consistent with a specific provision of this Code but is justified by the Intent Section 315-1.2 (as determined by the Building and Permit Office) or by hardship. Warrants may be granted administratively by the CRC.

315-1.5.3 Exceptions permit a practice that is not consistent with the provision of the Intent Section 315-1.2, as determined by the Building and Permit Office. Exceptions shall be granted only by the Mayor and Board of Aldermen.

315-1.5.4 The request for an Exception shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue under consideration.

315-1.5.5 Warrants and Exceptions shall be considered unique and shall not set precedent for others.

315-1.5.6 The following standards and requirements shall not be available for Warrants or Exceptions:

a. The allocation ratios of each Transect Zone.
b. The maximum dimensions of traffic lanes.
c. The required provision of Rear Alleys and Rear Lanes.
d. The minimum residential densities.
e. The permission to build Ancillary Units.
f. The requirements of parking location.

315-1.6 INCENTIVES

315-1.6.1 To encourage the use of this Code, the Mayor and Board of Aldermen shall grant the following incentives, to the extent authorized by state law:

a. Applications for Community Plans and Building Plans shall be processed administratively rather than through public hearing.
b. Applications shall be processed with priority over others under the conventional code with prior filing dates.
c. The municipality shall accept dedication of and maintain those internal Thoroughfares that through-connect to adjacent sites provided same are constructed to City standards.

315-2 NEW COMMUNITY PLANS

315-2.1 INSTRUCTIONS

315-2.1.1 Section 315-2 is available as an overlay by right pursuant to the requirements set forth in Section 315-2.2 and 315-2.3 and subject to conditions imposed by the Mayor and Board of Aldermen, if any. The Existing Local Codes remain available by right. This Section shall be applied in its entirety or not at all.

315-2.1.2 Incentives for the use of this overlay are listed in Section 315-1.6.

315-2.1.3 New Community plans may be prepared by a landowner, a developer, or by the Building and Permit Office.

315-2.1.4 New Communities of the types planned according to the provisions of this Code shall be approved administratively by the CRC.

315-2.1.5 When developing a New Community Plan, one should consult surveys of existing conditions showing the site, adjacent developments, connecting Thoroughfares, natural features and man-made traces. The design of the New Community Plan shall respond to these existing conditions to the satisfaction of the CRC.

315-2.1.6 Each New Community Plan, according to its type, and responding to existing conditions, shall be structured as one or several Pedestrian Sheds as specified in Section 315-2.3.

315-2.1.7 New Community Plans allocate the Transect Zones and densities as specified in Sections 315-2.2 and Table 14, while accommodating the environmental requirements as specified in Section 315-2.5.

315-2.1.8 Remnants of the site outside the Pedestrian Sheds may be Warranted as Natural Zones (T1), Rural Zones (T2), Sub-Urban Zones (T3) or as Civic Space (CS).

315-2.1.9 New Community Plans shall lay out the Thoroughfare network according to the provisions of Section 315-2.6 and Tables 10A and B.

315-2.1.10 [Reserved]

315-2.1.11 [Reserved]

315-2.1.12 New Community Plans shall allocate Civic Functions according to Section 315-2.7.

315-2.1.13 New Community Plans shall detail the plan using the special requirements described in Section 315-2.8.

315-2.1.14 New Community Plans shall incorporate the incentives available according to Section 315-1.6.

315-2.1.15 New Community Plans shall include a Building Plan in accordance with the requirements and timing of Section 315-4.

315-2.2 TRANSECT ZONES

315-2.2.1 Transect Zones shall be constituted of the elements described in Table 1 and the standards summarized in Table 14.

315-2.3 COMMUNITY TYPES

315-2.3.1 Clustered Land Development (CLD)

a. CLD shall be permitted by right for New Community Plans of at least 40 contiguous acres.

b. A CLD shall consist of no more than one Standard Pedestrian Shed including T2, T3 and T4 Zones as specified in Table 14A. However, a minimum of 50% of the parcel shall be permanently allocated to a Natural or Rural Zone (T1 & T2).

c. The urbanized area of CLD shall consist of the Transect Zone requirements of a CLD as specified in Table 14A.

315-2.3.2 Traditional Neighborhood Development (TND)

a. TNDs, as well as CLDs, shall be permitted by right for New Community Plans of at least 80 contiguous acres. The simultaneous planning of adjacent parcels is encouraged.

b. A TND shall consist of one Standard Pedestrian Shed including T3, T4 and T5 Zones as specified in Table 14A. Larger sites shall be designed and developed as multiple Pedestrian Sheds, each with the individual Transect Zone requirements of a TND as specified in Table 14A.

315-2.3.3 Regional Center Development (RCD)

a. RCDs shall be permitted by right for New Community Plans of at least 160 contiguous acres. The simultaneous planning of larger and adjacent parcels is encouraged.

b. An RCD shall be limited to one long (1/2-mile radius) Pedestrian Shed including T4, T5 and T6 Zones as specified in Table 14A, and may be adjoined without buffers by one or more standard (1/4-mile radius) Pedestrian Sheds with the individual Transect Zone requirements of an RCD as specified in Table 14A.

315-2.3.4 Transit-Oriented Development (TOD)

a. RCDs that are on an existing or projected transit network shall be redesignated TOD and subject to the additional density shown in Table 14A and calculated in Section 315-2.4.

315-2.4 DENSITY CALCULATIONS

315-2.4.1 The portion of the site on which development is permitted by this Code shall be considered the Net Site Area. The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 14A.

315-2.4.2 The overall permitted density shall be calculated in terms of housing units as specified for the area of each Transect Zone by Table 14B. For purposes of density calculation, the Transect Zone areas include the Thoroughfares but not land allocated to Civic use.

315-2.4.3 [Reserved]

315-2.4.4 A percent of the housing units (as shown on Table 14B) shall be exchanged for other functions at the following rates:

a. For Lodging: 2 bedrooms for each housing unit.

b. For Office or Retail: 1000 square feet for each housing unit.

c. The number of units exchanged shall be approved by Warrant.

315-2.4.5 The housing and other functions for each zone shall be further adjusted at the building scale according to Section 315-4.2.3.

315-2.5 ENVIRONMENTAL REQUIREMENTS

315-2.5.1 General

a. A stormwater management plan shall be submitted to the CRC for approval as part of a Community Plan.

b. [Reserved]

c. [Reserved]

315-2.5.2 Specific to Natural and Rural Zones (T1-T2)

a. [Reserved]

b. [Reserved]

c. [Reserved]

d. The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as understory. Sod shall be permitted only by Warrant. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance (Tables 4B and 6).

e. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.

f. Storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

315-2.5.3 Specific to Sub-Urban Zones (T3)

a. [Reserved]

b. [Reserved]

c. [Reserved]

d. The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as low maintenance understory. Sod shall be permitted only by Warrant. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance (Tables 4B and 6).

e. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.

f. Storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

315-2.5.4 Specific to General Urban Zones (T4)

a. [Reserved]

b. [Reserved]

c. [Reserved]

d. The Public Frontage (Tables 4A and 14D) shall include trees planted in a regularly spaced Allee pattern of single or alternate species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building frontages. The introduced landscape shall consist primarily of durable species

tolerant of soil compaction (Tables 4B and 6).

e. Impermeable surface shall be confined to the ratio of lot coverage by building as specified in Table 14F.

f. Storm water management on Thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs.

315-2.5.5 Specific to Urban Center Zones (T5)

a. [Reserved]

b. The riparian corridors of waterways may be embanked and crossed by Thoroughfares as required by the Thoroughfare network.

c. [Reserved]

d. The Public Frontage (Tables 4A and 14D) shall include trees planted in allies of a single species with shade canopies of a height that, at maturity, clears three stories, but remains predominantly clear of building frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).

e. Impermeable surface shall be confined to the ratio of lot coverage, as specified in Table 14F.

f. Storm water management shall be primarily through underground storm drainage channeled by raised curbs.

315-2.5.6 Specific to Urban Core Zones (T6)

a. [Reserved]

b. The riparian corridors of waterways may be embanked and crossed by right or enclosed by Thoroughfares as required by the Thoroughfare network.

c. [Reserved]

d. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building frontages. The new landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).

e. Impermeable surface shall be confined to the ratio of lot coverage by building as specified in Table 14F.

f. Storm water management shall be primarily through underground storm drainage channeled by raised curbs.

315-2.6 STREETSCAPE REQUIREMENTS

315-2.6.1 General

a. Thoroughfares are intended for use by vehicle and pedestrian traffic and to provide access to lots and open spaces.

b. Thoroughfares consist of vehicular lanes and public frontages (Table 16A). The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The frontages contribute to the character of the Transect Zone. They include the types of sidewalks, curbing, planter, and street tree.

c. Thoroughfares should be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. Thoroughfares that pass from

one Transect Zone to another shall adjust their Public Frontages accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one lot, retaining a single public frontage throughout its trajectory.

d. Within the more rural Transect Zones, (T1 through T3) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movements shall be generally decided in favor of vehicular mobility.

e. Within the more urban Transect Zones, (T4 through T6) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicle and pedestrian movement shall be decided in favor of the pedestrian.

315-2.6.2 Thoroughfares

a. The standards for vehicular lanes shall be as shown in Table 3.

b. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14C. The size shall be measured as the sum of lot Frontage Lines.

c. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only when Warranted by natural site conditions.

d. Lots shall front a vehicular Thoroughfare, except that 20% of the lots within each Transect Zone may front a pedestrian passage.

e. Thoroughfares along a designated Secondary Grid (Section 315-2.8.1a) may be exempted from the specified frontage requirements.

f. A bicycle network consisting of trails, routes and lanes should be provided throughout as defined in the Definitions of Terms and permitted in Table 14D. The community bicycle network should be connected to existing or proposed networks wherever possible.

315-2.6.3 Public Frontages

a. Public Frontages shall be designed as shown in Table 4 and allocated within Transect Zones as specified in Table 14D.

b. Within the Public Frontages, the prescribed type of trees and lights shall be as shown in Tables 4, 5 and 6. The spacing may be adjusted by Warrant to accommodate specific site conditions.

315-2.6.4 Specific to Districts

a. The standards for Thoroughfares and public frontages within Districts shall be determined by Warrant.

315-2.7 CIVIC FUNCTIONS

315-2.7.1 General

a. Places for public use shall be required for each New Community Plan and shall be designated on the New Community Plan as Civic Space (CS) and Civic Building (CB).

b. Civic Spaces are public sites permanently dedicated to open space.

c. Civic Buildings are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, government, transit, and municipal parking, or for a use approved by the Mayor and Board of Aldermen.

d. [Reserved]

315-2.7.2 Civic Space (CS) Specific to T3-T6 Zones

a. Each Pedestrian Shed shall assign at least 5% of its urbanized area to Civic Space.

b. Civic Spaces shall be designed as generally described in Table 13 and approved by the CRC and permitted in Transect Zones pursuant to Table 14E.

c. Each Pedestrian Shed shall contain at least one main Civic Space. The main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, existing Thoroughfare alignments, or other circumstances require otherwise.

d. Within 1000 feet of every lot in residential use, a Civic Space designed and equipped as a playground shall be provided.

e. Each Civic Space shall have a minimum of 50% of its perimeter fronting a Thoroughfare.

f. Civic Spaces may be permitted within Districts by Warrant.

g. Parks may be permitted in T4-T6 Zones by Warrant (Table 14E).

315-2.7.3 Civic Buildings (CB) Specific to T3-T6 Zones

a. The developer shall construct a Meeting Hall or a Third Place in proximity to the main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.

b. One Civic Building lot should be reserved for an elementary school. Its area shall be 1 acre for each increment of 100 dwelling units provided by the New Community Plan. The school site may be within any Transect Zone. Playing fields larger than 1/4 of an acre should be outside the Pedestrian Shed.

c. One Civic Building lot suitable for a childcare building shall be reserved within each Pedestrian Shed.

d. Civic Building sites shall not occupy more than 20% of the area of each Pedestrian Shed.

e. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.

f. Civic Buildings shall not be subject to the standards of Section 4. The particulars of the design of Civic Buildings shall be approved by Warrant by CRC.

g. Parking for Civic Buildings shall be adjusted by Warrant. Civic parking lots may remain unpaved if graded, compacted, and landscaped.

h. Civic Buildings may be permitted within Districts by Exception.

315-2.7.4 Civic Functions Specific to T1 & T2 Zones

a. Civic Buildings and spaces related to education, recreation and culture may be erected within T1 Natural and T2 Rural Zones by Exception.

b. Those portions of the T1 Natural and T2 Rural Zones that occur within a development parcel are an integral part of the Civic Function allocation and should conform to one or more of the types specified in Table 13.

315-2.8 SPECIAL REQUIREMENTS

315-2.8.1 A New Community Plan shall designate the following special requirements:

a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this

Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Exceptions allowing automobile-oriented standards. The frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.

b. A designation for mandatory or recommended retail frontage requiring that a building provides a shopfront at sidewalk level along the entire length of the frontage. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the sidewalk as generally illustrated in Table 7. The first floor shall be confined to retail use through the depth of the Second Layer.

c. A designation for mandatory or recommended gallery and arcade frontage, requiring that a building provide permanent cover over the sidewalk, either cantilevered or supported by columns. The gallery and arcade frontage may be combined with a retail frontage as shown in Table 7.

d. A designation of coordinated Streetscape frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.

e. A designation of Terminated Vista locations, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.

f. A designation for cross block passages, requiring a minimum 8-foot-wide pedestrian access, be reserved between buildings on the first floor.

315-3 INFILL PLANS

315-3.1 INSTRUCTIONS

315-3.1.1 For infill projects, the Building and Permit Office shall prepare or have prepared on its behalf, Infill Plans to guide further development.

315-3.1.2 Infill Plans shall be prepared in the process of public consultation, as determined and organized by the Building and Permit Office. Infill Plans shall require approval by the Flowood Board of Alderman except for Infill Plans prepared pursuant to Section 315-3.1.3. The requirements of such plans are mandatory, and all changes shall require an Exception.

315-3.1.3 For any site greater than 80 contiguous acres, the landowner or developer may initiate the preparation of an Infill Plan subject Section 315-2, except that CLD shall not be permitted as part of an Infill Plan.

315-3.1.4 An Infill Plan shall identify, assign, and follow the requirements of the community types described in Section 315-3.3.

315-3.1.5 An Infill Plan shall assign Transect Zones and Civic Functions within each community type as described in Sections 315-3.3 and 315-3.4 with detailed provisions for site and building development as described in Section 4.

315-3.1.6 An Infill Plan shall consist of two maps: The first shows the Downtowns, the Urban Neighborhoods and the Districts with their various Transect Zones; the second map assigns the Special Requirements as provided in Section 315-3.5.

315-3.1.7 Twenty years after the approval is granted; each Transect Zone shall become the next higher Transect Zone, unless denied in public hearing by the Mayor and Board of Aldermen.

315-3.2 TRANSECT ZONES

315-3.2.1 Infill Plans shall consist of TNDs and RCDs composed of Transect Zones as set forth in Table 14.

315-3.3 COMMUNITY TYPES

315-3.3.1 Urban Neighborhoods

- Urban Neighborhoods shall be urbanized areas that are primarily residential. Infill Plans that include Urban Neighborhoods shall be based on conserving, completing, or creating Transect-based urban structure. An Urban Neighborhood shall be defined by a single standard Pedestrian Shed. Its physical center should be located at an important traffic intersection associated with a civic or commercial institution. The edges of the Urban Neighborhood should blend into an adjacent Urban Neighborhood or Downtown without buffer. Transect maps for Urban Neighborhoods shall comport with the requirements of a TND as set forth in Table 14. The minimum acreage for an Urban Neighborhood is 80 acres.

315-3.3.2 Downtowns

- Downtowns shall be urbanized areas that are primarily mixed-use. Infill Plans that include Downtowns shall be based on conserving, completing, or creating Transect-based urban structure. A Downtown shall be defined by a Long Pedestrian Shed with the elongation following an important commercial corridor. Downtowns should be the location of large commercial and retail uses as well as government and other civic institutions of regional importance. The edges of a Downtown should blend into adjacent neighborhoods without buffer. Transect maps for Downtowns shall comport with the requirements of an RCD as set forth in Table 14. The minimum acreage for a Downtown is 160 acres.

315-3.3.3 Specialized Districts (SD)

- Districts shall be areas dedicated to certain uses that by virtue of size or function cannot meet the requirements for any Transect Zone or combination of Transect Zones. Districts should be created by the Building and Permit Office in the process of preparing a Infill Plan.

315-3.4 CIVIC FUNCTIONS

315-3.4.1 General

a. Community Plans shall designate, or allow by Variance, Civic Space (CS) and Civic Building (CB).

b. Civic Functions may be Warranted so long as they do not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Function requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a Specialized District with its own standards.

c. Parking for Civic Functions shall be determined by Warrant.

315-3.4.2 Civic Space (CS)

a. Civic Spaces may be approved by Warrant in any Transect Zone.

b. Civic Spaces shall be generally designed as described in Table 13.

315-3.4.3 Civic Building (CB)

a. Civic Buildings shall be approved by Warrant in any Transect Zone on sites reserved for Civic Buildings.

b. Civic Buildings shall not be subject to the requirements of Section 315-4.[56] The particulars of their design shall be determined by Exception.

315-3.5 SPECIAL REQUIREMENTS

315-3.5.1 An Infill Plan shall designate the following special requirements:

a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Exceptions allowing automobile-oriented standards. The frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.

b. A designation for mandatory and recommended retail frontage requiring that a building provide a shopfront at sidewalk level along the entire length of the frontage. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the sidewalk as generally illustrated in Table 7. The first floor shall be confined to retail use through the depth of the Second Layer.

c. A designation for mandatory and recommended gallery and arcade frontage, requiring that a building provides permanent cover over the sidewalk, either cantilevered or supported by columns. The gallery and arcade frontage may be combined with a retail frontage as shown in Table 7.

d. A designation of coordinated Streetscape frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.

e. A designation of Terminated Vista locations, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.

f. A designation for cross block passages, requiring a minimum 8-foot-wide pedestrian access, be reserved between buildings on the first floor.

315-3.6 PRE-EXISTING CONDITIONS

315-3.6.1 Existing buildings that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the CRC shall determine which provisions of this Section shall apply.

315-3.6.2 Existing buildings that when renovated have at any time received a certificate of occupancy shall not require upgrade to the current Flowood City Building Code and may meet the standards of the Code under which they were originally permitted.

315-3.6.3 The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Section.

315-3.6.4 Where buildings exist on adjacent lots, the Building and Permit Office may require that a proposed building match one or the other of the adjacent setbacks and heights rather than

[56] Amended by Ordinance November 16, 2026.

the provisions of this Code.

315-3.6.5 Addition or modification of a building of actual or potential historic value shall be approved by Exception. The architectural harmony (similar materials, window proportions, color range, mass/void ratio, roof type and pitch) of the addition or modification to the original structure shall be a condition of approval.

315-3.6.6 The restoration or rehabilitation of an existing building shall not require the provision of parking nor on-site stormwater retention/detention in addition to that existing.

315-4 BUILDING PLANS

315-4.1 INSTRUCTIONS

315-4.1.1 Lots and buildings located within a Community Plan subject to this Code shall be subject to the requirements of this Section.

315-4.1.2 A landowner or a developer may have Building Plans prepared on their behalf.

315-4.1.3 Landowners and developers following Building Plans approved by the Building and Permit Office require only administrative approval by the CRC.

315-4.1.4 The requirements described in this Section shall control Building Disposition, Building Configuration and Building Function, as well as their architectural, landscape, parking, signage, and ambient standards.

315-4.1.5 Building Plans shall show the following, in compliance with the standards described in this Section:

a. For preliminary site and building approval:
   - Building Disposition
   - Building Configuration
   - Building Function
   - parking standards
   - architectural standards
   - landscape standards
   - signage standards
   - ambient standards

315-4.1.6 Prior to issuing a Certificate of Occupancy for a site or building, the Building and Permit Office shall conduct a final inspection to confirm that the site and building have been completed in accordance with the preliminary site and building approval.

315-4.2 GENERAL TO ALL TRANSECT ZONES

315-4.2.1 General Building Disposition

a. Newly platted lots shall be dimensioned as shown graphically on the Community Plan and platted or re-platted according to the standards of Tables 14F, G and H.
b. One principal building at the frontage, and one outbuilding to the rear of it, may be built on each lot as shown in Table 16C.
c. Buildings shall be disposed in relation to the boundaries of their lots according to Table 9 and Tables 14, G and H.
d. Lot coverage by building shall not exceed that shown in Table 14F.

e. Facades shall be built parallel to the principal Frontage Line or parallel to the tangent of a curved principal Frontage Line.

f. Setbacks for principal buildings shall be as shown in Table 14G. In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks. Setbacks may be otherwise adjusted by Warrant.

g. Rear setbacks for outbuildings shall be a minimum of 12 feet measured from the centerline of the alley or rear lane easement. In the absence of rear alley or lane, the rear setback shall be as shown in Table 14G.

h. Awnings may encroach the public sidewalk without limit. Stoops may encroach 100% of the depth of a setback. Open porches and awnings may encroach up to 50% of the depth of the setback. Balconies and bay windows may encroach up to 25% of the depth of the setback.

i. Loading docks and service areas shall be permitted on frontages only by Warrant.

j. For Buildings on Secondary Grids parking lots may be allowed on the frontage by Warrant (see Sections 315-2.8.1(a) or 315-3.5.1(a))[57].

315-4.2.2 General Building Configuration

a. Private Frontage types shall conform to the requirements set forth in Tables 7 and 14I.

b. Building Heights shall be as described in Table 8 and allocated in Table 14J.

315-4.2.3 General Building Function & Density

a. Buildings in each Transect Zone shall conform to the functions described in Table 10 or 11. Functions not shown require approval by Warrant.

b. Functions shall be limited by the Actual Parking available to meet the Required Parking as set forth in Table 12. This shall constitute Base Density.

c. The Base Density may be adjusted upward by adding the actual parking available for each of two functions within any pair of adjacent Blocks, and the resulting sum then multiplied by the corresponding Sharing Factor (Table 12). The result shall be the effective parking available for calculating Adjusted Density. Conversely: the effective parking required is the sum of the Required Parking divided by the Sharing Factor.

d. Within the Long Pedestrian Shed of a TOD, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).

315-4.2.4 General Parking Standards

a. Vehicular parking shall be provided as required and adjusted for mixed use as shown in Tables 11 and 12.

b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.

c. Parking shall be accessed by the Alley or Rear Lane, when such are available on the Community Plan.

d. The required parking may be provided within one-quarter mile of the site that it serves by Warrant. The required parking may be purchased or leased from a Civic Parking Reserve within one-quarter mile of the site that it serves.

[57] Amended by Ordinance November 16, 2026.

e. Parking shall be located within Lot Layers as described in the specific Sections 315-4.4 and following and shown in Table 16.

f. Parking lots shall be masked from the frontage by a Liner Building or Street screen as specified in Sections 315-4.4 and following.

g. Within T4-T6 Zones, a minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

h. Maximum Parking Ratios may be established by the CRC.

315-4.2.5 General Architectural Standards

a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.

b. Street screens should be between 3.5 and 8 feet in height and constructed of material matching the adjacent building Facade. The Street screen may be a hedge or fence by Warrant. Street screens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all Street screens over 4 feet high should be 30% permeable or articulated.

c. All openings, including porches, galleries, arcades and windows, except for storefronts, shall be square or vertical in proportion.

d. Openings above the first story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.

e. The Facades on retail frontages shall be detailed as storefronts and glazed with clear glass, no less than 70% of the sidewalk-level story.

f. Doors and windows that operate as sliders are prohibited along frontages.

g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.

h. Flat roofs shall be enclosed by parapets at a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.

315-4.2.6 General Environmental Standards

[Reserved]

315-4.2.7 General Landscape Standards

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer Private Frontage for each 30 feet of Frontage Line as illustrated in Tables 4, 7 and 16D.

b. Street trees shall be of a type illustrated in Table 6.

315-4.2.8 General Signage Standards

a. One address number no more than 6 inches vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.

b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not exceed a total of 4 square feet unless otherwise specified in Sections 315-4.4 and following.

c. Signage may be lit externally only with full-spectrum source, unless otherwise specified.

315-4.2.9 General Ambient Standards

a. Sound levels shall not exceed: 65 decibels by day and 55 decibels after sunset in Zones T1 through T4, and 70 decibels until midnight in Zones T5 and T6.

b. Average lighting levels measured in foot-candles at the building frontage shall not exceed 1.0 fc at T1 through T3 Zones, 2.0 fc at the T4 Zones, 5.0 fc at T5 Zones and 20 fc at T6 Zones.

c. Streetlights shall be of a general type illustrated in Table 5.

d. Outdoor storage shall be screened from view from any frontage by a Street screen in conformance with Section 315-4.2.5b.

315-4.3 SPECIFIC TO NATURAL AND RURAL ZONES (T1 & T2)

315-4.3.1 Buildings in the T1 Zone are permitted by Exception and in the T2 Zone by Warrant. Permission to build in T1 and the standards for Building Disposition, Building Configuration, Building Function, parking, architectural, environmental, and ambient shall be determined concurrently as Exceptions, in public hearing of the Mayor and Board of Aldermen.

315-4.3.2 Environmental Standards

[Reserved]

315-4.4 SPECIFIC TO SUB-URBAN ZONES (T3)

315-4.4.1 (T3) Building Disposition

a. In addition to the general specifications in Section 315-4.2.1, specific Building Disposition shall be as shown in Tables 9, and 14F, G & H.

315-4.4.2 (T3) Building Configuration

a. In addition to the general specifications of Section 315-4.2.2, specific Building Configuration shall be as shown in Table 8, and summarized in Tables 14I & J.

315-4.4.3 (T3) Building Function

a. In addition to the general specifications of Section 315-4.2.3, specific Building Function shall be as shown in Tables 10, 11, and 12, and summarized in Table 14K.

b. Agricultural uses shall be permitted by Warrant.

315-4.4.4 (T3) Parking Standards

a. In addition to the general specification shown in Section 315-4.2.4, parking shall be provided as specified in Table 12.

b. Open parking areas shall be located at the Second and Third Lot Layers, except that driveway aprons and drop-offs may be located at the First Layer. Garages shall be located at the Third Layer as illustrated in Table 16D.

c. Parking may be accessed from the frontage by means of a driveway.

315-4.4.5 (T3) Architectural Standards

a. In addition to the general specifications shown in Section 315-4.2.5, specific standards shall be as follows:

b. The exterior finish material on all Facades shall be limited to brick, wood siding, and/or stucco.

c. Balconies and porches shall be made of painted wood.

d. Buildings shall have sloped roofs.

e. Fences, if provided, shall be at the Frontage Line as illustrated in Table 16D. Fences at Lot Lines may be of painted wood board or chain link.

315-4.4.6 (T3) Environmental Standards

a. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.

b. Impermeable surface by building shall be minimized and confined to the ratio of lot coverage by building shown in Table 14F.

c. The management of storm water shall be primarily through retention and percolation on the individual lot or through swales in the public frontage.

315-4.4.7 (T3) Landscape Standards

In addition to the general specifications in Section 315-4.2.7, the First Lot Layer as shown in Table 16D shall consist of trees of various species, naturalistically clustered, as well as low maintenance understory. Lawn shall be permitted by Warrant.

315-4.4.8 (T3) Signage Standards

a. There shall be no signage permitted additional to that specified in Section 315-4.2.8.

b. Signage may not be lit.

315-4.5 SPECIFIC TO GENERAL URBAN ZONES (T4)

315-4.5.1 (T4) Building Disposition

a. In addition to the general specifications in Section 315-4.2.1, specific Building Disposition shall be as shown in Tables 9, and 14F, G & H.

b. A minimum residential housing mix of three types (none less than 20%) shall be required in the General Urban Zone, selected from Table 9.

315-4.5.2 (T4) Building Configuration

a. In addition to the general specifications of Section 315-4.2.2, specific Building Configuration shall be as shown in Table 8, and summarized in Tables 14I & J.

315-4.5.3 (T4) Building Function

a. In addition to the general specifications of Section 315-4.2.3, specific Building Function shall be as shown in Tables 10, 11 and 12, and summarized in Table 14K.

b. Accessory uses of Limited Lodging or Limited Office shall be permitted within an outbuilding.

315-4.5.4 (T4) Parking Standards

a. In addition to the general specification shown in Section 315-4.2.4, parking shall be provided as specified in Table 12.

b. All parking areas except for driveways shall be located at the Third Layer as illustrated in Table 16D. Garages shall be at the Third Layer.

c. Parking shall be accessed from a Rear Alley or Rear Lane.

315-4.5.5 (T4) Architectural Standards

a. In addition to the general specifications shown in Section 315-4.2.5, specific standards shall be as follows:

b. The exterior finish materials on all Facades shall be limited to brick, clapboard, siding, and/or stucco.

c. Balconies and porches shall be made of painted wood or metal.

d. Buildings shall have sloped roofs.

e. Fences, if provided, shall be within the First Lot Layer as illustrated in Table 16D. Fences at other Layers may be of painted wood board or chain link.

315-4.5.6 (T4) Environmental Standards

a. The species of landscape installed shall consist primarily of durable species tolerant of soil compaction.

b. Impermeable surface shall be confined to the ratio of lot coverage by building, as shown in Table 14F.

c. [Reserved]

315-4.5.7 (T4) Landscape Standards

a. In addition to the general specifications in Section 315-4.2.7 the First Lot Layer as shown in Table 16D shall be planted with trees of species matching the planting on the Public Frontage as shown in Table 4. Lawn shall be permitted.

315-4.5.8 (T4) Signage Standards

a. There shall be no signage permitted additional to that specified in Section 315-4.2.8.

315-4.6 SPECIFIC TO URBAN CENTER ZONES (T5)

315-4.6.1 (T5) Building Disposition

a. In addition to the general specifications in Section 315-4.2.1, specific Building Disposition shall be as shown in Tables 9 and 14F, G & H.

b. Facades shall be built parallel to the principal Frontage Line along a minimum of 70% of its length on the setback shown in Table 14G. In the absence of a building along the remainder of the Frontage Line, a Street screen shall be built co-planar with the Facade.

c. Buildings shall have their principal pedestrian entrances on a Frontage Line.

315-4.6.2 (T5) Building Configuration

a. In addition to the general specifications of Section 315-4.2.2, specific Building Configuration shall be as shown in Table 8, and summarized in Tables 14I & J.

b. A first level residential or lodging function shall be raised to a minimum of 2 feet from average sidewalk grade.

315-4.6.3 (T5) Building Function

a. In addition to the general specifications of Section 315-4.2.3, specific Building Function shall be as shown in Tables 10, 11 and 12, and summarized in Table 14K.

b. Accessory uses of Limited Lodging or Limited Office shall be permitted within an outbuilding.

c. First story commercial shall be permitted throughout and shall be required at mandatory shopfront frontages.

d. Manufacturing within the first story may be permitted by Exception.

315-4.6.4 (T5) Parking Standards

a. In addition to the general specification shown in Section 315-4.2.4, parking shall be provided as specified in Table 12.

b. All parking areas shall be located at the Third Lot Layer and masked by a Street screen or Liner Building as shown in Table 16D.

c. Parking shall be accessed from a rear alley.

d. The required parking may be provided on sites elsewhere within the same Pedestrian Shed by Warrant.

e. Pedestrian entrances to all parking lots and parking structures shall be directly from the Frontage Line. Only underground parking structures may be entered by pedestrians directly from a Principal Building.

f. The vehicular entrance of a parking lot or garage on the frontage shall be no wider than 30 feet.

315-4.6.5 (T5) Architectural Standards

a. In addition to the general specifications shown in Section 315-4.2.5, specific standards shall be as follows.

b. The exterior finish materials on all Facades shall be limited to stone, brick and/or stucco.

c. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.

d. Buildings may have flat roofs enclosed by parapets or sloped roofs.

e. Street screens shall be located coplanar with the building Facade line as shown in Table 16D.

315-4.6.6 (T5) Environmental Standards

a. The installed landscape shall consist primarily of durable species tolerant of soil compaction.

b. Impermeable surface by building shall be confined to the ratio of lot coverage as shown in Table 14F.

c. [Reserved]

315-4.6.7 (T5) Landscape Standards

a. In addition to the general specifications in Section 315-4.2.7, the First Layer as shown in Table 16D shall be landscaped or paved to match the Affronting Public Frontage as shown in Table 4.

b. Trees shall be a species with shaded canopies that, at maturity, remain clear of building frontages.

315-4.6.8 (T5) Signage Standards

a. In addition to the signage permitted in Section 315-4.2.8, a single external sign band may be applied to the Facade of each building, providing that such sign does not exceed 3 feet in height by any length.

b. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached perpendicular to the Facade.

c. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.

315-4.7 SPECIFIC TO URBAN CORE ZONES (T6)

315-4.7.1 (T6) Building Disposition

a. In addition to the general specifications in Section 315-4.2.1, specific Building Disposition shall be as shown in Tables 9 and 14F, G & H.

b. Facades shall be built parallel to the principal Frontage Line along a minimum of 70% of its length on the setback shown in Table 14G. In the absence of building along the remainder of the Frontage Line, a Street screen shall be built co-planar with the Facade.

c. Buildings shall have their principal pedestrian entrances on a Frontage Line.

315-4.7.2 (T6) Building Configuration

a. In addition to the general specifications of Section 315-4.2.2, specific Building Configuration shall be as shown in Table 8, and summarized in Tables 14I & J.

b. A first level residential function shall be raised to a minimum of 2 feet from average sidewalk grade.

315-4.7.3 (T6) Building Function

a. In addition to the general specifications of Section 315-4.2.3, specific Building Function may be as shown in Tables 10, 11, and 12, and summarized in Table 14K.

b. Ground floor commercial shall be permitted throughout and shall be required at mandatory shopfront frontages.

c. Manufacturing within the first story shall be permitted by Exception.

315-4.7.4 (T6) Parking Standards

a. In addition to the general specification shown in Section 315-4.2.4, parking shall be provided as specified in Table 12.

b. All parking areas shall be located at the Third Lot Layer and masked by a Street screen or Liner Building as shown in Table 16D.

c. Parking shall be accessed from a rear alley.

d. The required parking may be provided on sites elsewhere within the same Pedestrian Shed by Warrant.

e. Pedestrian entrances to all parking lots and parking structures shall be directly from the frontage Line. Only underground parking structures may be entered by pedestrians directly from a Principal Building.

f. The vehicular entrance of a parking lot or garage on the frontage shall be no wider than 30 feet.

315-4.7.5 (T6) Architectural Standards

a. In addition to the general specifications shown in Section 315-4.2.5, specific standards shall be as follows:

b. The exterior finish materials on all Facades shall be limited to stone, brick and/or stucco.

c. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.

d. Buildings may have flat roofs enclosed by parapets, or sloped roofs.

e. Street screens shall be located coplanar with the Facades as shown in Table 16E.

315-4.7.6 (T6) Environmental Standards

a. The species of landscape installed shall consist primarily of durable species tolerant of soil compaction.

b. Impermeable surface by building shall be confined to the ratio of lot coverage by building as shown in Table 14F.

c. [Reserved]

315-4.7.7 (T6) Landscape Standards

a. In addition to the general specifications in Section 315-4.2.7, the First Layer as shown in Tables 4, 7, and 16D shall be landscaped or paved to match the public frontage as shown in Table 4.

b. Trees shall be species with shade canopies that, at maturity, remain clear of building frontages.

c. Trees shall not be required in the First Layer (Table 16D).

315-4.7.8 (T6) Signage Standards

a. In addition to the signage permitted in Section 315-4.2.8, a single external sign band may be applied to the Facade of each building, provided that such sign does not exceed 3 feet in height by any length.

b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Facade.

c. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.

315-5 DEFINITIONS OF TERMS

This section provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect common usage of the term. If a term is not defined in this section, then the Building and Permit Office shall determine the correct definition of the term.

Actual Parking: the gross number of existing parking spaces.

Affordable Housing: dwellings consisting of rental units or for-sale units. Both shall be economically within the means of the equivalent of the starting salary of a local elementary school teacher.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Pedestrian Path.

Ancillary Unit: an Apartment not greater than 600 square feet sharing ownership and utility connections with a Principal Building. An Ancillary Unit may or may not be within an outbuilding. Ancillary Units do not count toward maximum density calculations (see Tables 16 and 12).

Apartment: a dwelling unit sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

Avenue (AV): a Thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues may be equipped with a landscaped median. Avenues become collectors upon exiting urban areas.

Backbuilding: a single-story structure connecting a principal building to an outbuilding (see Table 16).

Bicycle Lane (BL): a Thoroughfare dedicated to bicycle use running within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): a Thoroughfare running independently of a high-speed vehicular Thoroughfare.

Block: the aggregate of private lots, passages, rear lanes, and alleys, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed. Boulevards are long-distance Thoroughfares traversing urbanized areas. Boulevards are usually equipped with slip roads buffering sidewalks and buildings. Boulevards become arterials upon exiting urban areas.

Building Configuration: the form of a building, based on its massing, Private Frontage, and height.

Building Disposition: the placement of a building on its lot (see Table 9).

Building Function: the uses accommodated by a building and its lot. Functions are categorized as Restricted, Limited, or Open, according to the intensity of the use (see Tables 10 & 11).

Building Height: the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Building Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures. Building Height shall be measured from the average grade of the affronting Thoroughfare (see Table 8).

Building Type: a structure category determined by function, disposition on the lot, and configuration, including frontage and height.

By Right Permit: a proposal for a building or community plan that complies with this code and may thereby be processed administratively, without public hearing.

CLD: Cluster Land Development. A freestanding neighborhood. Because of a location away from transportation, CLD has a weak commercial center.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building designed specifically for a Civic Function. Civic Buildings shall not be subject to the requirements of Section 4. The particulars of their design shall be determined by Exception.

Civic Function: premises used by organizations considered to support the common good of the community. Uses include educational, cultural social service, and religious not-for-profit organizations.

Civic Use: See Civic Function.

Civic Parking Reserve: parking structure or lot within a quarter mile of the site that it serves. Space may be leased or bought from this reserve to satisfy parking requirements.

Civic Space: an open area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping, and their affronting buildings. (see Table 13).

Code: shall mean this entire Section 315.

Commercial: the term collectively defining workplace, office, and retail functions.

Commercial Street (CS): see Street.

Community Pattern: the physical form of a settlement. Variations are due to the particulars of the site, density, spatial definition program, transportation, and implementation. Transect-based Community Patterns are socially and functionally varied; they are walkable, and they manifest a gradient from urban to rural.

Conference Center: a privately-owned facility designed to accommodate multiple groups of different sizes, or a single large group, in exhibit halls, meeting rooms, ballrooms, or banquet space.

Consolidated Review Committee (CRC): a committee composed of one representative from the City Building and Permit Office, the City Public Works Director's Office, the City Fire Department, the City Police Department, a designee of the Mayor, a designee of the Board of Aldermen, and the City Clerk's Office.

Context: surroundings made up of the combination of elements that create specific habitat.

Convention Center: a publicly owned facility designed to accommodate multiple groups of different sizes, or a single large group, in exhibit halls, meeting rooms, ballrooms, or banquet space.

Corridor: a lineal geographic system incorporating transportation and/or greenway trajectories. A transportation corridor may be a lineal urban Transect Zone.

Courtyard Building: a building that occupies the boundaries of its lot while internally defining one or more private patios.

Curb: the edge of the vehicular pavement detailed as a raised curb or flush to a swale. The Curb usually incorporates the drainage system (see Table 4).

Density: the number of dwelling units within a standard measure of land area, usually given as units per acre (see Section 2.4).

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

District: see Specialized District.

Driveway: a vehicular lane within a lot, usually leading to a garage. A Driveway in the First Layer may be used for parking if it is no more than 18 feet wide, thereby becoming subject to the constraints of a parking lot.

Duplex House: a building that is divided into multiple living units sharing a common wall.

Edgeyard Building: a building that occupies the center of its lot with setbacks on all sides.

Elevation: an exterior wall of a building not along a Frontage Line (see Table 16)

Enfront: to place an element along a Frontage Line, as in "porches enfront the street."

Entrance, Principal: the main point of access for pedestrians into a building.

Exception: a Variance that permits a practice that is not consistent with a provision or Intent of this Code.

Facade: the exterior wall of a building that is set along a Frontage Line (see Table 16).

Frontage Line: those lot lines that coincide with a Public Frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the Elevations that coincide with other Lot Lines (see Table 16).

Gas Station: a retail business that sells motor vehicle fuel, related motor vehicle products, and may also sell food and beverage items.

Greenway: an open space corridor in largely natural conditions, which may include Trails for bicycles and pedestrians.

Heavy Industrial: industrial facilities that conduct their operations in such manners that results are created or apparent outside an enclosed building that is incompatible with adjacent or nearby non-industrial uses.

Highway: a Thoroughfare intended primarily to serve through traffic traveling medium-to long distances.

Inside Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. (see Tables 3 and 16).

Kiosk: a small, self-standing structure used for Commercial purposes. Examples include, but are not limited to, a newsstand or ticket booth.

Layer: a range of depths of a lot within which certain elements are permitted (see Table 16).

Light Industrial: industrial facilities that conduct their operations in such manners that no results are created or apparent outside an enclosed building that are incompatible with adjacent or nearby non-industrial uses.

Liner Building: a building specifically designed to mask a parking lot or a parking garage from a frontage. A Liner Building, if less than 30 feet deep and two stories, shall be exempt from parking requirements.

Live-Work: a dwelling unit that contains, to a limited extent, a commercial component. A LiveWork Unit is a fee-simple unit on its own lot with the commercial component limited to the ground level.

Lodging: premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to retail use.

Lot Line: the boundary that legally and geometrically demarcates a lot (see Tables 16 and 14G).

Lot Width: the length of the principal Frontage Line of a lot.

Manufacturing: premises available for the creation, assemblage, and/or repair of artifacts, using table-mounted electrical machinery and including their retail sale.

Mayor and Board of Aldermen: shall mean the Mayor and Board of Aldermen of the City of Flowood, Mississippi.

Meeting Hall: a building available for gatherings. It should accommodate at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the pedestrian shed in which the meeting hall is located.

Neighborhood: a mostly residential area, often with a recognizable edge. For the purposes of this Code, a "complete neighborhood" is further defined as consisting of one pedestrian shed (1/2 mile diameter) with a mixed-use center.

Office: premises available for the transaction of general business but excluding retail, artisanal and manufacturing uses.

Outbuilding: an accessory building, usually located towards the rear of the same lot as a Principal Building. A Backbuilding sometimes connects it to the principal building. Outbuildings shall not exceed 600 square feet of habitable space, excluding parking areas (see Table 16).

Parking Structure: a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

Passage (PS): a pedestrian connector passing between buildings, providing shortcuts through long Blocks and connecting rear parking areas to frontages. Passages may be roofed over.

Path (PT): a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

Pedestrian Shed: an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a Neighborhood or extent of a Community. A standard Pedestrian Shed is one quarter of a mile radius or 1320 feet. With transit available or proposed, a Long Pedestrian Shed has an average walking distance of a half-mile or 2640 feet. Pedestrian Sheds are oriented toward a central destination containing one or more important intersections, meeting places, Civic Spaces, Civic Buildings, and the capacity to accommodate a T5 Transect Zone in the future.

Planter: the element of the public streetscape, which accommodates street trees. Planters may be continuous or individual.

Primary-Secondary Grid: Thoroughfare designations appearing on the Regulating Plan. Buildings on the P-Grid are subject to all the provisions of this Code. Buildings on the S-Grid are exempt from certain provisions, allowing for Warranted open parking lots, unlined parking decks, drive-throughs and hermetic building fronts.

Principal Building: the main building on a lot, usually located toward the frontage (see Table 16).

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches, and galleries (see Table 7).

Public Frontage: the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree, and streetlight (see Table 4).

Push Cart: a small, mobile and wheeled device that is utilized for temporary commercial purposes.

Rear Alley (AL): a vehicular driveway located to the rear of lots providing access to service areas and parking and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

Rear Lane (LA): a vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the lot as the sole yard. This is a more urban type, as the continuous Façade spatially defines the public Thoroughfare. For its residential function, this type yields a Rowhouse. For its commercial function, the rear yard can accommodate substantial parking.

RCD: Regional Center Development. A Community Type consisting of one Long Pedestrian Shed with a strong Town Center. The minimum developable area of a RCD/TOD is 160 acres.

Residential: premises available for long-term human dwelling.

Retail: premises available for the sale of merchandise and food service.

Retail Frontage Line: Frontage Lines designated on a Community Plan that require the provision of a shopfront, causing the ground level to be available for retail use.

Road (RD): a local, rural, and suburban Thoroughfare of low vehicular speed and capacity. Its public frontage consists of swales drained by percolation and a walking path or Bicycle Trail along one or both sides. The landscaping consists of multiple species composed of naturalistic clusters. This type is allocated to the more rural Transect Zones (T1-T3).

Rural Road (RR): see Road.

Secondary Grid: see Primary-Secondary Grid.

Setback: the area of a lot measured from the lot line to a building Facade or elevation. This area must be maintained clear of permanent structures except for galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback. (see Section 315-4.2.1 and Table 14G)

Shared Parking: an accounting for parking spaces that are available for more than one function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in proximity, which are unlikely to require space at the same time (see Tables 11 and 12).

Sideyard Building: a building that occupies one side of the lot with a setback to the other side.

Sidewalk: the paved layer of the public frontage dedicated exclusively to pedestrian activity.

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. Most specialized buildings are dedicated to manufacturing and transportation and are distorted by the trajectories of machinery.

Specialized District (SD): Specialized District designations shall be assigned to areas that, by their intrinsic function, disposition, or configuration, cannot conform to one of the six normative Transect Zones or four Community Types specified by this Code. Typical Districts may include large parks, institutional campuses, refinery sites, airports, etc.

Standard Road (SR): see Road.

Standard Street (SS): see Street.

Story: a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered stories for the purpose of determining Building Height.

Streamside Corridor: the zone within which a waterway flows, its width to be variably interpreted according to the Transect Zone.

Street (ST): a local urban Thoroughfare of low speed and capacity. Its public frontage consists of raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees. This type is permitted within the more urban Transect Zones (T4-T6).

Streetscape: the urban element that establishes a major part of the public realm. The streetscape is composed of Thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building Facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

Streetscreen: sometimes called Streetwall. A freestanding wall built along the Frontage Line, or coplanar with the Façade, often for the purpose of making a parking lot from the Thoroughfare. Streetscreens shall be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Façade. The Streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all Streetscreens over 4 feet high should be 30% permeable or articulated to avoid blank walls.

Substantial Modification: alterations to a building that are valued at more than 50% of the replacement cost of the entire building, if new.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Community Plan is required to be designed in response to the axis.

Third Place: a private building that includes a space conducive to unstructured social gathering. Third Places are usually bars, cafés, and corner stores.

Thoroughfare: a passage for traveling that incorporates moving lanes and parking lanes within a right-of-way (see Tables 3 and 16).

TND: Traditional Neighborhood Development. A Community Type consisting of one or more pedestrian sheds plus a mixed-use center or corridor. The minimum developable area of a TND is 80 acres.

TOD: Transit-Oriented Development. TOD is Regional Center Development (RCD) with transit available or proposed.

Town Center: the mixed-use center or main commercial corridor of a community. A town center in a hamlet or small TND may consist of little more than a meeting hall, corner store, and main Civic Space. A town center for RCD or TOD communities may be a substantial downtown commercial area, often connected to other town centers by transit.

Transect: a system of ordering human habitats in a range from the most natural to the most urban. The Smart Code is based upon six Transect Zones, which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transect Zone (T-Zone): Transect Zones are administratively similar to the land-use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private

lot and building and the affronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core. (See Table 1)

Transition Line: a horizontal line spanning the full width of a Facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: a form category determined by function, disposition, and configuration, including size or extent. There are community types, street types, and Civic Space types.

Urban Neighborhood: A TND Community Type within an urbanized area. See: TND.

Variance: an administrative technique granting relief from the provisions of a code. There are two types of Variances: Warrants and Exceptions (see Section 315-1.5).

Warrant: a type of Variance that permits practice that is not consistent with a specific provision of this Code but is justified by its Intent or by hardship.

315-6 STANDARDS AND TABLES

315-6.1 The Standards and Tables referenced in Section 315 are attached to this Ordinance as Attachment A, Smart Growth District Standards and Tables, and are hereby adopted and made a part of this Section by reference as if fully set forth herein. Attachment A consists of the following:

a. Table 1, Transect Zone Descriptions
b. Table 2, Sector/Community Allocation [Reserved]
c. Table 3A, Vehicular Lane/Parking Assemblies
d. Table 3B, Vehicular Lane Assemblies
e. Table 3C, Thoroughfare Assemblies
f. Table 4A, Public Frontages – General
g. Table 4B, Public Frontages – Specific
h. Table 5, Public Lighting
i. Table 6, Public Planting
j. Table 7, Private Frontages
k. Table 8, Building Configuration
l. Table 9, Building Disposition
m. Table 10, Building Function – Specific
n. Tables 11 and 12, Building Function and Parking
o. Table 13, Civic Space
p. Table 14, Summary of Transect Zones
q. Table 15, Summary of Special Districts
r. Table 16, Definitions Illustrated

316 Special Uses

316.01 Special Uses: The following uses may be allowed as special uses in zoning district L-C, C-1, C-2, C-3, I-1 and I-2; (a) Funeral Homes, (b) Cemeteries, (c) any other use which is not an itemized allowed use in said districts and which the Mayor and Board desire to treat as a Special Use.

316.02 Application: Any person desiring a special use permit shall make application for same and provide the information specified in Article IV of this Ordinance.

316.03 Public Hearing: A public hearing will be held by the Mayor and Board prior to granting or denying the special use permit in accordance with the public hearing provision so this Ordinance.

316.04 Judgment: The Mayor and Board of Aldermen when considering the application shall consider the highest and best use of the property, location, public need, adverse effects on surrounding properties, if any, and any other factor determined by the Mayor and Board to be of importance.

316.05 Grant of Request: In granting the request the Mayor and Board of Aldermen may place such conditions, restrictions and time constraints as determined desirable.

317 Overlay Districts - General[58]

317.01 Purpose: Overlay districts are superimposed on the underlying zoning districts shown on the Official Zoning Map. Except as expressly provided in the regulations for an overlay district, all uses, regulations, and requirements of the underlying zoning district shall continue to apply.

317.02 Where an overlay district expressly permits a use not permitted in the underlying zoning district, expressly requires Conditional Use approval for a use, or establishes a standard different from that of the underlying zoning district, the overlay district provision shall control, notwithstanding Section 700.04.

317.03 Where property lies within more than one overlay district, the more restrictive overlay district provision shall apply.

318 Waterfront Overlay District (WO)[59]

318.01 The WO Waterfront Overlay District has been established to utilize the opportunities and unique characteristics of the Pearl River to encourage a wider diversity of uses along the City's waterfront corridor and to establish the reasonable conditions and safeguards under which this diversity can be supported and maintained. This District, under special conditions and standards, may provide for such uses as: commercial, office, recreational, amusement and cultural options that are an alternative to the traditional commercial uses permitted in the underlying District. Further, it is the intent of this Overlay District to provide public access to the river and preserve scenic river views; and to promote the historical, cultural, recreational, environmental and tourist related features of the area.

318.02 A structure or land may be used for any of the following purposes in the Waterfront Overlay District, when approved by Mayor and Board of Aldermen as a conditional use. Additionally,

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[58] Amended by Ordinance November 16, 2026.
[59] Amended by Ordinance November 16, 2026.

uses which are listed as permitted by right in the underlying Zoning District must receive approval as a conditional use.

318.02-01 Water-based enterprises such as Marinas, Boat/Kayak/Canoe launches, Water Transportation Facilities, Fishing Facilities, and other similar enterprises.

318.02-02 Conference Center

318.02-03 Resort and/or Hotel

318.02-04 Restaurant

318.03 Off-street parking space shall be provided as prescribed in Section 205.

318.04 Minimum area, yard, and other requirements shall be as determined during Site Plan Review.

318.05 Detailed Site Plan Requirements: A site plan with supporting data shall be prepared and submitted to the Zoning Administrator, drawn to a scale of not less than one hundred (100) feet to the inch and shall include the following information:

a. Boundary description, including area, bearings and dimensions of all property lines.

b. Tie in dimension from property corner to nearest existing streets(s) and to section corner.

c. Locations and types of existing and proposed utilities and easements.

d. Existing topography, with a contour interval of no greater than two (2) feet when the slope is less than four percent (4%) , and no greater than five (5) feet when the slope is greater than four percent (4%), referenced to a United States Geological Survey or a Coast and Geodetic Survey bench mark or monument, or benchmark approved by the City Engineer or Public Works Director*.

e. The location of points of ingress to and egress from the site.

f. The location of all mature tree growth. Mature tree growth shall be defined as trees five (5) inches or greater in diameter at 4 ½ feet above the ground*.

g. A grading and drainage plan including proposals for on-site retention of storm drainage as well as general details of all surfaced areas*.

h. Existing tree masses to remain, streams, flood plain and other natural features.

i. Vicinity map.

j. Estimates of traffic volume generation from the completed project along the boundary streets*.

k. Title block, including name of development, phase number, developer/owner, engineer, section, township and range, acreage, zoning.

l. Location/footprint of proposed buildings, including height in stories and feet, floor area ratio, total floor area, and total square feet of ground area coverage. It shall not be necessary to show building footprints for single family residential units unless deemed necessary by the Zoning Administrator.

m. Provisions for landscape screening and buffering shall be represented graphically in plan view and elevation view on the site plan. Other landscaping required by the City of Flowood Landscaping Ordinance shall be shown on the plan.

n. Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance and preservation of common open space*.

o. The location, arrangement and dimensions of:
1. Existing and proposed streets and driveways;
2. Adjacent streets;
3. Sidewalks;
4. Parking areas, including the number of off-street parking spaces;
5. Points of ingress and egress;
6. Off-street loading areas; and
7. Other vehicular, bicycle or pedestrian rights-of-way.

p. Drainage provisions: On-site drainage retention shall be provided to control storm water run-off so that surface waters will be properly disposed of without adversely affecting neighboring properties through erosion, flooding and other drainage problems. Drainage provisions shall be made to the satisfaction and requirements of the city engineer*.

***Requirement may be waived by the Zoning Administrator, if deemed appropriate.**

319 Medical Parkway Overlay District (MP)[60]

319.01 The MP Medical Parkway Overlay District has been established to provide an area for the development of medical facilities, corporate headquarters, office park/campus style development and service-related businesses. It will also provide a compatible location for commercial/retail businesses and smaller warehouse/distribution operations which would serve the various campuses and facilities within this district.

319.02 The following uses are permitted in the Medical Parkway Overlay District:

319.02-01 Medical facilities including hospitals, clinics, surgical centers, and other similar facilities regardless of size.

319.02-02 Any type of commercial or institutional enterprise commonly known and accepted by the general public as an office type professional business or occupation, including all forms of business and professional offices, and planned complexes of such uses in enclosed structure(s).

[60] Amended by Ordinance November 16, 2026.

319.02-03 Any small retail or service commercial enterprise in which there is kept no stock in trade or merchandise for sale outside of an enclosed structure within public view, particularly those that support larger medical and corporate offices, including drugstores, restaurants, specialty retailers.

319.03 Any use or structure which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted may be authorized as a Conditional Use in the Medical Parkway Overlay District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

319.03-01 Any senior living facility, nursing home, or continuing care retirement community.

319.04 Off-street parking space shall be provided as prescribed in Section 205.

319.05 Minimum area, yard, and other requirements shall be as prescribed in Section 311 for the underlying Zoning District.

320 Neighborhood Revitalization Overlay District (NRO)[61]

320.01 The purpose of the Neighborhood Revitalization Overlay District (NRO) is to encourage new construction and rehabilitation of existing structures, which is compatible with the scale and character of the original buildings within the district. New development shall be respectful of the existing built environment while improving the general quality and appearance of the neighborhood. The NRO district provides flexibility in dimensional requirements to encourage investment in nonconforming lots and structures, as well as allow for greater density when feasible.

320.02 A structure or use that is permitted in the underlying Zoning District shall be permitted in the Neighborhood Revitalization Overlay District.

320.03 The following conditional uses may be authorized in the NRO District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

320.03-01 Any conditional use allowed in the R-1 Single Family Residential District, if underlying zoning district is residential.

320.03-02 Boarding houses, lodging houses, and group dwellings such as elderly service centers.

320.03-03 Two family houses.

320.04 Accessory uses and structures customary and incidental to a permitted principal use shall be allowed.

320.05 The only signs permitted in this district shall be those on-premises signs deemed incidental to a permitted principal use and which meet the requirements of the City's sign ordinance.

320.06 Off-street parking space shall be provided as prescribed in Section 205.

[61] Amended by Ordinance November 16, 2026.

320.07 Minimum area, yard, and other requirements shall be determined during Site Plan Review and shall be based on the character and size of the existing parcels and structures which are in reasonable proximity.

321 Commercial Corridor Overlay District (CCO)[62]

321.01 The purpose of the Commercial Corridor Overlay District is to promote a diverse, balanced, and sustainable mix of commercial uses; discourage the excessive geographic concentration and repetitive proliferation of substantially similar businesses; and encourage development, redevelopment, and tenant occupancy patterns that provide a broad range of goods and services to the community. The CCO District is intended to guide commercial growth and reinvestment in a manner that supports the long-term vitality, economic stability, and intended character of the City's commercial corridors and activity centers, while maintaining flexibility for appropriate commercial investment and responding to changing market conditions.

The CCO District recognizes that the concentration of businesses serving substantially similar consumer demands may limit the diversity of available goods and services, contribute to repetitive development patterns, and reduce opportunities for a more balanced commercial environment. In both developing and established commercial areas, the CCO District is intended to promote a complementary mix of uses, encourage continued investment that contributes to the long-term viability of the corridor, and discourage tenant replacement and new development patterns that result in excessive duplication of existing businesses. The CCO District further seeks to ensure that the range and operating characteristics of commercial uses remain compatible with the intended function, character, and long-term development objectives of the areas to which the CCO District applies.

For purposes of this CCO District, a similar business is a business that provides substantially similar primary goods or services and is reasonably recognizable as serving the same principal consumer demand as an existing business. The determination of similarity shall be based on the primary goods or services offered and the principal consumer demand served, rather than solely on the business name, ownership, branding, or corporate affiliation.

321.02 The following uses are permitted in the Commercial Corridor Overlay District:

321.02-01 Any type of commercial or institutional enterprise commonly known and accepted by the general public as an office type professional business or occupation, including all forms of business and professional offices, and planned complexes of such uses containing less than fifty thousand (50,000) square feet of tenable space in the enclosed structure(s).

321.02-02 Photographer's and artist's studios, music and dance studios, and establishments providing instruction related to the arts.

321.03 The following conditional uses may be authorized in the CCO District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary and based on the underlying Zoning District.

321.03-01 Any use or conditional use contemplated by the underlying Zoning District.

[62] Amended by Ordinance November 16, 2026.

321.04 In addition to considering all standards set forth in Section 400 of this Ordinance, the Mayor and Board of Aldermen shall also consider the following when considering an application for Conditional Use in the CCO District:

321.04-01 The proposed use will not create an excessive concentration of substantially similar businesses within the defined area.

321.04-02 The proposed use will contribute to a diverse mix of goods and services.

321.04-03 The proposed use is compatible with the existing commercial character of the area.

321.04-04 The proposed use will not unnecessarily duplicate an existing concentration of similar businesses.

321.04-05 The proposed use is appropriately located based on traffic, access, parking, and surrounding development patterns.

321.05 Off-street parking space shall be provided as prescribed in Section 205.

321.06 Minimum area, yard, and other requirements shall be as prescribed in Section 311 for the underlying Zoning District.

322 West Rankin Parkway Industrial Overlay District (WRP)[63]

322.01 The purpose of this district is to provide an area for the development of advanced manufacturing and computing, data warehousing and processing, research and development, corporate headquarters, and office park/campus style development. It will also provide a compatible location for smaller warehouse/distribution operations which would serve the various campuses and facilities within this district. Dimensional standards of this District are intended to minimize visual and noise impacts to properties, especially residential properties, adjoining the District. Residential uses shall not be permitted in this District.

322.02 The following uses are permitted in the West Rankin Parkway Industrial Overlay District:

322.02-01 Advanced manufacturing, assembly, and processing, provided that no manufacturing or processing is performed outside of an enclosed structure; including, data centers, computing and data processing facilities, and research and development laboratories.

322.02-02 Any type of commercial or institutional enterprise commonly known and accepted by the general public as an office type professional business or occupation, including all forms of business and professional offices, and planned complexes of such uses in enclosed structure(s).

322.03 The following conditional uses may be authorized in the WRP District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary and based on the underlying Zoning District.

[63] Amended by Ordinance November 16, 2026.

322.03-01 Any small retail or service commercial enterprise in which there is kept no stock in trade or merchandise for sale outside of an enclosed structure within public view, particularly those that support advanced manufacturing and computing.

322.03-02 Warehouse and distribution facilities, provided that no outdoor storage area is within the front yard of the lot and all outdoor storage areas are restrictively fenced.

322.03-03 Any use or structure which the Mayor and Board of Aldermen determine to be of the same character and nature as those specifically permitted may be authorized as a Conditional Use in the West Rankin Parkway Industrial Overlay District by the Mayor and Board of Aldermen subject to any conditions, restrictions, and requirements deemed necessary.

322.04 Notwithstanding any other provision of this Ordinance, junkyards, used vehicle parts yards, vehicle body repair shops, salvage yards, and surface mining are prohibited in the West Rankin Parkway Industrial Overlay District.

322.05 Off-street parking space shall be provided as prescribed in Section 205.

322.06 Minimum area, yard, and other requirements shall be as prescribed in Section 311 for the underlying Zoning District unless additional restrictions and buffering are deemed necessary by the Mayor and Board of Aldermen during Site Plan Review.

323 Aviation Overlay District (AOD)[64]

323.01 The Aviation Overlay District (AOD) is hereby established to promote aviation-related economic development in areas located immediately adjacent to the Jackson-Medgar Wiley Evers International Airport. The district is intended to preserve and facilitate the development of land for aviation-related businesses, services, facilities, and supporting operations that benefit from proximity to the airport, including sites that may be suitable for direct access to airport runways or taxiways, where such access is authorized.

The district is intended to support the continued growth of aviation-dependent industries, improve opportunities for airport-related investment, and promote the efficient use of land in proximity to the airport. Development within the district shall be limited to aviation-related uses and services that are compatible with airport operations and consistent with applicable airport safety, security, operational, and land-use requirements.

323.02 The following uses are permitted in the Aviation Overlay District:

323.02-01 Uses directly supportive of the aviation industry, and in compliance with Section 206.03, which may include aircraft hangars, fixed base operators, aircraft maintenance, repair, and overhaul facilities, air cargo facilities, and flight training facilities. The Zoning Administrator shall determine whether any other use qualifies, subject to appeal under Section 704.

323.03 Off-street parking space shall be provided as prescribed in Section 205.

323.04 Minimum area, yard, and other requirements shall be as prescribed in Section 311 for the

[64] Amended by Ordinance November 16, 2026.

underlying Zoning District unless additional restrictions and buffering are deemed necessary by the Mayor and Board of Aldermen during Site Plan Review.

323.05 All structures shall comply with the height and obstruction standards of 14 C.F.R. Part 77. Where notice to the Federal Aviation Administration is required, the applicant shall provide evidence of FAA review before a building permit is issued.

ARTICLE IV
CONDITIONAL USES, TEMPORARY USES, AND VARIANCES

400 Conditional Uses and Temporary Uses

400.01 The policy of the Mayor and Board of Aldermen is to establish and maintain sound and desirable development and uses of lands and structures within the City. The Mayor and Board of Aldermen acknowledge that there will be situations when an otherwise non-permitted use, under certain conditions and/or for limited periods of time, should be permitted. Therefore, under certain conditions and/or for limited periods of time, on specific parcels of land, where the Mayor and Board of Aldermen determine that an otherwise non-permitted use will not adversely affect the neighborhood and will not be contrary to the public interest and general welfare, Conditional Uses and Temporary Uses may be permitted. Any person or party holding the controlling ownership interest in the subject property is sought may file a request therefore in conformance with the provisions of this Ordinance. A Conditional Use and a Temporary Use shall only be authorized by the Mayor and Board of Aldermen acting by passage of an order and only after notice has been given and a public hearing held on the request.

400.02 In considering an application for a Conditional Use or a Temporary Use, the Board shall give due regard to the nature and condition of all adjacent uses and structures and the consistency therewith of the proposed use. Upon authorizing a Conditional Use or a Temporary Use, the Mayor and Board of Aldermen may impose such conditions, restrictions, and requirements with respect to location, constructions signs, fencing, landscaping; maintenance, and operations in addition to those conditions, restrictions, and requirements expressly stipulated in this Ordinance, as they may deem necessary for the protection of adjacent properties and for the preservation of the public interest and general welfare. Temporary Use shall not be authorized for a period exceeding one (1) year.

400.03 The Mayor and Board of Aldermen shall not authorize a Conditional Use unless and until they make a finding that the Conditional Use is not contrary to the City's formally adopted Comprehensive Plan and that the Conditional Use will not adversely affect the neighborhood or the public interest and general welfare. The order authorizing a Conditional Use shall state all conditions, restrictions, and requirements deemed appropriate therefore by the Mayor and Board of Aldermen.

400.04 The Mayor and Board of Aldermen shall not authorize a Temporary Use unless and until they make a finding that the Temporary Use is not contrary to the City's formally adopted Comprehensive Plan and that the Temporary Use will not adversely affect the neighborhood or the public interest and general welfare. The order authorizing a Temporary Use shall state the date on which the authorized Temporary Use will cease and be removed and shall state all other conditions, restrictions, and requirements deemed appropriate therefore by the Mayor and Board of Aldermen

401 Variances

401.01 The Mayor and Board of Aldermen shall have the power to grant Variances from the provisions or requirements of this Ordinance. A Variance shall only be granted by the Mayor and Board

of Aldermen acting by passage of an order and only after notice has been given and a public hearing held on the request. A Variance from the strict application of any provision of this Ordinance shall not be granted by the Mayor and Board of Aldermen unless they find that all of the following facts and conditions exist:

401.01-01 Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures within the same district.

401.01-02 Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by owners of other properties in the same district under the terms of this Ordinance.

401.01-03 Granting the Variance will be in harmony with the general purpose and intent of this Ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

401.02 In no case shall the Mayor and Board of Aldermen grant a Variance for a use which is not a permitted use in the zoning district in which the proposed structure or use is to be located.

402 Initial Procedure

402.01 An applicant seeking a Conditional Use, a Temporary Use, or a Variance shall file a request therefore in the form of an application with the Zoning Administrator. The application shall contain the information and certifications listed in Section 403 and whatever other documentation for record the applicant desires to submit.

402.02 The application shall be reviewed for sufficiency by the Zoning Administrator. When the application is found sufficient, the Zoning Administrator shall determine the date for a public hearing on the request before the Mayor and Board of Aldermen, which date shall be a regularly scheduled meeting of the Mayor and Board of Aldermen, and shall set the request for public hearing on the agenda for that meeting. in determining the date of the regularly scheduled meeting of the Mayor and Board of Aldermen at which the public hearing is to be held, the Zoning Administrator shall take into consideration the time necessary for the provision of all notices required prior to said hearing, the dates acceptable to the applicant, and the substance and duration of other matters set for hearing and debate at such regularly scheduled meetings provided, unless the applicant consents in writing, the public hearing shall be held at a regularly scheduled meeting of the Mayor and Board of Aldermen to be held within ninety (90) days of the date the application is determined by the Zoning Administrator to be sufficient.

402.03 The Zoning Administrator shall notify the applicant of the date, time, and location of the regularly scheduled meeting of the Mayor and Board of Aldermen during which the hearing shall be held.

403 Information Required for a Sufficient Application for a Conditional Use, Temporary Use, or Variance.

An application considered sufficient for a Conditional Use, Temporary Use, or Variance shall include the following:

403.01 The name, mailing address, and telephone number of each person, corporation, partnership, trust, or other party which holds an ownership interest in subject property. The person or party holding the controlling ownership interest shall be so indicated.

403.02 A map or plat and legal description of the subject property. The map or plat shall show the location and conditions of all existing structures and uses.

403.03 A drawing showing the location of all property boundaries and parts and parcels of land situated within one hundred sixty (160) feet (excluding street rights-of-way) of the subject property; together with the names and mailing addresses of the owners of said parts and parcels, which shall be written on the drawing within the part or parcel, or otherwise recorded on the face of the drawing, or attached thereto with sufficient clarity to denote the owners of the proximate properties to whom notice of the public hearing before the Mayor and Board of Aldermen shall be mailed. The drawing shall be certified by an attorney, attesting to the relative location of property boundaries and to the accuracy of the names of all proximate owners as of a date within thirty days of the date of the application and according to information of record in the office of the Chancery Clerk of Rankin County.

403.04 A vicinity map showing the subject property and the neighborhood. The map shall show the locations of all zoning district boundaries, floodway and flood hazard area boundaries, and streets and other public and private rights-of-way in the neighborhood.

403.05 The name, mailing address, and telephone number of the applicant or officer, agent, or attorney of the applicant of whom all correspondence regarding the application is to be directed.

403.06 The designation of the current zoning district or districts in which the subject property is located.

403.07 A certified copy of all enforceable covenants or restrictions, declared either in separate instruments or in valid deeds of record, which restrict or prohibit on the subject property uses or structures otherwise permitted by this Ordinance If the proposed Conditional Use, Temporary Use, or Variance were authorized by the Mayor and Board of Aldermen. If there are none, then the certificate of an attorney to that effect.

403.08 All other pertinent information that might be relevant to the proposed Conditional Use, Temporary Use, or Variance or relevant to the subject property.

403.09 A draft of the proposed notice of the required public hearing for publication.

403.10 A draft of the proposed order authorizing the requested Conditional Use or Temporary Use or granting the Variance.

403.11 (Optional). A draft of any proposed covenants, conditions, and restrictions for the subject property to which the applicant is willing to subject the property if the proposed Conditional Use, Temporary-Use, or Variance were to be authorized or granted by the Mayor and Board of Aldermen.

404 Required Published Public Notices

404.01 The applicant for a Conditional Use, Temporary Use, or Variance shall give Public Notice of the date, time, and place for the required public hearing before the Mayor and Board of Aldermen by causing notice thereof to be published at least one (1) time in a newspaper having a general circulation in the City, which notice shall be published at least fifteen (15) days prior to the date of said public hearing. The notice shall be titled "PUBLIC NOTICE", be signed by the applicant or the officer, agent, or attorney of the applicant, and shall read substantially as follows:

Notice is hereby given to any and all persons interested in or in any way affected thereby that (insert name of person or party holding the controlling ownership Interest in the subject property] has filed an application with the Zoning Administrator of the City of Flowood requesting a [Conditional Use] [Temporary Use] [Variance] to allow the following described parcel of land to be used as [insert description of proposed use, duration, relief requested, etc.]:

(Insert legal description of subject property]

A copy of said application is on file with the City Clerk and is available for review during normal business hours. Said application and request will come before the Mayor and Board of Aldermen for public hearing on (insert date of hearing) during their regularly scheduled meeting which begins at (insert time of meeting here) and which is to be hold at City Hall, 2101 Airport Road, Flowood, Mississippi. Any person desiring to express his or her views on the application and request may be present and do so at said hearing or may deliver his or her written statement to the City Clerk prior to said hearing. Written statements so delivered shall be part of the record of said hearing. All Inquiries about the application and proposed amendment should be addressed to the undersigned at (insert the address and telephone number of the applicant or officer, agent, or attorney of the applicant].

405 Required Posted Public Notices

405.01 The applicant shall post at least one (1) sign at a conspicuous location along each public or private street on which the subject property abuts, or if the subject land does not abut a public or private street, then at a conspicuous location on the subject property. Each sign will be posted for at least fifteen (15) days during the three (3) weeks immediately preceding the public hearing.

405.02 On each sign, the title "PUBLIC NOTICE" shall be legible from the nearest street and all other words and letters shall be legible and at least two (2) inches high.

405.03 Each sign shall give notice to the public that the property is subject to a request for a Conditional Use, Temporary Use, or Variance and that the application requesting same is available for review at the City Hall.

406 Required Mailed Notices

406.01 The applicant shall serve notice by Certified Mail to each owner of a part-or parcel of land situated within one hundred sixty (160) feet (excluding street rights of-way) of the subject property.

406.02 This required mailed notice shall read substantially the same as the required published public notice.

406.03 The required mail notice shall be mailed at least fifteen (15) days prior to the scheduled date of the required public hearing.

407 Application Fees

407.01 At the time of filing an application for a Conditional Use, Temporary Use, or Variance, there shall be paid to the City Clerk a fee as set by the Resolution of the Board of Aldermen[65] to cover incidental expenses of the City for the processing of said application. This fee shall not be refundable.

407.02 The applicant shall be responsible for performing, at his expense, all actions required by this Ordinance or by law for the request, If authorized or granted, to be effective, including the preparation of all applications, draft orders, notices, exhibits, affidavits, transcripts, and records; the publication of all notices required to be published; the posting of all notices required to be posted; the mailing of all notices required to be mailed; and the certification of all statements required to be certified.

408 Public Hearings Before the Mayor and Board of Aldermen

408.01 The applicant shall be required to present orally and in writing credible evidence that his request for a Conditional Use, Temporary Use, or Variance is in conformance with the City's formally adopted Comprehensive Plan. Such evidence may be in the form of a written report prepared by a professional who is knowledgeable of the comprehensive uses of lands and structures in the area and who is also familiar with the City's formally adopted Comprehensive Plan.

408.02 The applicant for a Conditional Use or Temporary Use shall be required to present orally and in writing credible evidence that the proposed Conditional Use or Temporary Use will not adversely affect the neighborhood, public interest, and general welfare.

408.03 The applicant for a Variance shall be required to present orally and in writing credible evidence that the facts and circumstances described in Sections 401.01-01, 401.01-02, and 401.01-03 exist on the subject property.

408.04 The applicant's attorney shall provide a certification that all the actions necessary to affect all required notices were performed. Such certification shall include the proof of publication of the notice in a newspaper of general circulation In the City and the U.S. Postal Service Receipts for Certified Mail sent to owners of all parts and parcels of property within one hundred sixty (160) feet (excluding street rights-of-way).

408.05 The Mayor and Board of Aldermen may limit in any-reasonable manner oral presentations by the applicant and any other person or persons present at the hearing and desiring to express his or her views on the application and request. Such limitations shall be uniformly applied.

408.06 At the direction of the Mayor and Board of Aldermen, the Zoning Administrator may preside at any public hearing.

409 Order Granting Request

409.01 The Zoning Administrator will prepare, with the assistance of the applicant, the order necessary to authorize the Conditional Use or Temporary Use or to grant the Variance as proposed in the application.

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[65] Amended by Ordinance November 16, 2026.

409.01-01 If the Mayor and Board of Aldermen pass the order according to the procedures required therefore by law and this Ordinance, the order shall be entered into the minutes of the meeting and shall be effective when the minutes are approved as provided by law.

ARTICLE V
AMENDMENTS

500 Declaration of Policy

500.01 The policy of the Mayor and Board of Aldermen is to establish and maintain sound, stable, and desirable development and uses of lands and structures within the City. To assist in the achievement of this policy, this Ordinance shall not be amended except to correct a mistake in this Ordinance or the Official Zoning Map, or to acknowledge conditions which have changed in a particular area or In the City generally and to meet an identifiable community need. Amendments shall be limited to those in conformance with the City's adopted Comprehensive Plan. Subject to the above limitations, an amendment to this Ordinance and/or the Official Zoning Map may be initiated by the Mayor, any member of the Board of Aldermen, the Zoning Administrator, or any person or party holding the controlling property ownership interest in the parcel of land which will be affected by the amendment. Amendments to this Ordinance shall be in the form of an ordinance adopted in conformance with statutory requirements of the State of Mississippi and adopted only after a properly noticed public hearing has been held on the proposed amendment before the Mayor and Board of Aldermen.

500.02 An applicant seeking to amend this Ordinance and/or the Official Zoning Map shall have the burden of proving either (1) that there is a mistake in the existing ordinance and/or the Official Zoning Map, or (2) that there has been a change in the character of the neighborhood so as to justify the proposed amendment and that there is a public need for the proposed amendment.

500.03 No amendment to this Ordinance shall be adopted whereby the regulations and restrictions so established are not uniform for each zoning district having the same zoning classification and bearing the same symbol or designation on the Official Zoning Map.

501 Procedure

501.01 To initiate an amendment to the provisions of this Ordinance and/or to the Official Zoning Map, any person or party holding the controlling ownership interest in the subject property, or any officer, attorney, or agent therefore, shall file an application with the Zoning Administrator. The person or party filing such application is hereinafter referred to as the "applicant". The application shall contain the information and certifications set forth in Section 502 and whatever other documentation for record the applicant desires to submit.

501.02 The application shall be reviewed for sufficiency by the Zoning Administrator. When the application is found sufficient, the Zoning Administrator shall determine the date of the public hearing required for the proposed amendment, which shall be the date of a regularly scheduled meeting of the Mayor and Board of Aldermen, and shall set the application for amendment for public hearing on the agenda for that meeting. In determining the date of the regularly scheduled meeting of the Mayor and Board of Aldermen at which the public hearing Is to be held, the Zoning Administrator shall take into consideration the time necessary for the provision of all notices required prior to said hearing, the dates acceptable to the applicant, and the substance and duration of other matters set for hearing or debate at such regularly scheduled meetings provided, unless the applicant consents in writing, the public hearing

shall be held at a regularly scheduled meeting of the Mayor and Board of Aldermen to be held within ninety (90) days of the date the application is determined by the Zoning Administrator to be sufficient.

501.03 The Zoning Administrator shall notify the applicant of the date, time, and location of the regularly scheduled meeting of the Mayor and Board of Aldermen during which the public hearing will be held.

502 Information Required for a Sufficient Application to Amend the Official Zoning Map.
An application considered sufficient to amend the Official Zoning Map shall include the following:

502.01 The name, mailing address, and telephone number of each person, corporation, partnership, trust, or other party which holds an ownership interest in the subject property. The person or party holding the controlling ownership interest shall be so indicated.

502.02 A map or plat and legal description of the subject property. The map or plat shall show the location and conditions of all existing structures and uses.

502.03 A drawing showing the location of all property boundaries and parts and parcels of land situated within one hundred sixty (160) feet (excluding street rights-of way) of the subject property; together with the names and mailing addresses of the owners of said parts and parcels, which shall be written on the drawing within the part or parcel, or otherwise recorded on the face of the map or plat, or attached thereto with sufficient clarity to denote the owners of the proximate properties to whom notice of the public hearing before the Mayor and Board of Aldermen shall be mailed. The drawing shall be certified by an attorney attesting to the relative location of property boundaries and to the accuracy of the names of all proximate owners[5] of a date within thirty days of the date of the application and according to Information of record in the office of the Chancery Clerk of Rankin County.

502.04 A vicinity map showing the subject property and the neighborhood. The map shall show the locations of all existing and proposed zoning district boundaries, floodway and flood hazard area boundaries, and streets and other public and private rights-of-way in the neighborhood.

502.05 The name, mailing address, and telephone number of the applicant or officer, agent, or attorney of the applicant to whom all correspondence regarding the application is to be directed.

502.06 The designation of the current zoning district or districts in which the subject property is located.

502.07 A certified copy of any enforceable covenants or restrictions, declared either in separate instruments or in valid deeds of record, which restrict or prohibit on the subject property uses or structures otherwise permitted by this Ordinance if the proposed amendment were adopted by the Mayor and Board of Aldermen, if there are none, then the certificate of an attorney to that effect.

502.08 If applicable, the mistake in the Official Zoning Map that would be corrected by the proposed amendment.

502.09 All other pertinent information that might be relevant to the proposed amendment or relevant to the subject property.

502.10 A draft of the proposed notice of the required public hearing for publication.

502.11 A draft of the proposed ordinance amending this Ordinance and/or the Official Zoning Map.

502.12 (Optional). A draft of any proposed covenants, conditions, and restrictions for the subject property to which the applicant is willing to subject the property if the amendment were to be adopted by, the Mayor and Board of Aldermen:

503 Information Required for Sufficient Applications to Amend the Regulatory or Administrative Provision of this Ordinance.

Applications considered sufficient to amend the regulatory or administrative provisions or any other part of this Ordinance shall include the following:

503.01 The name, mailing address, and telephone number of each person, corporation, partnership, trust, or other party or parties which hold property ownership interests in ten (10), or if less than ten (10), all, of the parcels of land which will be affected by the proposed amendment.

503.02 A map of the City showing the parcels of land which will be affected by the proposed amendment.

503.03 The name, mailing address, and telephone number of the applicant or officer, agent, or attorney of the applicant to whom all correspondence regarding the application is to be directed.

503.04 The name and mailing address of the person who will be responsible for the affirmative presentation at the public hearing on the proposed amendment to be held before the Mayor and Board of Aldermen.

503.05 The proposed specific and entire text of each article, section, or table to be added, deleted, amended, or substituted in this Ordinance.

503.06 The anticipated effects of the proposed amendment.

503.07 If applicable, the mistake in this Ordinance that would be corrected by the proposed amendment.

504 Required Published Public Notices

504.01 For amendments to this Ordinance and/or to Official Zoning Map, the applicant shall give Public Notice of the date, time, and place for the required public hearing before the Mayor and Board of Aldermen by causing notice thereof to be published at least one (1) time in a newspaper having a general circulation in the City, which notice shall be published at least fifteen (15) days prior to the date of said public hearing. The notice shall be titled "PUBLIC NOTICE", shall be signed by the applicant or the officer, agent; or attorney of the applicant, and shall read substantially as follows:

> Notice is hereby given to any and all persons interested in or in any way affected thereby that (insert name of person or party holding the controlling ownership interest in the subject property) has filed an application with the Zoning Administrator of the City of Flowood to amend the Official Zoning Map to cause the following described parcel of land to be changed from an (insert current zoning district designation and description) to (insert proposed zoning district designation and

description)

(Insert legal description of property.)

A copy of said application is on file with the City Clerk and is available for review during normal business hours. Said application and proposed amendment will come before the Mayor and Board of Aldermen for public hearing on (insert date of hearing) during their regularly scheduled meeting which begins at (insert time of meeting here) and which is to be held at City Hall, 2101 Airport Rd, Flowood, Mississippi. Any person desiring to express his or her views on the proposed amendment may be present and do so at said hearing or may deliver his or her written statement to the City Clerk prior to said hearing. Written statements so delivered shall be part of the record of said hearing. All inquiries about the application and proposed amendment should be addressed to the undersigned at (insert the address and telephone number of the applicant or officer, agent or attorney of the applicant).

505 Required Posted Public Notices

505.01 For amendments to the Official Zoning Map, an applicant shall post at least one (1) sign at a conspicuous location along each public or private street on which the subject property abuts, or if the subject land does not abut a public or private street, then at a conspicuous location on the subject property. Each sign will be posted for at least fifteen (15) days during the three (3) weeks immediately preceding the public hearing.

505.02 On each sign, the title "PUBLIC NOTICE' shall be legible from the nearest street and all other words and letters shall be legible and at least two (2) inches high.

505.03 Each sign shall give notice to the public that the property is subject to a proposed amendment to the Official Zoning Map of the City of Flowood and that the application for same is available for review at the City Hall.

506 Required Mailed Notices

506.01 The applicant shall serve notice by Certified Mail to each owner of a part or parcel of land situated within one hundred sixty (160) feet (excluding street rights-of-way) of the subject property.

506.02 This required mailed notice shall read substantially the same as the required published public notice.

506.03 The required mail notice shall be mailed at least fifteen (15) days prior to the scheduled date of the required public hearing.

507 Application Fees

507.01 At the time of filing an application, for an amendment to this Ordinance or to the Official Zoning Map, there shall be paid to the City Clerk a fee of Three Hundred Dollars ($300.00) to cover incidental expenses of the City for the processing of said application. This fee shall not be refundable.

507.02 The applicant shall be responsible for performing, at his expense, all actions required by this Ordinance or by statute for the amendment, if adopted, to be effective, including the preparation of all applications, draft amending ordinances, draft orders, notices, exhibits, affidavits, transcripts, and records; the publication of all notices required to be published; the posting of all notices required to be posted; the mailing of all notices required to be mailed; the certification of all statements required to be certified; and if adopted, the publication of the ordinance amending this Ordinance.

508 Public Hearings Before the Mayor and Board of Aldermen

508.01 The applicant shall be required to present orally and in writing credible evidence that the proposed amendment is in conformance with the City's formally adopted Comprehensive Plan. Such evidence may be in the form of a written report submitted by a professional who is knowledgeable of the comprehensive uses of lands and structures in the area and who is also familiar with the City's formally adopted Comprehensive Plan.

508.02 For amendments to the Official Zoning Map, other than to correct a mistake, the applicant shall be required to present orally and in writing information substantiating that there has been a change in the character of the neighborhood so as to justify the proposed amendment and that there is a public need for the proposed amendment.

508.03 For amendments to the Official Zoning Map, the applicant or his attorney shall provide a certification that all the actions necessary to affect all required notices were performed. Such certification shall include the proof of publication of the notice in a newspaper of general circulation in the City and the U.S. Postal Service Receipts for Certified Mail sent to owners of all parts and parcels of property within one hundred sixty (160) feet (excluding street rights-of-way).

508.04 The Mayor and Board of Aldermen may limit in any reasonable manner oral presentations by the applicant and any other person or persons present at the hearing and desiring to express his or her views on the application and proposed amendment. Such limitations shall be uniformly applied.

508.05 At the direction of the Mayor and Board of Aldermen, the Zoning Administrator may preside at any public hearing.

509 Effective Adoption of Amendments

509.01 If prior to voting on an ordinance amending the Official Zoning Map, the Mayor and Board of Aldermen receive a written protest against the proposed amendment signed by the owners of twenty (20) percent or more of the acreage in the parts and parcels of land and property situated within one hundred sixty (160) feet (excluding street rights-of-way) of the parcel of land subject to the proposed amendment, such amendment shall not become effective except after the favorable vote of two-thirds of the Aldermen.

509.02 The Zoning Administrator will prepare; with the assistance of the applicant, the ordinance necessary to amend this Ordinance and/or the Official Zoning Map as proposed in the application. If the Mayor and Board of Aldermen adopt the ordinance according to the procedures required therefore by statute and this Ordinance, the ordinance shall be published by the applicant in a newspaper published in Rankin County having general circulation within the City, which publication shall follow the required authentication activities of the officials of the City. The applicant shall furnish the City Clerk with a copy of the Proof of Publication of said ordinance.

ARTICLE VI
DEFINITIONS

600 General

Certain words and phrases used in this Ordinance are defined for the purpose thereof as follows: Words used in the present tense include the future; the singular number includes the plural, and the plural includes the singular; "person" includes a corporation as well as an individual; "Lot" includes "plot"; "structure" includes "building"; "occupied" includes "designed" or "intended to be occupied"; Used" includes "arranged", "designed", or "intended to be used"; "shall" is mandatory and not directory; "may" is permissive. Wherever the term "Ordinance" appears or shall appear, it shall be interpreted to mean and to refer to this Ordinance, inclusive of all amendments which may have been or may be added thereto.

601 Specific Definitions

Accessory Building or Structure: A structure or a portion of the main structure subordinate to that main structure which is located on the same lot as the main structure or an adjacent lot, the uses of which are clearly incidental to the use of the main structure.

Accessory Use: A use of structure subordinate to the principal use of a structure or use on the same lot or an adjacent lot and serving a purpose customary and incidental to the use of the principal structure or use. A sign is an accessory use.

Alley: A public space or thoroughfare less than twenty (20) feet, but not less than ten (10) feet in width, which has been dedicated or conveyed to the public for public use.

Alterations, Structural: A change in the supporting members of a structure, such as walls, floors, columns, beams, or girders.

Apartment: A room or two (2) or more rooms designed for, arranged for, intended for, or occupied as a residence by one (1) household.

Apartment Complex: A group of two or more structures, regardless of ownership, divided into apartments located on a site of unified design which provides common vehicular access, parking accessory structures and/or uses, and related amenities mutually beneficial to residents of the apartments thereon.

Apartment Hotel: An apartment building which maintains a lobby through which all tenants must pass to gain access to the apartments and which may furnish dining service for the tenants.

Area: The word "Area" shall mean the territory affected by this Ordinance.

Basement: A story, the floor of which is two (2) feet or more below grade but with not more than one-half (1/2) of its height below grade.

Boarding House: A structure or part thereof, other than a hotel or restaurant, where meals and/or lodging are provided for compensation for five (5) or more persons, and where no cooking or dining facilities are provided in individual rooms.

Building: Any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals, or property, and when divided by an unpierced wall from the

ground to the roof, each portion of such structure shall be considered a separate building.

Building, Height of: The vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the ridge for gable, hip, or gambrel roofs.

Building Permit: A permit issued by the Building Administrator for the construction or alteration of any building or structure.

Carport: A canopy attached to the main building, providing a sheltered place for parking a vehicle and for entering and alighting from said vehicle. The portion used for parking space shall not extend into the required front yard. Any portion extending into a required side yard shall be open on all sides except that the wall of the main building may be adjacent to one side.

Clinic: An establishment where persons are given medical, dental, or surgical outpatient treatment by physicians or dentists and with no accommodations for lodging patients overnight.[66]

Cellar: A story having more than one-half (1/2) of the height below grade. A cellar is not included in computing the number of stories for the purpose of height unless it is designed and used for dwelling purposes.

Club, Private: Structures and facilities owned or operated by a' corporation, association, person, or persons for a social, educational, or recreational purpose but not primarily for profit or to render a service which is customarily carried on as a business.

Club, Country: A club with recreation facilities for members, their families, and invited guests, having premises with an area of not less than twenty-five (25) acres.

Conditional Use: A use not otherwise permitted in a particular zoning district but authorized by the Mayor and Board of Aldermen in accordance with the provisions of Article IV of this Ordinance.

Continuing Care Retirement Community: A phased campus combining independent living, congregate care/assisted living, and skilled nursing/convalescent care offering with increasing levels of living and medical assistance within a well-planned campus. The campus-style community shall include multiple buildings or series of buildings based upon the level of care offered and may include townhome or attached single family dwellings.[67]

Court: An open, unobstructed space on the same lot as the structure.

Dwelling: Any structure or portion thereof designed or used as in the conventional manner as the residence of one (1) or more persons, but not including a tent, cabin, trailer or trailer coach, mobile home, tree house, or a room in a hotel or motel.

Dwelling, Multifamily: A structure or portion thereof designed for or used by three (3) or more families or housekeeping units.

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[66] Amended by Ordinance November 16, 2026.
[67] Amended by Ordinance November 16, 2026.

Dwelling, Single Family: A structure designed for or used for residence purposes exclusively by one (1) family or housekeeping unit, but not to include manufactured or mobile homes as defined herein.

Dwelling, Two Family: A structure designed for or used exclusively by two (2) families or housekeeping units.

Dwelling Unit: One (1) room or suite of two (2) or more rooms designed for or used by one (1) family or housekeeping unit for living and sleeping purposes and having only one (1) kitchen or kitchenette and at least one (1) separate bathroom.

Family: One (1) or more persons living as a single housekeeping unit in a dwelling unit, as distinguished from a group occupying a boarding house, lodging house, dormitory, motel, hotel, or group quarters.

Flood-Proofing: Any combination of structural and nonstructural additions, changes, or adjustments to properties and structures which reduce or eliminate flood damage to lands, water and sanitary sewerage facilities, and structures and contents of building.

Garage, Mechanical: Any premises, except those described as a private or storage garage where automotive vehicles are serviced, equipped mechanically repaired rebuilt, hired, or sold.

Garage, Private: A detached accessory building or a portion of the principal building used only for the storage of vehicles and incidental personal property.

Garage, Storage: Any building used for the storage of automobiles for remuneration.

Grade: The elevation of the land on which a structure is to be erected, taken at the center of the main entrance.

Hotel: A structure containing twelve (12) or more rooms intended or designed to be used or which are used, rented, or hired out to be occupied for sleeping purposes by guests.

Home Occupation: An occupation conducted in a dwelling unit, provided that no person other than members of the family residing on the premises shall be engaged in such occupation: that the use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants; and that there shall be no change in the outside appearance of the structure or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign.

Hospital, Small Animal: An establishment where veterinary treatment and care are provided inside a structure for dogs, cats, and other small domestic pets.

Junkyard: A place where waste, discarded, or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto-wrecking yards, house-wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed structure, 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 place where four (4) or more cats or dogs or any combination of four (4) such animals are kept, whether by the owners of the animals or by other persons, with or without compensation.

Laundromat: An establishment providing home-type washing, drying, or ironing machines for hire, to be used by customers on the premises and not by employees.

Laundry: An establishment where clothing and similar articles are washed and ironed by employees on the premises.

Laundry Pick-up Station: An establishment where clothing and similar articles are received, to be washed or dry cleaned elsewhere, and where the articles so processed may be held for return to the customer.

Lodging House or Dormitory: A structure other than a hotel, apartment hotel, or motel where lodging for five (5) or more persons is furnished by the day, week, or month for compensation but no meal service Is available.

Lot: A piece, parcels or tract of land occupied or intended to be occupied by a principal structure or a group of such structures and accessory structures or utilized for a principal use and uses accessory thereto, together with such open spaces as required by this Ordinance.

Lot, Area: The computed area contained within the lot lines.

Lot Depth: The mean horizontal distance between the front and the rear lot lines.

Lot boundaries or Lines: The property lines bounding the perimeter of a lot.

Lot Line, Front: The property line separating the lot from a street right-of-way.

Lot Line, Rear: The lot line opposite and most distant from the front lot line.

Lot of Record: A lot which is part of a subdivision, the plat of which is filed for record with the Chancery Clerk of Rankin County, Mississippi; or a parcel of land, the deed of which was recorded in the Office of the Chancery Clerk of Rankin County, Mississippi.

Lot Line, Side: Any lot line other than a front or rear lot line. A side lot separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.

Lot Width: The width of the lot measured at the front building setback line.

Manufactured Home: A single family residential structure substantially constructed in sections off site in accordance with the standards promulgated by the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401 et seq., which sections are transported to and joined together on the site, built on a permanent chassis, set on a permanent foundation, skirted with a curtain wall, and containing more than one thousand two hundred (1,200) square feet of heated and cooled living space.

Mobile Home: A single-family residential structure constructed off site in accordance with the standards promulgated by the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 54.01 et seq., which includes kitchen and bathroom facilities, but not including campers or travel trailers, designed for transportation after fabrication on streets, highways, land, air, or water, and arriving at the site where it is to be occupied as a dwelling unit.

Mobile Home Park: An area where two (2) or more mobile homes can be and are intended to be parked, designed or intended to be used as temporary or permanent living facilities for two (2) or more families. Typically mobile home spaces with a mobile home park are rented or leased to their occupants.

Mobile Home Space: A plot of ground within a mobile home park, designed to accommodate one (1) mobile home, and which has water, sewer, and electricity available at the space.

Motel: A structure or group of structures comprising individual temporary sleeping or living units for the accommodation of transient guests and not containing individual cooking or kitchen facilities.

Nail Salon: An establishment providing manicures, pedicures, artificial nail application, nail decorating, or other nail care services for compensation, except where such services are provided as an integrated component of a spa salon as defined herein. A nail salon is considered a stand-alone use regardless of whether it occupies a freestanding building or a tenant space within a multitenant building.[68]

Nonconforming Use: A building, structure, or premises legally existing or used at the time of adoption of this Ordinance which does not conform with the use or other regulations prescribed by this Ordinance for the district in which it is located.

Nursery: Any establishment providing care of children during the day but not overnight, including nurseries for children of working mothers, kindergartens and nursery schools for children under the minimum age for admission to public schools, co-operative nursery schools, play groups for pre-school children or after-school care of school children, and other establishments of a similar nature.

Nursing Home: A structure in which lodging and meals, with nursing, dietary, and other personal services are provided for invalids, convalescents, and aged persons, but in which are kept no persons suffering from mental or nervous disorders, drug addiction, alcohol addiction, or any contagious disease, in which no surgery, obstetrical, or acute medical treatment is provided. May also be referred to as Skilled Nursing or Convalescent Care.[69]

Parking Area: An open, unoccupied space used or set aside to be used for the parking of automobiles and in which no other business is conducted.

Parking Space: The area required for parking one (1) automobile, not less than nine (9) feet wide and twenty (20) feet long, either within a structure or in the open, exclusive of driveways or access drives.

Person: The word "person" shall include individuals, corporations and organizations and firms of every kind and character.

Rooming House: A residential building, other than a hotel, apartment hotel, or motel, in which lodging for more than two (2) but not more than twenty (20) persons is provided for compensation for periods of one week or more but not to transients by the day.

School: The term "school" includes public, parochial, and private institutions of academic or vocational learning.

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[68] Amended by Ordinance November 16, 2026.
[69] Amended by Ordinance November 16, 2026.

Self-Storage Facility (Mini-Storage Warehouse): A building or group of buildings containing separate, individually leased storage units for the storage of personal property or business goods, whether or not climate-controlled.[70]

Senior Living: Housing that may provide personal care assistance, medication management, and daily living support with communal spaces such as dining hall and lounges but does not provide 24-hour medical nursing care. May also be referred to as Congregate Care or Assisted Living, but shall not be Skilled Nursing, Convalescent Care, or Nursing Home.[71]

Setback Line: The closest point at which a building may be constructed in relation to the lot boundary. The limit opposite property boundaries of the required yards.

Sign: Any sufficiently visible device designed to inform or attract the attention of persons not on the premises on which it is located.

Spa Salon: An establishment providing a combination of personal care and beauty services within the same premises and under common management. Where nail care services are provided, the establishment shall also regularly provide services in at least two of the following categories: hair care and styling; facials and skin care; hair removal; or massage therapy. Each additional service category shall have the equipment, designated service area, and appropriately licensed personnel necessary to provide the service. Manicures, pedicures, artificial nail application, and other nail care procedures collectively constitute one service category. Retail product sales and services incidental to a manicure or pedicure shall not constitute additional service categories. A business name, advertised service menu, or proximity to another personal service business shall not, by itself, establish qualification as a spa salon.[72]

Story: The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

Street: Any thoroughfare other than an alley.

Structure: Anything constructed, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

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 before the improvement is started or, if the structure has been damaged and is being restored, before the damage occurred.

Temporary Emergency, Construction, or Repair Residence: A residence (which may be a mobile home) that is (1) located on the same lot as a residence made uninhabitable by fire, flood, or other natural disaster and occupied by the persons displaced by such disaster, or (2) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed, or (3) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site.

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[70] Amended by Ordinance November 16, 2026.
[71] Amended by Ordinance November 16, 2026.
[72] Amended by Ordinance November 16, 2026.

Temporary Use: A use established for a fixed period of time, with the intent to discontinue such use upon the expiration of the time period.

City: City of Flowood, Mississippi.

Trailer: Any portable structure or vehicle designed for highway travel.

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 subject property, a literal enforcement of the Ordinance would result in unnecessary and undue hardship. As used in this Ordinance, a variance is authorized only for height, area, and size of structure or size of lot, yards, and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance.

Yard: An open space at grade between the edges of a structure and the adjoining lot boundaries, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

Yard, Front: An open space extending the full width of the lot between the front edge of a structure and the front lot line, unoccupied and unobstructed from the ground upward except as otherwise provided herein.

Yard, Rear: An open space extending the full width of the lot between the rear edge of a structure and the rear lot line, unoccupied and unobstructed from the ground upward except as otherwise provided herein.

Yard, Side: An open space extending from the front yard to the rear yard between the side edge of a structure and the nearest side lot line, unoccupied and unobstructed from the ground upward except as otherwise provided herein.

Zero Lot Line Dwelling: A residence located on a lot in such a manner that one of the principal building's sides rests directly on or within six (6) inches of a side lot line. Two such buildings may be joined along a lot line by a common party wall.

ARTICLE VII
ENFORCEMENT AND ADMINISTRATION

700 Interpretation and Conflict

700.01 The position of the Zoning Administrator is hereby established. The Zoning Administrator is hereby granted the authority to interpret this Ordinance, which interpretation is subject to appeal to the Mayor and Board of Aldermen.

700.02 In interpreting and applying this Ordinance, its provisions shall be held to be the minimum requirements necessary for the promotion of the health, safety, convenience, comfort, prosperity and general welfare of the public.

700.03 Except where clearly referenced and noted otherwise on the Official Zoning Map by notation or dimension, the boundaries of zoning districts shall be interpreted to be along current boundaries of lots or other parcels of land described in instruments of record or along centerlines of existing streets, easements, alleys, streams, utilities, railroads, or other physical features. The Zoning Administrator shall interpret the boundary lines on the Official Zoning Map.

700.04 When two (2) or more specific provisions of this Ordinance conflict or when a provision of this Ordinance conflicts with any other ordinance or municipal regulation, the most restrictive shall apply.

701 Enforcement by Zoning Administrator

701.01 It shall be the duty of the Zoning Administrator to enforce this Ordinance in accordance with the provisions thereof. No building permit shall be issued without the express written approval of the Zoning Administrator for the proposed use and site plan for the structure for which the building permit is requested. All employees of the City of Flowood vested with duty or authority to issue other permits or licenses shall conform to the provisions of this Ordinance and shall not issue a permit for any use, structure, or purpose in conflict with the provisions of this Ordinance. Any permit or license issued in conflict with the provisions of this Ordinance shall be null and void.

701.02 Before any person or party shall commence the construction, erection, conversion, enlargement, reconstruction, material alteration, or repair of a structure on any parcel of land within the City, or before any person or party shall park or place a manufactured or mobile home on any parcel of land within the City, that person or, party shall first obtain a permit from the City Clerk. The issuance of such permit shall be withheld until the Clerk is provided sufficient documentation approved by The Zoning Administrator that the proposed use, location, and characteristics of the structure and its appurtenant accessory uses and structures, signs, parking space, and other improvements will conform to the provisions of this Ordinance in all applicable respects. Such permit shall be displayed in a conspicuous place at the site at all times during construction.

701.03 Before any structure is moved within the City, the person or party moving the structure shall first obtain a permit from the City Clerk. The issuance of such permit shall be withheld until the Clerk is provided sufficient documentation approved by the Zoning Administrator that the proposed use, location, and characteristics of the structure and its appurtenant accessory uses and structures, signs, parking space, and other improvements will conform to the provisions of this Ordinance in all applicable respects. Such permit shall be attached to the structure and displayed in a conspicuous place on the structure at all times. The person or party moving the structure shall have the approval of the Chief of Police and shall be held responsible and liable for replacing any and all road signs, mail boxes, overhead wires, signals, and lights damaged, destroyed, marred, or removed prior to and while the structure is being moved.

701.04 If the Zoning Administrator finds that any of the provisions, of this Ordinance are being violated, he shall notify in writing the person believed to be responsible for such violations, indicating the nature of the violations and ordering the action necessary to correct the violations. The Zoning Administrator shall order discontinuance of any illegal, non-permitted, or unauthorized uses; removal of any illegal, non-permitted, or unauthorized structures, appurtenant accessory uses and structures, signs, parking space, and other Improvements and discontinuance of any illegal, non-permitted, or unauthorized work being performed and services being provided. The Zoning Administrator shall take any other action authorized by this Ordinance to ensure compliance with or to prevent violation of its provisions. Any action by the Zoning Administrator to enforce, ensure compliance, or prevent violation of this Ordinance is subject to appeal to the Mayor and Board of Aldermen.

701.05 The Chief of Police will assist the Zoning Administrator in the enforcement of this Ordinance.

702 Certificate of Use

702.01 Subsequent to the effective date of this Ordinance, no change in the use or occupancy of any structure or land or any change in the use or occupancy of an existing building other than for single family dwelling purposes shall be made, nor shall any new structure be used or occupied, until a certificate of use has been issued by the Zoning Administrator. Every certificate of use shall state that the new occupant complies with all provisions of this Ordinance or has been properly granted a conditional use, temporary use, or variance in regard thereto. No structure or premises shall be occupied until such certificate is issued. A record of all certificates of use shall be kept on file in the office of the City Clerk. Copies shall be furnished on request to any person having a proprietary or tenancy interest in the land or structure covered by such certificate of use.

702.02 If the properly approved and permitted construction, erection, conversion, enlargement reconstruction, material alteration, or repair of a structure has not begun within six (6) months from the date of issuance thereof, said approval shall expire and be subject to renewal or cancellation by the Zoning Administrator.

703 Miscellaneous

703.01 Should any section, clause, or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the section, clause, or provision declared to be invalid.

703.02 Any person, firm, or corporation who knowingly violates, neglects, or refuses to comply with any of the provisions of this Ordinance shall be guilty of a misdemeanor and shall upon conviction be fined in an amount not to exceed One Hundred Dollars ($100.00) for each offense. Each calendar day that a violation exists shall constitute a separate offense.

703.03 All other existing ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

704 Appeals

704.01 Any party aggrieved with the administrative interpretation or other action of the Zoning Administrator shall have the right to appeal such interpretation or action directly to the Mayor and Board of Aldermen. To initiate an appeal of an interpretation action of the Zoning Administrator, the aggrieved party shall submit a written notice of appeal to the City Clerk within thirty (30) days after the interpretation or action[73] and at least one (1) week preceding any regularly-scheduled meeting of the Mayor and Board of Aldermen at which the aggrieved party desires to be heard. The notice of appeal shall set forth all relevant facts and contain an express statement of the aggrieved party's justification for the appeal.

704.02 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 Rankin County in accordance with state law.

[73] Amended by Ordinance November 16, 2026.

ARTICLE VIII ENACTED 1992
ARTICLE VIII
ADULT ENTERTAINMENT PROVISIONS

800 Adult Entertainment Provisions

801 Title

This Ordinance shall be known and may be cited as the Flowood Adult Entertainment Provisions of the Zoning Ordinance.

802 Purpose

It is the purpose of this ordinance to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of the City and to establish reasonable and uniform regulations to prevent the secondary effects which said businesses cause such as increased crime, decreased property values and economic decline for the City, which the Mayor and Board have determined to exist by reviewing studies from other cities prior to the adoption of this Ordinance. The provisions of this ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials including sexually oriented materials. Similarly, it is not the intent or effect of this ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of this ordinance to condone or legitimize the distribution of obscene material

803 Definitions

With respect to this article the following definitions shall apply:

803.01 Adult Arcade: An establishment where, for any form of consideration, one or more motion picture projectors1 slide projectors, or similar machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

803.02 Adult Bookstore: An establishment which has as a substantial portion of its stock-in-trade and offers for sale for any form of consideration any one or more of the following:

a. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas,"

or

b. instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities."

803.03 Adult Cabarets: A nightclub, bar, restaurant, theater, or similar establishment which regularly features live performances which are characterized by the exposure of "specified anatomical

areas" or by "specified sexual activities," or films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

803.04 Adult Entertainment Establishment: An adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, or similar establishment which regularly features or depicts behavior which is characterized by the exposure of "specified anatomical areas," or where any employee, operator or owner exposes his/her "specified anatomical area" for viewing by patrons.

803.05 Adult Motel: A motel or similar establishment which includes the word "adult" in any name it uses or otherwise advertises the presentation of adult material, offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmission, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

803.06 Adult Motion Picture Theater: An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of "specified sexual activities", or "specified anatomical areas."

803.07 Church: A facility regularly used to hold religious services, meetings, and similar activities. The term "church" shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held. The term "church" does not apply to accessory uses, such as schools, residences, coffee houses, day care centers, bingo parlors, and fellowship halls.

803.08 Park: Any developed public land or area open to the general public and reserved for recreational purposes.

803.09 Playground: Any developed area which is used for and has facilities for recreation, primarily for use by children. For purposes of this Ordinance, the term "playground" shall apply to the principal use of land and not an accessory use.

803.10 School: A facility, whether public or private, that provides a curriculum of elementary, secondary, and post secondary academic instruction, including kindergartens, day care centers, elementary schools, junior high schools, high schools, and accredited four-year degree granting Institutions of higher learning. For purposes of this Ordinance, the term "school" shall not include business, trade or vocational schools or beauty colleges.

803.11 Specified Anatomical Areas: Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or less than fifty percent (50%) of the female breast below a point immediately above the top of the areola; or human male genitals in a discernibly turgid state even if completely and opaquely covered.

803.12 Specified Sexual Activity: Activity involving human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, or sodomy; fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts; flagellation or torture in the context of a sexual relationship; masochism, erotic or sexually oriented torture, beating or the infliction of physical pain; erotic touching, fondling or other such contact with an animal by a human being; or human

excretion, urination, menstruation, vaginal or anal irrigation as part of or in connection with any of the activities set forth in this section.

804 General Provisions

804.01 Adult arcades, adult bookstores, adult cabarets, adult entertainment establishments, adult motels and adult motion picture theaters shall be an allowed use in the L-C Land Conservation District located north of Lakeland Drive (Miss. State Hwy. 25) and west of Old Fannin Road, provided that the minimum lot for any such use shall be five (5) acres.

804.02 No adult arcade, adult bookstore, adult cabaret, adult entertainment establishment, adult motel, or adult motion picture theater, as defined in this Ordinance, shall be located within 250 feet of another such establishment nor located within five hundred (500) feet of any residentially zoned property, church, school, park, City Building or playground.

804.03 If any provision, section, subsection, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances is for any reason held to be unconstitutional void or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby. It being the intent of the Mayor and Board of Aldermen in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fall by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

804.04 No alcohol, beer, wine or other like drinks may be allowed on or inside the premises of any adult arcade, adult bookstore, adult cabaret, adult entertainment establishment, adult motel, or adult motion picture theater.

TABLE 1: TRANSECT ZONE DESCRIPTIONS

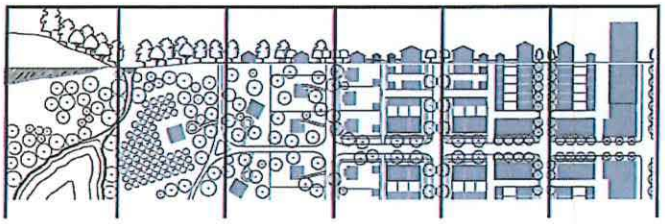
The following are general descriptions of the character of each Transect Zone.

EXHIBIT
tabbies
A

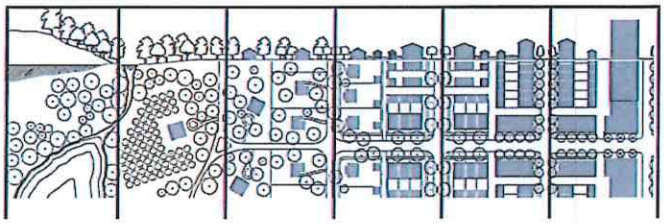
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TABLE 1 TRANSECT ZONE DESCRIPTIONS

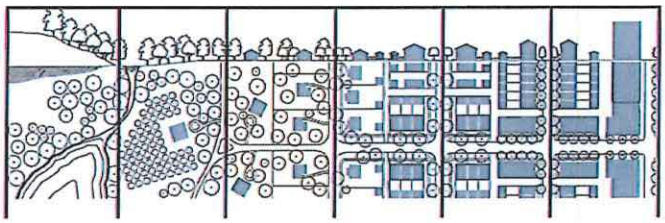
T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.



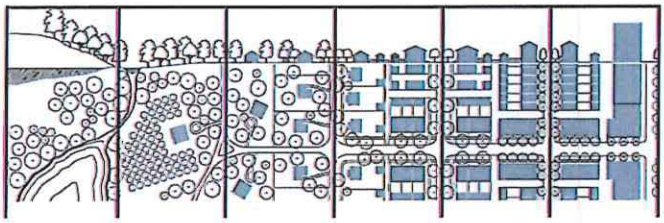
T2 THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.



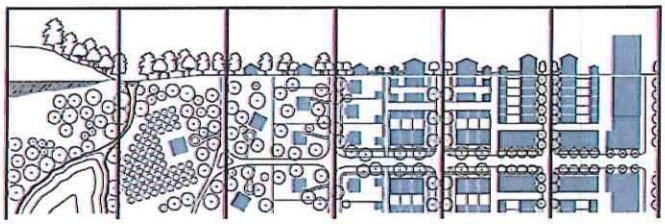
T3 THE SUB-URBAN ZONE, consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.



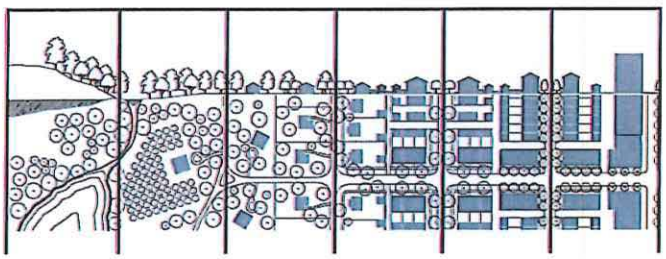
T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.



T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages.



T6 THE URBAN CORE ZONE consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontages.



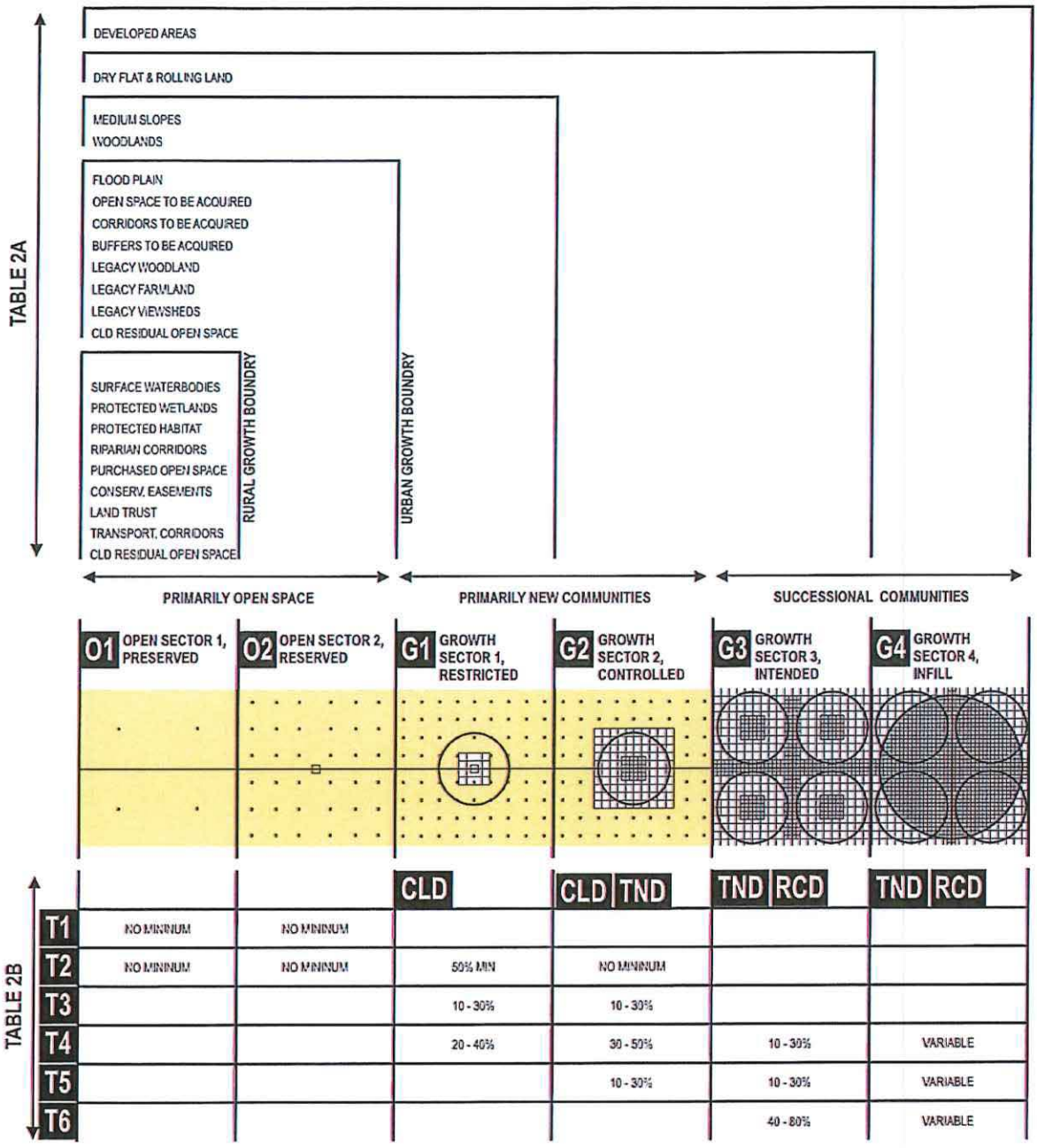
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TABLE 2: SECTOR/COMMUNITY ALLOCATION

Table 2 defines the geography, including both natural and infrastructure elements, determining areas suitable for development at various intensities. Certain areas lend themselves to certain typical community patterns. This table also allocates the proportions of Transect Zones within each Community Type.

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TABLE 2 SECTOR/COMMUNITY ALLOCATION



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TABLE 3A: VEHICULAR LANE DIMENSIONS

This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 3B. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant.

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TABLE 3A VEHICULAR/PARKING ASSEMBLIES

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	T6
Below 20 mph	8 feet	■	■	▫	▫		
20-25 mph	9 feet	■	■	■	■	▫	▫
25-35 mph	10 feet	■	■	■	■	■	■
25-35 mph	11 feet	■	■			■	■
Above 35 mph	12 feet	■	■			■	■

■ BY RIGHT

▫ BY EXCEPTION

DESIGN SPEED	PARKING LANE WIDTH						
20-25 mph	(Angle) 18 feet					■	■
20-25 mph	(Parallel) 7 feet				■		
25-35 mph	(Parallel) 8 feet			■	■	■	■
Above 35 mph	(Parallel) 9 feet					■	■

DESIGN SPEED	PARKING LANE WIDTH						(See Table 16b)
Below 20 mph	5-10 feet			■	■	■	■
20-25 mph	10-15 feet	■	■	■	■	■	■
25-35 mph	15-20 feet	■	■	■	■	■	■
Above 35 mph	20-30 feet	■	■			▫	▫

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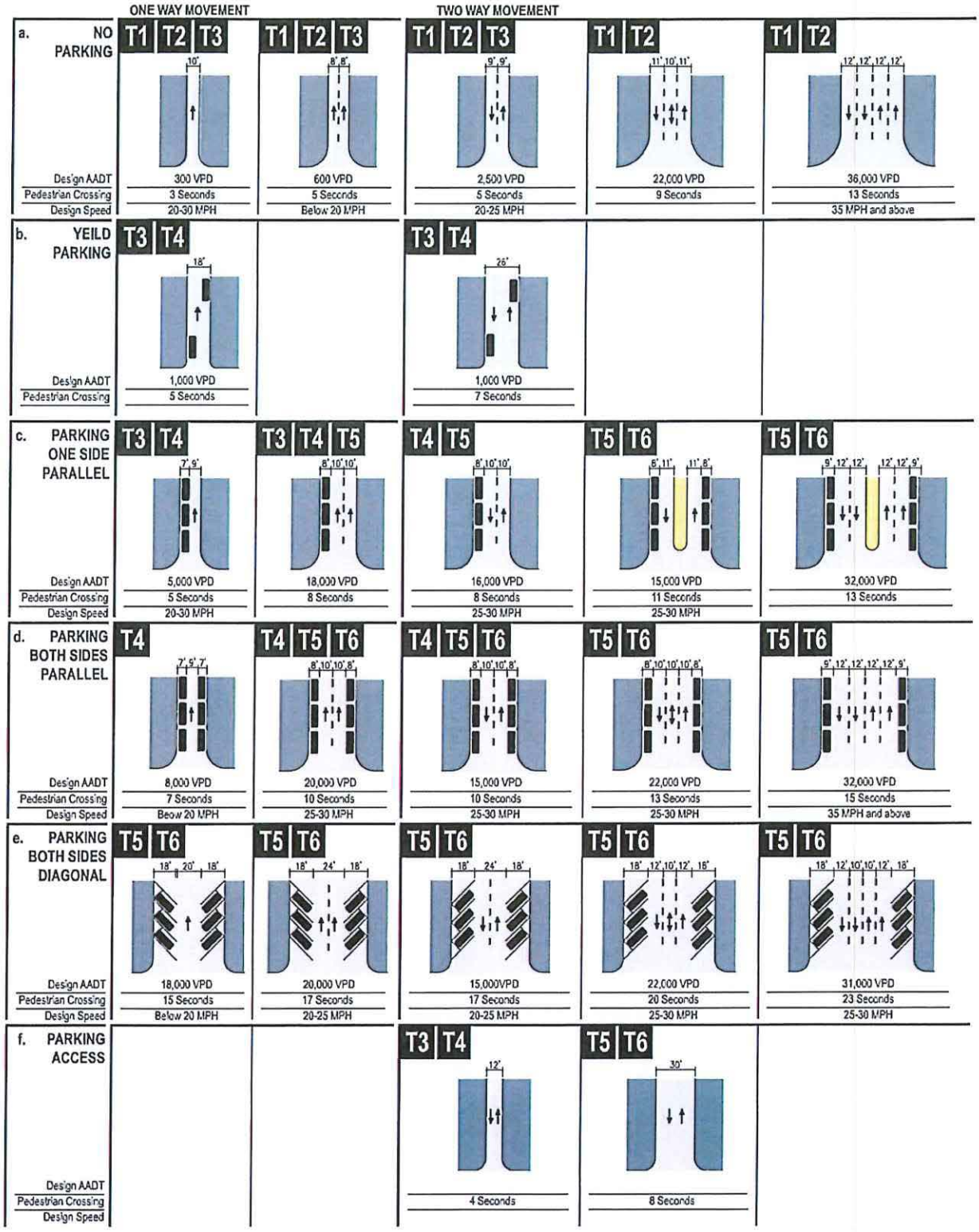
TABLE 3B: VEHICULAR LANE/PARKING ASSEMBLIES

This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 3B. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant.

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TABLE 3B VEHICULAR LANE ASSEMBLIES

TABLE 3B: The Design ADT (Average Daily Traffic) is the determinant for each of these sections.



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TABLE 3C: THOROUGHFARE ASSEMBLIES

These thoroughfares are assembled from the elements that appear in Tables 3A and 3B and incorporate the Public Frontages of Table 4. They are assembled here for convenience and they replicate closely the presentations of public works manuals. These assemblages are known by a key which gives the thoroughfare type followed by the right- of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. The assembled thoroughfares are drawn to scale and the supporting information appears below them.

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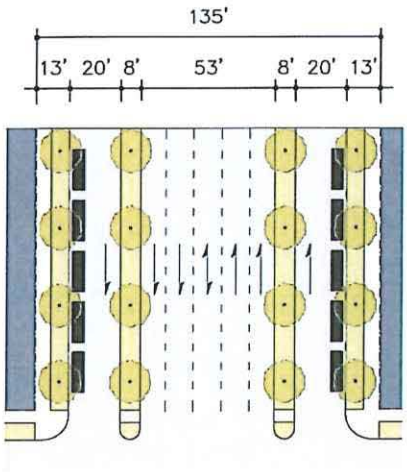
TABLE 3C THOROUGHFARE ASSEMBLIES

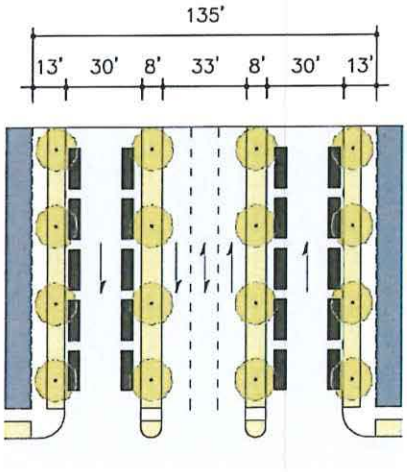
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





Thoroughfare Type	BV-135-53	BV-135-33
Transect Zone Assignment	Boulevard	Boulevard
Right-of-Way Width	T6, T5	T6, T5
Pavement Width	135 feet	135 feet
Movement	20 feet - 53 feet - 20 feet	30 feet - 33 feet - 30 feet
Design Speed	Free Movement	Free Movement
Pedestrian Crossing Time	35 MPH	35 MPH
Traffic Lanes	6 seconds - 15 seconds - 6 seconds	8.5 seconds - 9.5 seconds - 8.5 seconds
Parking Lanes	5 Lanes, one turning lane & two one-way slip roads	3 lanes, one turning lane & two one-way slip roads
Curb Radius	8 feet	8 feet
Public Frontage Type	15 feet	15 feet
Walkway Type	Gallery/Arcade, Shopfront/Awning	Gallery/Arcade, Shopfront/Awning
Planter Type	6 foot Sidewalk	6 foot Sidewalk
Curb Type	7 foot Continuous planter	7 foot Continuous planter
Landscape Type	Curb	Curb
Transportation Provision	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
	BR, TR	BR, TR

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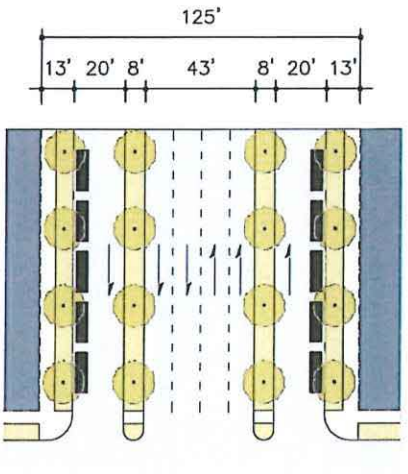
TABLE 3C THOROUGHFARE ASSEMBLIES (CONTINUED)

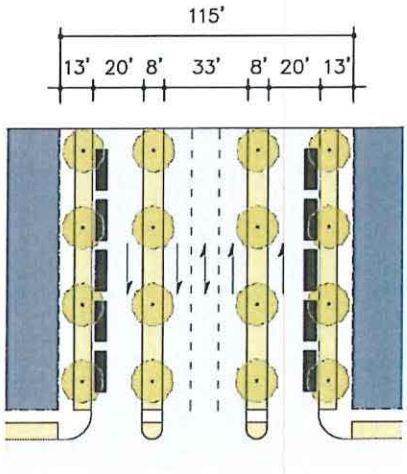
KEY ST-57-20-BL

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





Thoroughfare Type	BV-125-43	BV-115-33
Transect Zone Assignment	Boulevard	Boulevard
Right-of-Way Width	T6, T5	T6, T5
Pavement Width	125 feet	115 feet
Movement	20 feet - 43 feet - 20 feet	20 feet - 33 feet - 20 feet
Design Speed	Free Movement	Free Movement
Pedestrian Crossing Time	35 MPH	35 MPH
Traffic Lanes	6 seconds - 13 seconds - 6 seconds	6 seconds - 9.5 seconds - 6 seconds
Parking Lanes	4 lanes & two one-way slip roads	3 lanes, one turning lane & two one-way slip roads
Curb Radius	8 feet	8 feet
Public Frontage Type	15 feet	15 feet
Walkway Type	Gallery/Arcade, Shopfront/Awning	Gallery/Arcade, Shopfront/Awning
Planter Type	6 foot Sidewalk	6 foot Sidewalk
Curb Type	7 foot Continuous planter	7 foot Continuous planter
Landscape Type	Curb	Curb
Transportation Provision	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
	BR, TR	BR, TR

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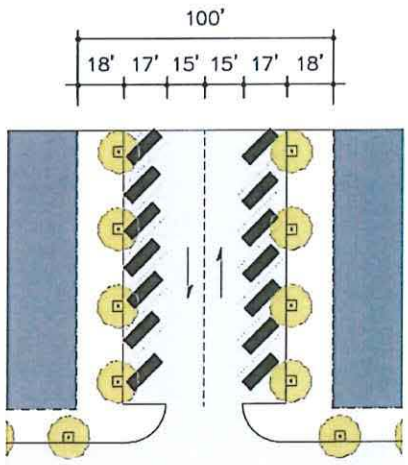
TABLE 3C THOROUGHFARE ASSEMBLIES (CONTINUED)

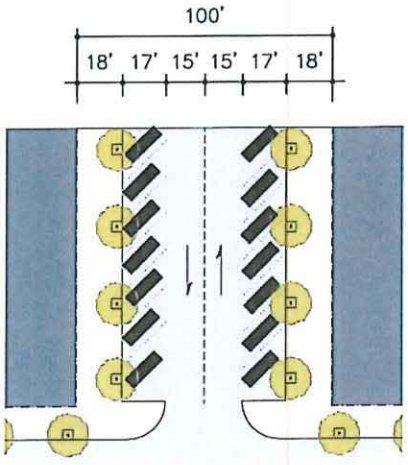
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





Thoroughfare Type	CS-100-64	CS-80-54
Transect Zone Assignment	Commercial Street	Commercial Street
Right-of-Way Width	T6, T5	T6, T5
Pavement Width	100 feet	80 feet
Movement	64 feet	54 feet
Design Speed	Slow Movement	Slow Movement
Pedestrian Crossing Time	25 MPH	25 MPH
Traffic Lanes	8 seconds	8 seconds
Parking Lanes	2 lanes	2 lanes
Curb Radius	Both Sides angled @ 17 feet marked	Both Sides @ 7 feet marked
Public Frontage Type	15 feet	15 feet
Walkway Type	Gallery/Arcade, Shopfront/Awning	Gallery/Arcade, Shopfront/Awning
Planter Type	18 foot Sidewalk	18 foot Sidewalk
Curb Type	4'X4' Tree well	4'X4' Tree well
Landscape Type	Curb	Curb
Transportation Provision	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.

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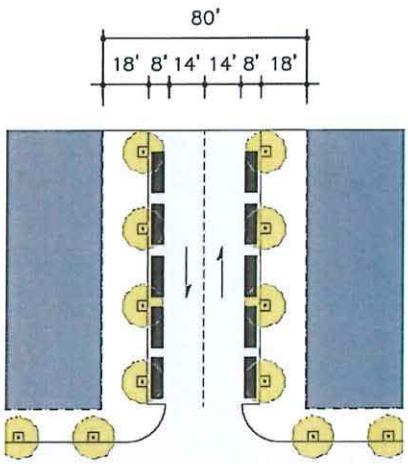
TABLE 3C THOROUGHFARE ASSEMBLIES (CONTINUED)

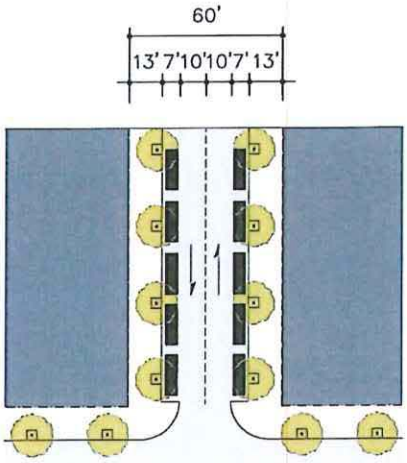
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





Thoroughfare Type	CS-80-44	CS-60-34
Transect Zone Assignment	T6, T5	T6, T5
Right-of-Way Width	80 feet	60 feet
Pavement Width	44 feet	34 feet
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	12 seconds	10 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides angled @ 17 feet marked	Both Sides angled @ 17 feet marked
Curb Radius	15 feet	15 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning	Gallery/Arcade, Shopfront/Awning
Walkway Type	18 foot Sidewalk	18 foot Sidewalk
Planter Type	4'X4' Tree well	4'X4' Tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision		

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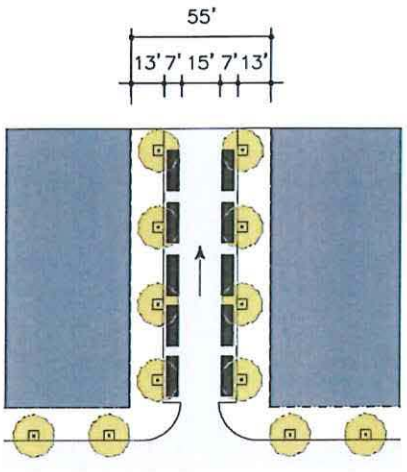
TABLE 3C THOROUGHFARE ASSEMBLIES (CONTINUED)

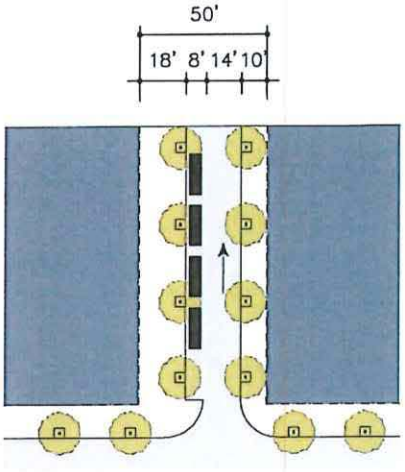
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





Thoroughfare Type	CS-55-29	CS-50-22
Transect Zone Assignment	T6, T5	T6, T5
Right-of-Way Width	55 feet	50 feet
Pavement Width	29 feet	22 feet
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	4 seconds	4 seconds
Traffic Lanes	1 lane	1 lane
Parking Lanes	Both Sides @ 7 feet marked	One Side @ 7 feet marked
Curb Radius	15 feet	15 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning, Stoop, DY/LC	Gallery/Arcade, Shopfront/Awning, Stoop, DY/LC
Walkway Type	13 foot Sidewalk	18 foot Sidewalk
Planter Type	4'X4' Tree well	4'X4' Tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision		

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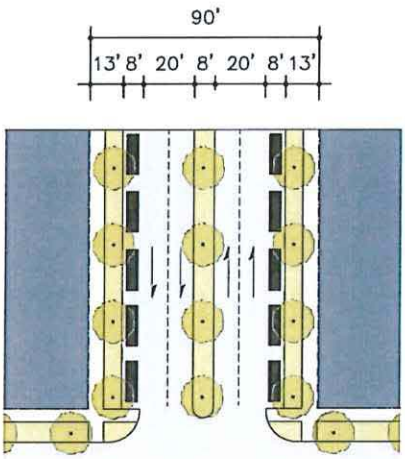
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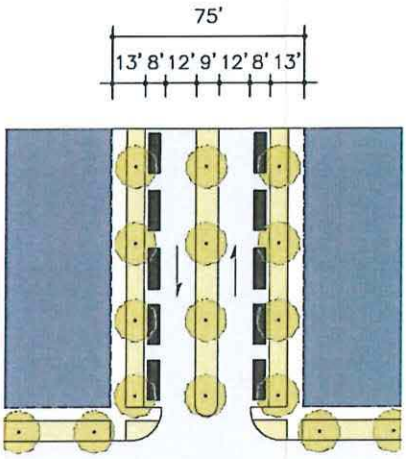
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





	AV-90-56	AV-75-40
Thoroughfare Type	Avenue	Avenue
Transect Zone Assignment	T5, T4, T3	T5, T4, T3
Right-of-Way Width	90 feet	75 feet
Pavement Width	56 feet	40 feet
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	13 seconds	13 seconds
Traffic Lanes	4 lanes	2 lanes
Parking Lanes	Both Sides @ 8 feet marked	Both Sides @ 8 feet marked
Curb Radius	15 feet	15 feet
Public Frontage Type	A/G, S/A, ST, FC	A/G, S/A, ST, FC, DY/LC
Walkway Type	6 foot Sidewalk	6 foot Sidewalk
Planter Type	7 foot Continuous planter	7 foot Continuous planter
Curb Type	Curb or Swale *	Curb or Swale *
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	BR, TR	BR, TR

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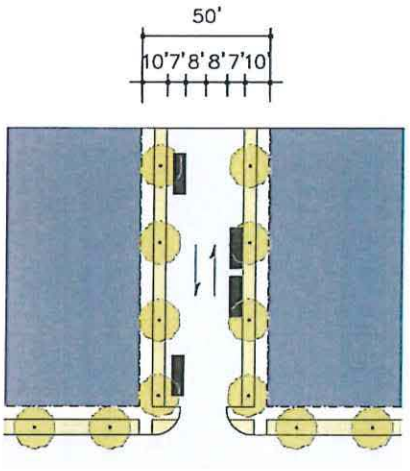
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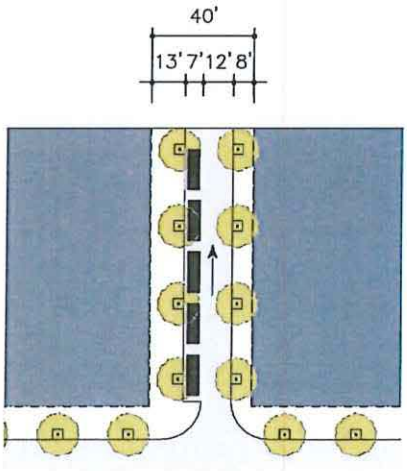
- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR



ST-50-30



ST-40-19

Thoroughfare Type	Street	Street
Transect Zone Assignment	T4, T3	T6, T5
Right-of-Way Width	50 feet	40 feet
Pavement Width	30 feet	19 feet
Movement	Yield Movement	Yield Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	4.5 seconds	3.5 seconds
Traffic Lanes	2 lanes	1 lane
Parking Lanes	Both Sides @ 7 feet unmarked	One Side @ 7 feet marked
Curb Radius	15 feet	15 feet
Public Frontage Type	ST, FC, DY/LC	A/G, SF/AW, ST, DY/LC
Walkway Type	5 foot Sidewalk	13 foot Sidewalk
Planter Type	6 foot Continuous planter	4'X4' Tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision		

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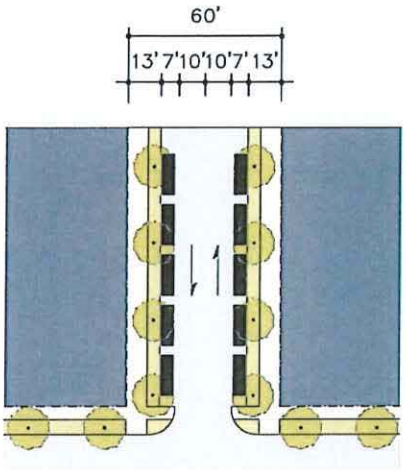
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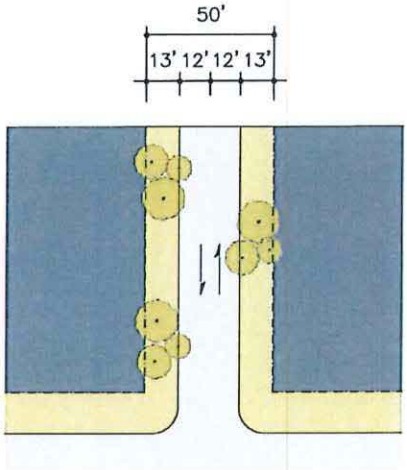
KEY ST-57-20-BL

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





Thoroughfare Type	ST-60-34	RD-50-24
Transect Zone Assignment	T5, T4, T3	T3, T2, T1
Right-of-Way Width	60 feet	50 feet
Pavement Width	34 feet	24 feet
Movement	Slow Movement	Slow Movement
Design Speed	20 MPH	20 MPH
Pedestrian Crossing Time	5.5 seconds	6.5 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet marked	None
Curb Radius	15 feet	25 feet
Public Frontage Type	ST, FC, DY/LC, PF	Porch and Fence, Common Lawn
Walkway Type	6 foot Sidewalk	Path optional
Planter Type	7 foot Continuous planter	Continuous swale
Curb Type	Curb or Swale *	Swale *
Landscape Type	Trees at 30' o.c. Avg.	Trees clustered at 30' o.c. Avg.
Transportation Provision	BR	BT

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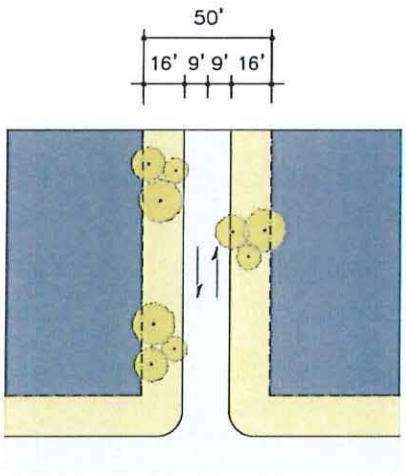
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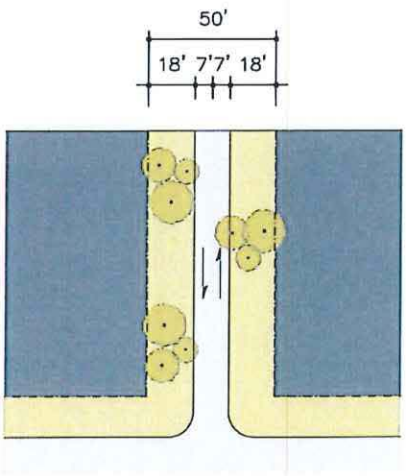
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





Thoroughfare Type	RD-50-18	RD-50-14
Transect Zone Assignment	Road	Road
Right-of-Way Width	T3, T2, T1	T3, T2, T1
Pavement Width	50 feet	50 feet
Movement	18 feet	14 feet
Design Speed	Slow Movement	Yield Movement
Pedestrian Crossing Time	15 MPH	15 MPH
Traffic Lanes	5 seconds	4 seconds
Parking Lanes	2 lanes	2 lanes
Curb Radius	None	None
Public Frontage Type	25 feet	25 feet
Walkway Type	Porch and Fence, Common Lawn	Porch and Fence, Common Lawn
Planter Type	Path optional	Path optional
Curb Type	Continuous swale	Continuous swale
Landscape Type	Swale *	Swale *
Transportation Provision	Trees clustered at 30' o.c. Avg.	Trees clustered at 30' o.c. Avg.
	BT	BT

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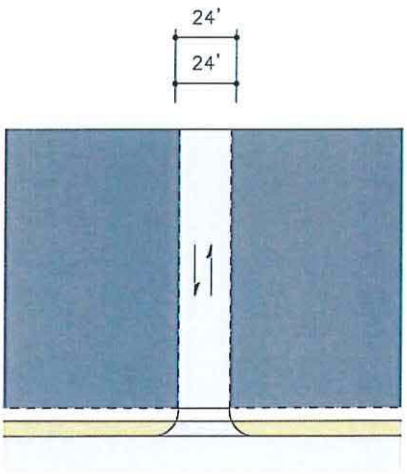
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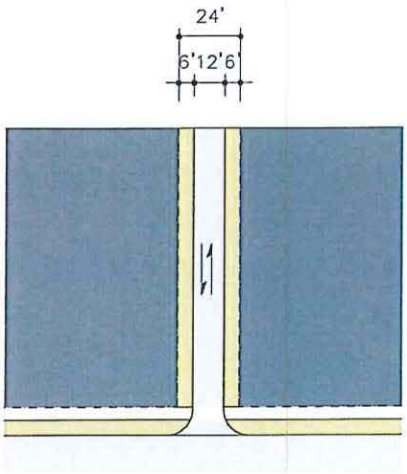
KEY ST-57-20-BL

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





Thoroughfare Type	RA-24-24	RL-24-12
Transect Zone Assignment	Rear Alley	Rear Lane
Right-of-Way Width	T6, T5, T4	T3
Pavement Width	24 feet	24 feet
Movement	24 feet	12 feet
Design Speed	Slow Movement	Yield Movement
Pedestrian Crossing Time	10 MPH	10 MPH
Traffic Lanes	6.5 seconds	3.5 seconds
Parking Lanes	2 lanes	2 lanes
Curb Radius	None	None
Public Frontage Type	25 feet	25 feet
Walkway Type	None	None
Planter Type	None	6 feet Sidewalk
Curb Type	None	None
Landscape Type	Inverted Crown	Inverted Crown
Transportation Provision	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
	None	None

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TABLE 4A: PUBLIC FRONTAGES - GENERAL

The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. It usually includes walkways, planters, and lighting. Dimensions are given in Table 4B (Public Frontages - Specific)

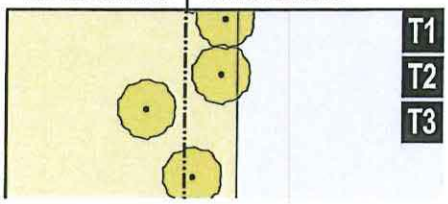
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TABLE 4A PUBLIC FRONTAGES-GENERAL

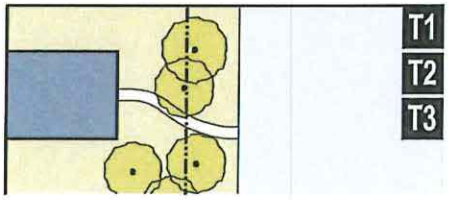
PLAN

LOT PRIVATE FRONTAGE ▶ | R.O.W. ◀ PUBLIC FRONTAGE

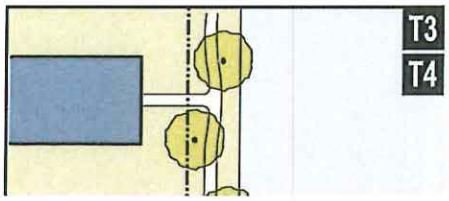
a. (HW) For Highways: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.



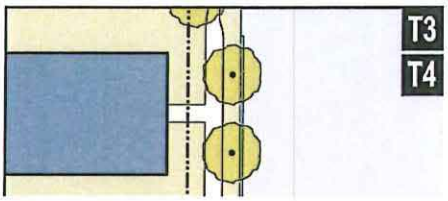
b. (RR) For Rural Roads: This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters



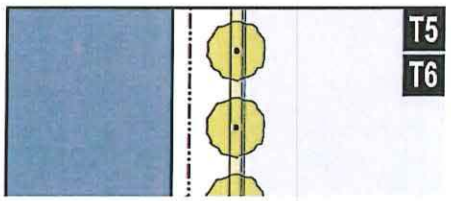
c. (SR) For Standard Roads: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.



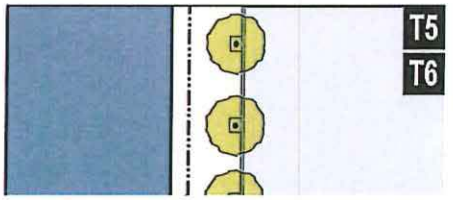
d. (RS) For Residential Street: This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced allee



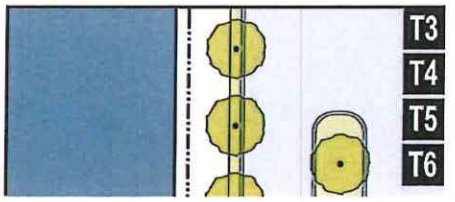
e. (SS) (AV)For Standard Streets or Avenues: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced allee.



f. (CS) (AV) For Commercial Streets or Avenues: This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate treewells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the shopfront entrances.



g. (BV) For Boulevards: This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced allee.



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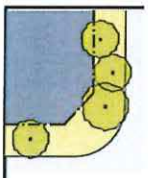
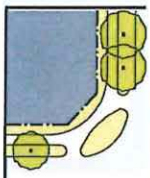
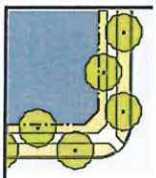
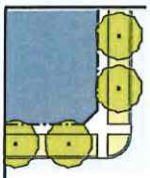
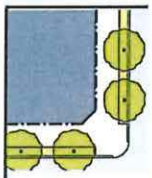
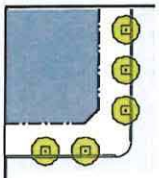
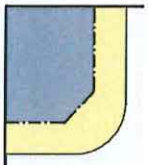
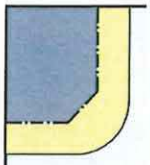
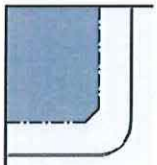
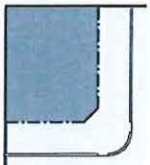
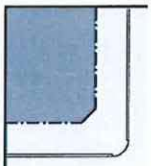
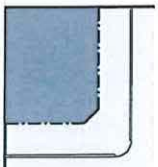
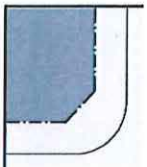
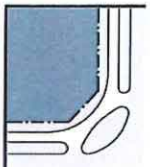
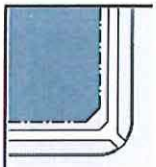
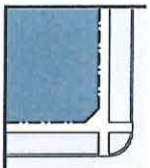
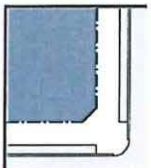
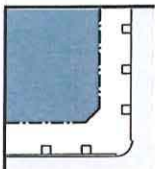
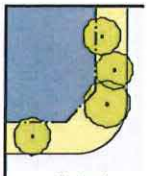
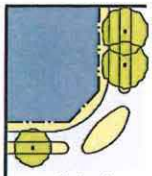
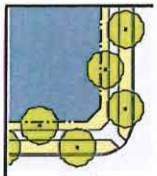
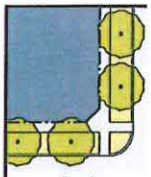
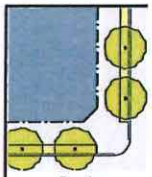
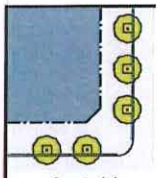
TABLE 4B: PUBLIC FRONTAGES - SPECIFIC.

This table assembles precise technical prescriptions and dimensions for the public frontage elements - curbs, walkways and planters – relative to specific thoroughfare types within Transect Zones. Table 4B-a assembles all of the elements for the various street types. Locally appropriate planting species should be filled in to the calibrated Code.

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TABLE 4B PUBLIC FRONTAGES-SPECIFIC

RURAL ||||||||||||||||||| TRANSECT ||||||||||||||||||| URBAN

TRANSECT ZONE Public Frontage Type	T1 T2 T3 HW & RR	T1 T2 T3 RR & SR	T3 T4 RS	T4 T5 RS-SS-AV	T5 T6 RS-CS-AV-BV	T5 T6 CS-AV-BV
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.						
Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.						
Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet
c. Walkway: The pavement dedicated exclusively to pedestrian activity.						
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk
Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet
d. Planter: The layer which accommodates street trees and other landscape.						
Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
Species	Multiple	Multiple	Alternating	Single	Single	Single
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet
e. Landscape: The recommended plant species.						
Trees	Tulip Poplar		Primary-Kentucky Coffee Tree		Primary-Gingko	
	Hickory		Alternative-White Ash, Hackberry		Alternative-White Ash	
Understory	White Oak					
	Red Maple					
	Red Oak					

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TABLE 5: PUBLIC LIGHTING

Lighting varies in brightness (as shown in the text of the Code) and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types would be approved by the utility company and listed on the page.

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TABLE 5 PUBLIC LIGHTING

	T1	T2	T3	T4	T5	T6	SD	Specifications
Cobra Head 	▪						▪	
Pipe 	▪	▪	▪					
Post 		▪	▪	▪				
Column 			▪	▪	▪			
Double Column 					▪	▪		

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TABLE 6: PUBLIC PLANTING

Street trees vary in their form and also in their suitability for urban use. The shape of the canopy must integrate with the degree of setback along the Transect. This table shows six common types of street tree shapes and their appropriateness within the Transect Zones. The local planning office selects species appropriate for the bioregion. The tree's performance regarding root pressure tolerance, urban soil types and other criteria are considered during this selection. If possible, for mixed-use areas especially, select a type with a high canopy so that, at maturity, it does not block the windows of buildings below four stories, or the retail facades in T-5 and T-6. Ideally mature trees should provide a continuous shade canopy high above the street and sidewalk, allowing power lines to run below the branches rather than through them.

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TABLE 6 PUBLIC PLANTING

	T1	T2	T3	T4	T5	T6	SD	Specific Planting
Pole 	▪	▪	▪	▪	▪	▪		
Oval 	▪	▪	▪	▪	▪	▪		
Ball 	▪	▪	▪	▪	▪	▪		
Pyramid 	▪	▪	▪	▪				
Umbrella 	▪	▪	▪	▪				
Vase 	▪	▪	▪	▪				

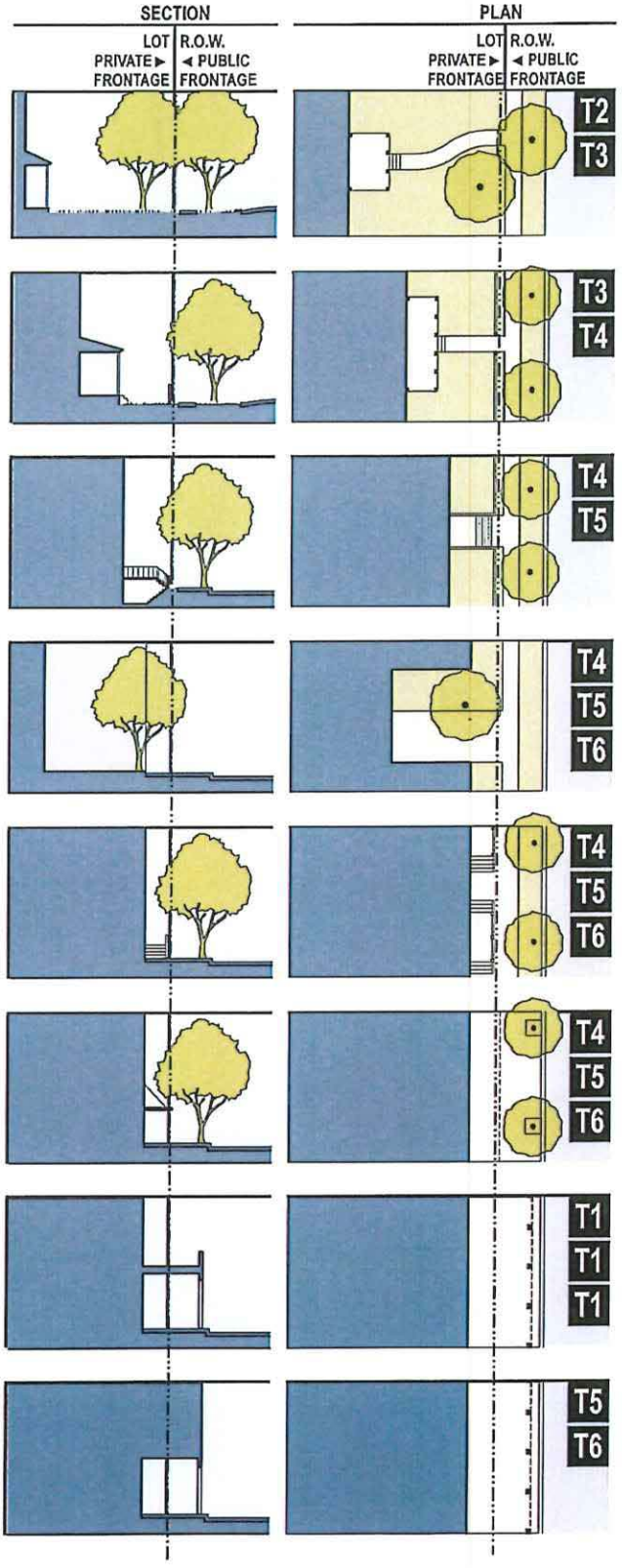
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TABLE 7: PRIVATE FRONTAGES

The Private Frontage is the area between the building and the lot lines. The way this area is designed is important because it dictates how the building affects the pedestrian. The relationship between this table and Tables 4A and 4B (Public Frontages) is diagrammed in Table 16 (Definitions Illustrated - Thoroughfares & Frontages).

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TABLE 7 PRIVATE FRONTAGES



a. Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

b. Porch & Fence: a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroaching. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.

c. Terrace or Light Court: a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.

d. Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

e. Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

f. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.

g. Gallery: a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

h. Arcade: a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

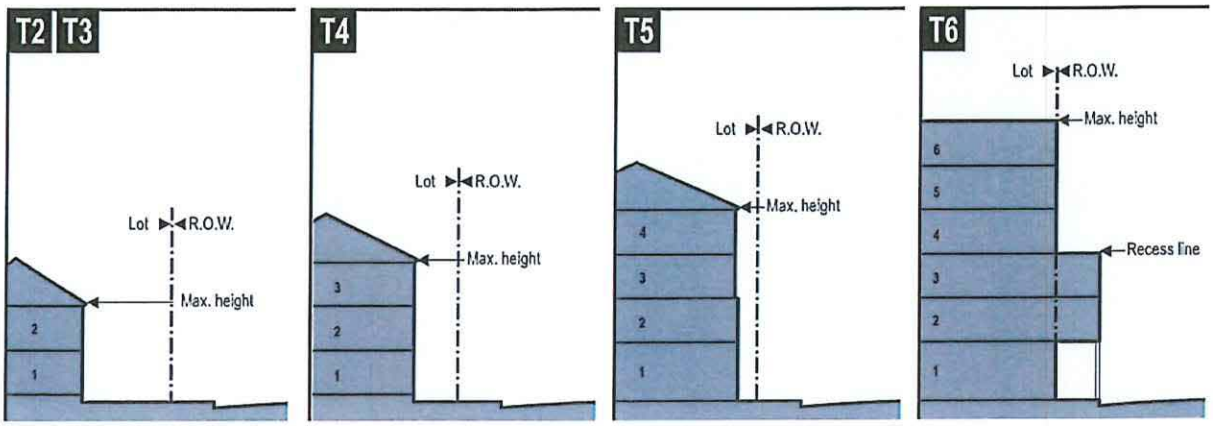
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TABLE 8: BUILDING CONFIGURATION

This table shows prescribed building heights for each Transect Zone. The vertical extent of a building is measured by number of stories, not including a raised basement or an inhabited attic. Heights are measured from the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof. The term "tower" here refers to an attached or detached addition to a building, not to an entire building.

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TABLE 8 BUILDING CONFIGURATION



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TABLE 9: BUILDING DISPOSITION

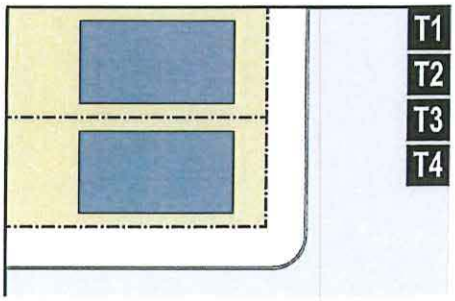
This table approximates the location of the structure relative to the boundaries of each individual lot, ranging from more rural to more urban types. This provides a rough approximation of the suitable building types for each Transect Zone.

Types eligible for Specialized disposition may include hospitals, factories, airports, refineries, schools, colleges, and stadiums as well as Civic Buildings.

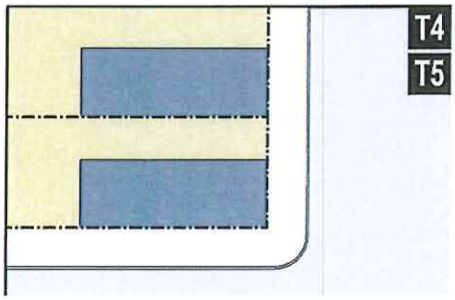
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TABLE 9 BUILDING DISPOSITION

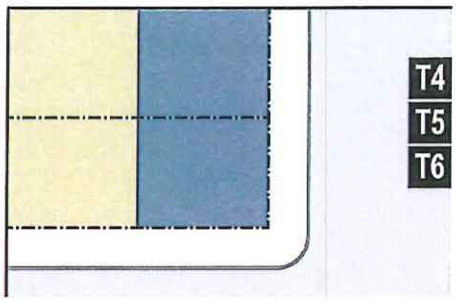
a. Edgeyard: A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed backbuilding and/or outbuilding. (Single family Houses, Cottages, Villas, Estate Houses, urban Villas)



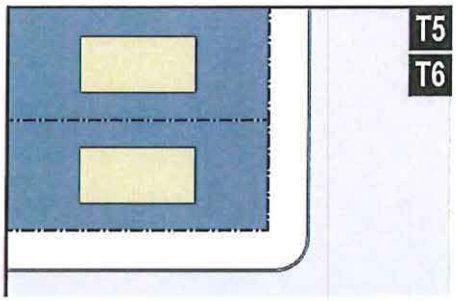
b. Sideyard: A building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. (Charleston Single Houses, zero-lot-line houses)



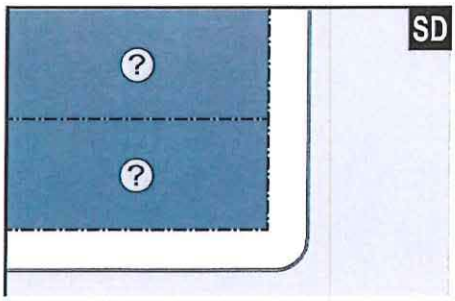
c. Rearyard: A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous facade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For its commercial form, the rear yard can accommodate substantial parking. (Townhouses, Rowhouses, Live-Work units, perimeter blocks)



d. Courtyard: A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas. (Patio Houses)



e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.



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TABLE 10: SPECIFIC FUNCTION.

This table expands the building function categories of Table 11 to delegate specific functions within Transect Zones. The bulleted items are samples from the APA tables. Table 10 should be customized for local character and requirements. Some terms are not necessarily standardized to SmartCode terms.

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TABLE 10 BUILDING FUNCTION-SPECIFIC

a. RESIDENTIAL	T1	T2	T3	T4	T5	T6	SD
Apartment Building				▪	▪	▪	
Row House				▪	▪	▪	
Duplex House				▪	▪		
Sideyard House			▪	▪	▪		
Cottage			▪	▪			
House		▪	▪	▪			
Estate House		▪					
Accessory Unit		▪	▪	▪	▪		
Manufactured House			▫				▫
Temporary Tent	▫	▫	▫	▫	▫	▫	▫
Live-Work Unit			▪	▪	▪	▪	▫

b. LODGING							
Hotel (no room limit)					▪	▪	▫
Inn (up to 12 rooms)		▫		▪	▪	▪	
Inn (up to 5 rooms)		▫	▪	▪	▪	▪	
S.R.O. hostel			▫	▫	▫	▫	▫
School Dormitory				▪	▪	▪	▪

c. OFFICE							
Office Building				▪	▪	▪	▫
Live-Work Unit			▪	▪	▪	▪	▫

d. RETAIL							
Open-Market Building		▪	▪	▪	▪	▪	▪
Retail Building				▪	▪	▪	▫
Display Gallery				▪	▪	▪	▫
Restaurant				▪	▪	▪	▫
Kiosk				▪	▪	▪	▫
Push Cart					▫	▫	▫
Liquor Selling Establishment					▫	▫	▫
Adult Entertainment						▫	▫

e. CIVIC							
Bus Shelter			▪	▪	▪	▪	▪
Convention Center						▫	▪
Conference Center					▫	▪	▪
Exhibition Center						▫	▪
Fountain or Public Art		▪	▪	▪	▪	▪	▪
Library				▪	▪	▪	▪
Live Theater					▪	▪	▪
Movie Theater					▪	▪	▪
Museum					▫	▪	▪
Outdoor Auditorium		▫	▪		▪	▪	▪
Parking Structure					▪	▪	▪
Passenger Terminal					▫	▫	▪
Playground		▪	▪	▪	▪	▪	▪
Sports Stadium						▫	▪
Surface Parking Lot				▫	▫	▫	▪
Religious Assembly					▪	▪	▪

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	T6	SD
Grain Storage	▪	▪					▫
Livestock Pen	▫	▫					▫
Greenhouse	▪	▪	▫				▫
Stable	▪	▪	▫				▫
Kennel	▪	▪	▫	▫	▫	▫	▫

f. OTHER: AUTOMOTIVE							
Gasoline		▫			▫	▫	▪
Automobile Service							▪
Truck Maintenance							▪
Drive -Through Facility					▫	▫	▪
Rest Stop	▪	▪					▫
Roadside Stand	▪	▪					▫
Billboard						▫	▫
Shopping Center							▫
Shopping Mall							▫

f. OTHER: CIVIL SUPPORT							
Fire Station			▪	▪	▪	▪	▪
Police Station				▪	▪	▪	▪
Cemetary		▪	▫	▫			▪
Funeral Home				▪	▪	▪	▪
Hospital					▫	▫	▪
Medical Clinic				▫	▪	▪	▪

f. OTHER: EDUCATION							
College					▫	▫	▪
High School				▫	▫	▫	▪
Trade School					▫	▫	▪
Elemantary School			▫	▪	▪	▪	▪
Other- Childcare Center		▪	▪	▪	▪	▪	▫

f. OTHER: INDUSTRIAL							
Heavy Industrial Facility							▪
Light Industrial Facility						▫	▪
Truck Depot							▪
Laboratory Facility						▫	▪
Water Supply Facility							▪
Sewer and Waste Facility							▪
Electric Substation	▫	▫	▫	▫	▫	▫	▪
Wireless Transmitter	▫	▫					▪
Cremation Facility							▪
Warehouse						▫	▪
Produce Storage							▪
Mini-Storage							▪

▪ BY RIGHT
▫ BY EXCEPTION

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TABLE 11: BUILDING FUNCTION - GENERAL

This table categorizes building functions within Transect Zones. These functional classifications are gradual, not categorical as in conventional use zoning. Residential, lodging, office and retail occur to varying degrees in all urban Transect Zones (T3-T6) in the declension of Restricted, Limited, and Open. For greater precision describing the functions, see Table 10.

TABLE 12: PARKING CALCULATION

The Required Parking table summarizes the parking requirements of Table 11 for each site or, conversely, the amount of building allowed on each site given the parking available. Use the Sharing Factor in the event of mixed use (defined as two dissimilar functions occurring within any two adjacent blocks or a proximity determined by Warrant). The actual parking required is calculated by adding the total number of spaces required by each separate function and dividing the total by the appropriate factor from the Sharing Factor matrix. An example of this calculation: The residential function requires 10 spaces while the office portion requires 12 spaces. Independently they would require 22 spaces, but when divided by the sharing factor of 1.4, they would require only 16 spaces. A second way to calculate: If there is a total of 22 spaces available for residential and office, multiplying this by the factor 1.4 gives the equivalent of 30 spaces. Buildings may be designed to a functional density corresponding to 30 parking spaces. (Note: When three functions share parking, use the lowest factor so that enough parking is assured.)

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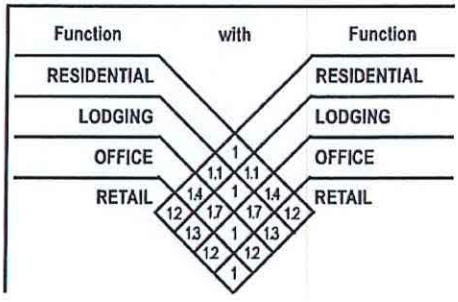
TABLE 11 & 12 BUILDING FUNCTION & PARKING

	T3	T4	T5 T6
a. RESIDENTIAL	**Restricted Residential:** The number of dwellings on each lot is restricted to one within a principal building and one within an ancillary building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the ancillary dwelling shall not exceed 500 square feet.	**Limited Residential:** The number of dwellings on each lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (Section 6.5).	**Open Residential:** The number of dwellings on each lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (Section 6.5).
b. LODGING	**Restricted Lodging:** The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	**Limited Lodging:** The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	**Open Lodging:** The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The maximum length of stay shall not exceed ten days.
c. OFFICE	**Restricted Office:** The building area available for office use on each lot is restricted to the first story of the principal or the ancillary building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	**Limited Office:** The building area available for office use on each lot is limited to the first story of the principal building and/or to the ancillary building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	**Open Office:** The building area available for office use on each lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	**Restricted Retail:** The building area available for retail use is restricted to one block corner location at the first story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net retail space in addition to the parking requirement of each dwelling. This specific use shall be further limited to neighborhood store or food service seating of no more than 20.	**Limited Retail:** The building area available for retail use is limited to the first story of buildings at corner locations, not more than one per block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	**Open Retail:** The building area available for retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net retail space.
e. CIVIC	See Table 10	See Table 10	See Table 10.
f. OTHER	See Table 10	See Table 10	See Table 10

REQUIRED PARKING (See table 11)

	T2 T3	T4	T5 T6
RESIDENTIAL	2.0 / dwelling	1.5 / dewlling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	To be determined by warrent		
OTHER	To be determined by warrent		

SHARING FACTOR (See Section 5.2.4)



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TABLE 13: CIVIC SPACE

The intended types of Civic Space are diagrammed and described in this Table. The diagrams are only illustrative; specific designs would be prepared in accordance to the verbal descriptions on this Table, which include sizes.

Designers of Civic Space should make a conceptual distinction between bounded (shaped) space and open space. The most urban types of Civic Space -- Square and Plaza -- are bounded space, psychologically enclosed by the enfronting buildings and their public frontages (streets, sidewalks, and trees). This creates a volumetric void, or outdoor room. (Urban streets should also act as civic spaces, and feel like outdoor rooms.)

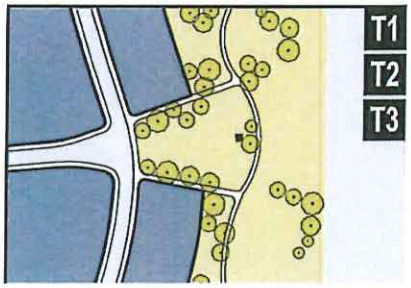
A Park, Green, or T-1/T-2 Zone, on the other hand, is "open space" because it is too large or too formless (or both) to have the characteristics of an urban volumetric void. A Park may appear in any Transect Zone; the more urban zones T4-6 require variance by Warrant. Such a Warrant allows a large Civic Space adjoining or within a downtown, such as Central Park in New York, Rock Creek Park in Washington, or Fairmount Park in Philadelphia. The form of these larger spaces may be linear, bounded, or open. Note that these large "natural" areas are Civic Spaces, not T-1 Zones. Even large Civic Spaces are designed and may have specific urban standards, including paths, streets, and structures. They are unlike T-1 Natural Zones, which may appear within more the urban Zones as remnants of undeveloped land or uncontrolled overgrowth.

In Zones T-4, T-5, and T-6, attention to bounded space is essential so that the overall urban form of blocks and streets is not dissipated or severed by open or linear outdoor areas.

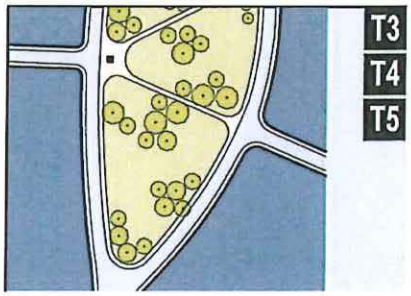
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TABLE 13 CIVIC SPACE

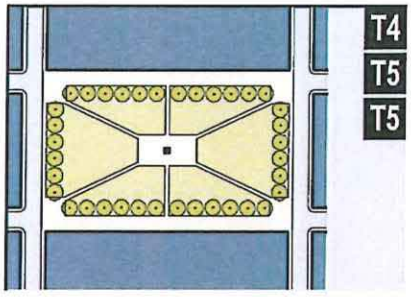
a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 15 acres. Larger parks may be approved by warrant as districts in all zones.



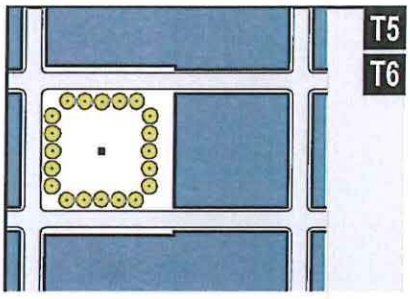
b. Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 2 acres and the maximum shall be 15 acres.



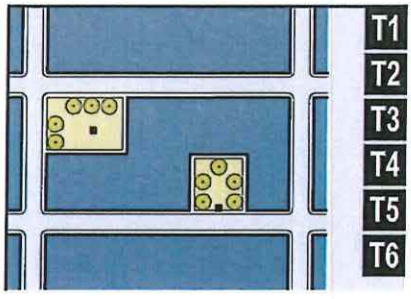
c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 1 acre and the maximum shall be 5 acres.



d. Plaza: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be 1 acre and the maximum shall be 2 acres.



e. Playground: An open space designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



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TABLE 14 SUMMARY OF TRANSECT ZONES

Part 1 of 2 - Sections A-E | Rural to urban: T1 through T6. Special Districts (SD): see Table 15.

STANDARD	T1 NATURAL	T2 RURAL	T3 SUB-URBAN	T4 GENERAL URBAN	T5 URBAN CENTER	T6 URBAN CORE
A. ALLOCATION OF ZONES (source reference: Section 2.3)						
CLD	No minimum	50% min.	10-30%	20-40%	Prohibited	Prohibited
TND	No minimum	No minimum	10-30%	30-60%	10-30%	Prohibited
RCD	No minimum	No minimum	Prohibited	10-30%	10-30%	40-70%
TOD	No minimum	No minimum	Prohibited	0-30%	0-30%	70-100%
B. BASE RESIDENTIAL DENSITY (source reference: Section 2.4)						
By Right	1 unit / 100 ac. avg.	1 unit / 20 ac. avg.	2 units / ac. gross	4 units / ac. gross	6 units / ac. gross	12 units / ac. gross
Other Functions	By exception	By exception	10-20% min.	20-30% min.	30-50% min.	60-70% min.
C. BLOCK SIZE						
Block Perimeter	No maximum	No maximum	3,000 ft. max.	2,400 ft. max.	2,000 ft. max.	2,000 ft. max. [a]
D. PUBLIC FRONTAGES (source reference: Table 3)						
HW & RR	Permitted	Permitted	Permitted	Prohibited	Prohibited	Prohibited
BV	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted
SR	Prohibited	Prohibited	Permitted	Permitted	Prohibited	Prohibited
RS	Prohibited	Prohibited	Permitted	Permitted	Prohibited	Prohibited
SS & AV	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted
CS & AV	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Permitted
Rear Lane	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Rear Alley	Prohibited	Prohibited	Permitted	Required	Required	Required
Path	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Passage	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted
Bicycle Trail	Permitted	Permitted	Permitted	Prohibited	Prohibited	Prohibited
Bicycle Lane	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Bicycle Route	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
E. CIVIC SPACE (source reference: Table 13)						
Park	Permitted	Permitted	Permitted	By warrant	By warrant	By warrant
Green	Prohibited	Prohibited	Permitted	Permitted	Permitted	Prohibited
Square	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted
Plaza	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Permitted
Playground	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted

[a] 3,000 ft. max. if blocks contain parking structures. Source note retained; see reconstruction notes.

Original record: Ordinance Book 5, page 323; Minute Book 119, page 165.

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TABLE 14 SUMMARY OF TRANSECT ZONES

Part 2 of 2 - Sections F-K | Values transcribed from the supplied ordinance scan; see review flags [c].

STANDARD	T1 NATURAL	T2 RURAL	T3 SUB-URBAN	T4 GENERAL URBAN	T5 URBAN CENTER	T6 URBAN CORE
F. LOT OCCUPATION						
Lot Width	By exception	By warrant	72 ft. min.; 120 ft. max.	18 ft. min.; 96 ft. max. [c]	18 ft. min.; 160 ft. max. [c]	18 ft. min.; no max.
Lot Coverage	By exception	By warrant	60% max.	70% max.	80% max.	No maximum
G. BUILDING SETBACK						
Front	By exception	48 ft. min.	24 ft. min.	6 ft. min.; 24 ft. max.	0 ft. min.; 12 ft. max.	0 ft. min.; 12 ft. max.
Side	By exception	96 ft. min. [c]	12 ft. min.	0 ft. total min.	0 ft. min.; 24 ft. max.	0 ft. min.; 24 ft. max.
Rear	By exception	96 ft. min. [c]	12 ft. min.	3 ft. min. [b]	3 ft. min. [b]	0 ft. min.
H. BUILDING DISPOSITION (source reference: Table 9)						
Edgeyard	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Sideyard	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Prohibited
Rearyard	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted
I. PRIVATE FRONTAGES (source reference: Table 7)						
Common Yard	Not applicable	Permitted	Permitted	Permitted	Prohibited	Prohibited
Porch & Fence	Not applicable	Prohibited	Permitted	Permitted	Prohibited	Prohibited
Terrace or L.C.	Not applicable	Prohibited	Prohibited	Permitted	Prohibited	Prohibited
Forecourt	Not applicable	Prohibited	Prohibited	Permitted	Permitted	Permitted
Stoop	Not applicable	Prohibited	Prohibited	Permitted	Permitted	Permitted
Shopfront & Awning	Not applicable	Prohibited	Prohibited	Permitted	Permitted	Permitted
Gallery	Not applicable	Prohibited	Prohibited	Permitted	Permitted	Permitted
Arcade	Not applicable	Prohibited	Prohibited	Prohibited	Permitted	Permitted
J. BUILDING HEIGHT (source reference: Table 8)						
Principal Building	Not applicable	3 stories max.	3 stories max.	4 stories max.; 2 min.	6 stories max.; 2 min.	12 stories max.; 2 min.
Outbuilding	Not applicable	2 stories max.	2 stories max.	2 stories max.	2 stories max.	Not applicable
K. BUILDING FUNCTION (source reference: Tables 10 & 11)						
Residential	Prohibited	Restricted use	Restricted use	Limited use	Open use	Open use
Lodging	Prohibited	Restricted use	Restricted use	Limited use	Open use	Open use
Office	Prohibited	Prohibited	Restricted use	Limited use	Open use	Open use
Retail	Prohibited	Prohibited	Restricted use	Limited use	Open use	Open use

[b] Or 12 ft. from center line of alley. Source note retained; see Section 315-4.2.1(g).

[c] Faint dimensions requiring record-copy confirmation are identified in the reconstruction notes.

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Blank district worksheet, as in the supplied source.

STANDARD	DISTRICT SD1	DISTRICT SD2	DISTRICT SD3	DISTRICT SD4	DISTRICT SD5	DISTRICT SD6	DISTRICT SD7
A. ALLOCATION OF ZONES							
a. CLD							
b. TND							
c. TOD							
B. BASE DENSITY ALLOCATION							
a. Housing By Right							
b. Housing By TDR							
c. Other Functions							
C. BLOCK SIZE							
a. Block Perimeter							
D. PUBLIC FRONTAGE							
a. Rural Roads							
b. Standard Road							
c. Residential Road							
d. Residential Street							
e. Standard Street							
f. Commercial Street							
g. Avenue							
h. Boulevard							
i. Rear Lane							
j. Rear Alley							
k. Path							
l. Passage							
m. Bicycle Trail							
n. Bicycle Lane							
o. Bicycle Route							
E. CIVIC SPACE							
a. Park							
b. Green							
c. Square							
d. Plaza							
e. Playground							
F. LOT OCCUPATION							
a. Lot Area							
b. Lot Coverage							
G. BUILDING SETBACK							
a. Front							
b. Side							
c. Rear							
H. BUILDING DISPOSITION							
a. Edgeyard							
b. Sideyard							
c. Rearyard							
d. Courtyard							
I. PRIVATE FRONTAGE TYPE							
a. Common Lawn							
b. Porch & Fence							
c. Terrace							
d. Forecourt							
e. Stoop							
f. Shopfront							
g. Gallery							
h. Arcade							
i. Parking Lot							
J. BUILDING HEIGHT							
a. Principal Building							
b. Outbuilding							
K. BUILDING FUNCTION							
a. Residential							
b. Lodging							
c. Office							
d. Retail							

Original record: Ordinance Book 5, page 324; Minute Book 119, page 166.

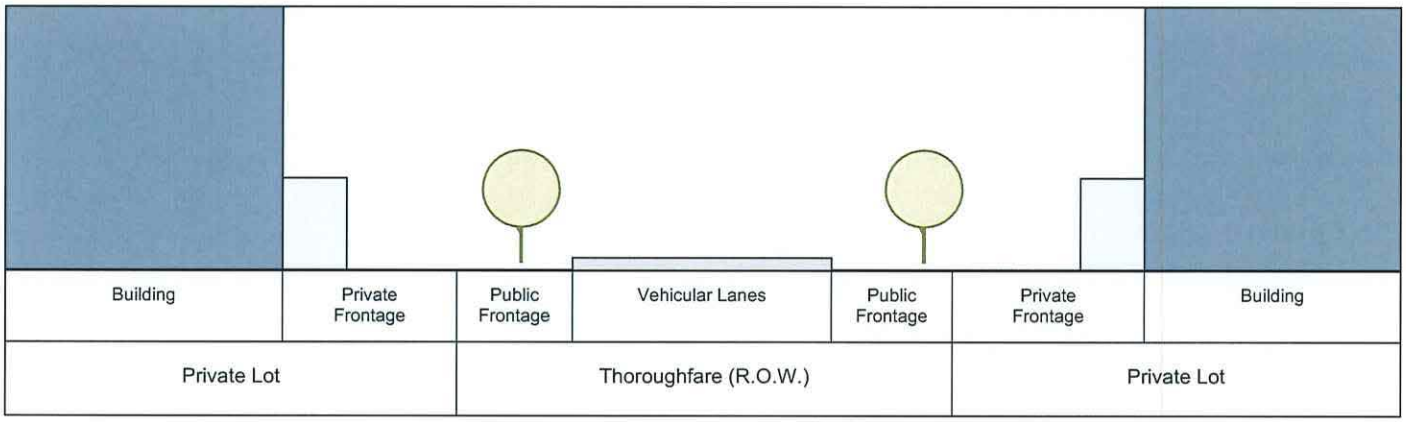
Empty cells reproduce the source; no district standards have been supplied or inferred.

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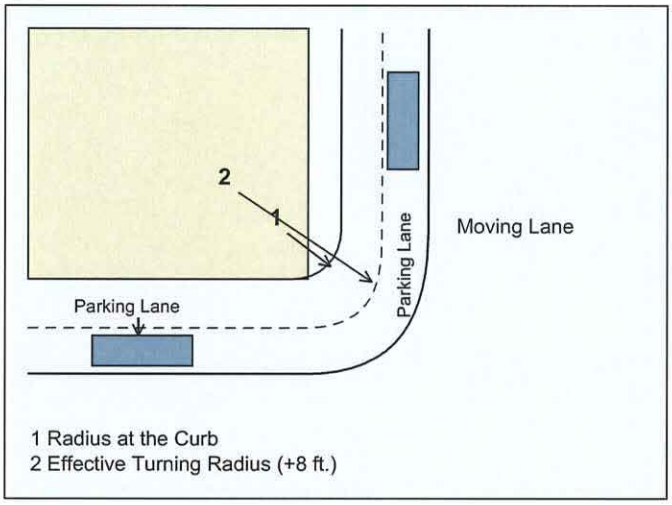
TABLE 16 DEFINITIONS ILLUSTRATED

Diagrams redrawn from the supplied record; schematic, not to scale.

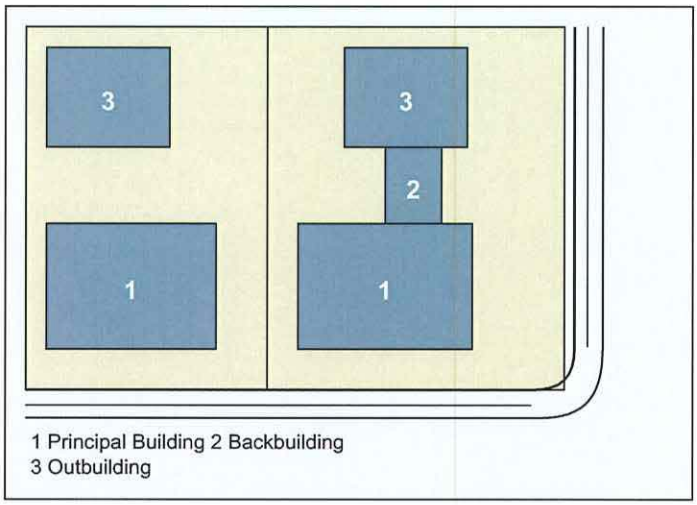
a. THOROUGHFARE & FRONTAGES



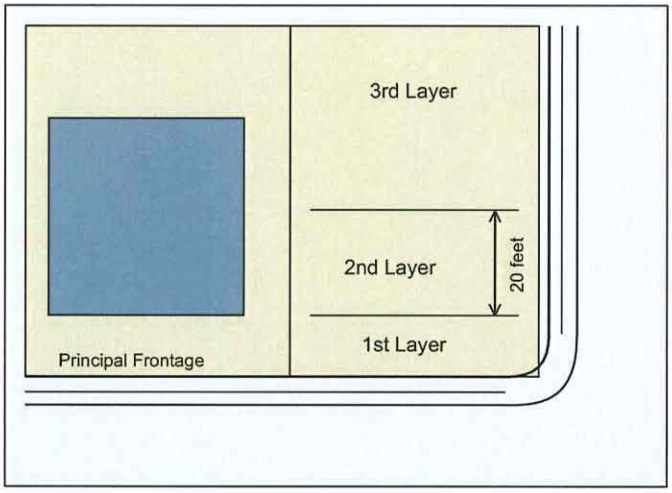
b. TURNING RADIUS



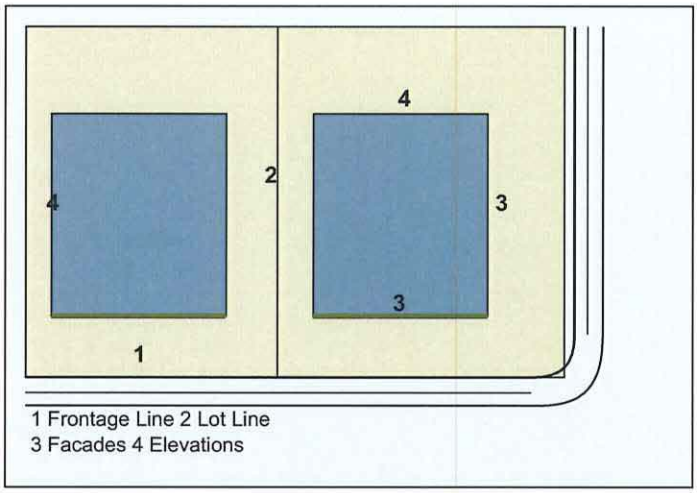
c. BUILDING DISPOSITION



d. LOT LAYERS



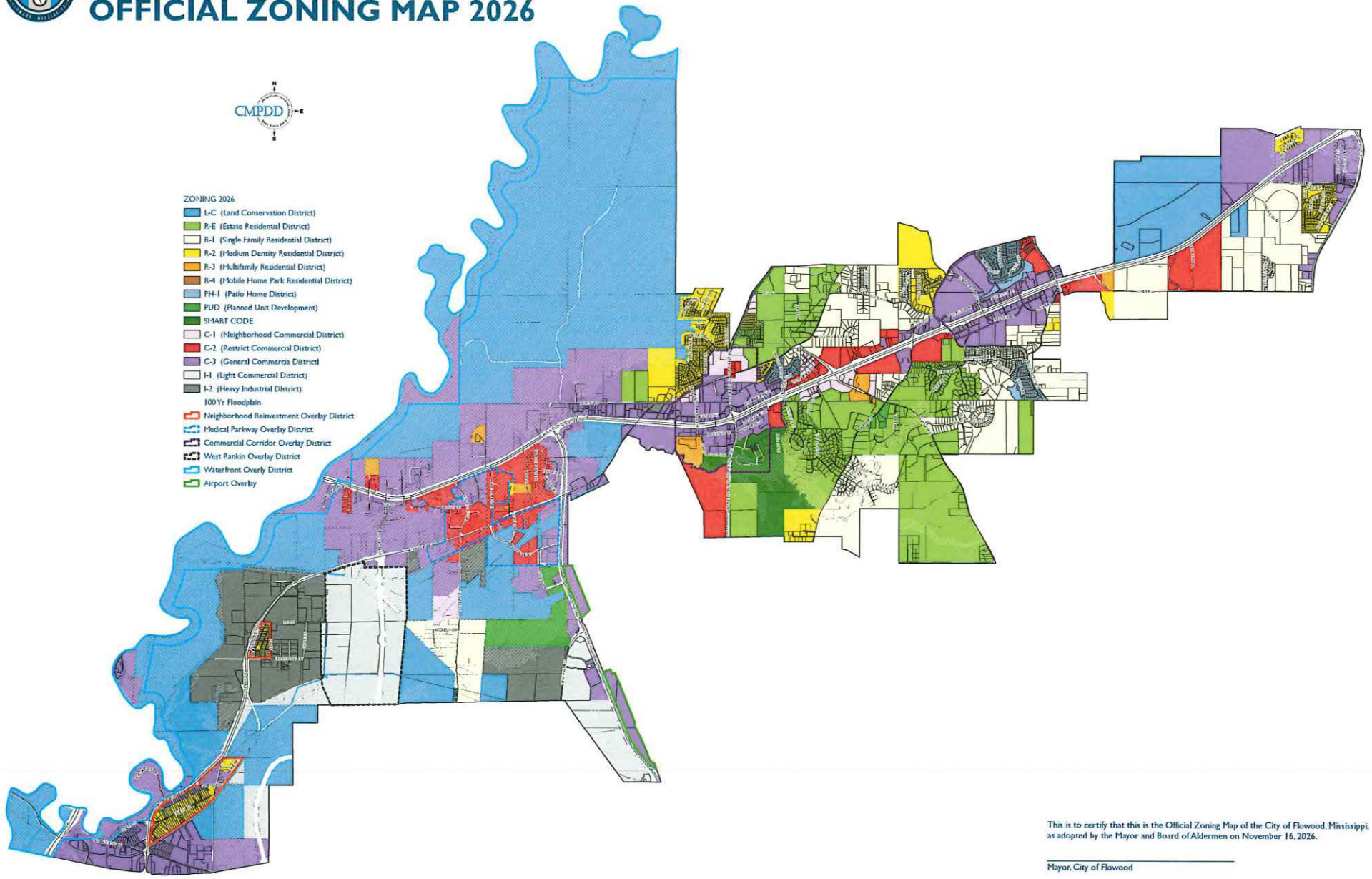
e. FRONTAGE & LOT LINES



Original record: Ordinance Book 5, page 325; Minute Book 119, page 167.

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CITY OF FLOWOOD
OFFICIAL ZONING MAP 2026



This is to certify that this is the Official Zoning Map of the City of Flowood, Mississippi, as adopted by the Mayor and Board of Aldermen on November 16, 2026.

_____
Mayor, City of Flowood

_____
City Clerk

This map supersedes and replaces any prior Official Zoning Map.