

**EXAMPLES OF ARCHITECTURAL STYLES
FOUND IN THE NORTH STATE STREET
OVERLAY DISTRICT**



Section 1101**FONDREN/NORTH STATE STREET OVERLAY DISTRICT**

(As adopted by the City Council on December 10, 1997, and as recorded in Minute Book "4-X" at Pages 281-283)

1101.01 Purpose of District

The purpose and intent of the Fondren/North State Street Overlay District is to encourage the maintenance and reuse of existing residential structures, attract new investment that is compatible with the existing residential character of the Fondren/North State Street corridor and the surrounding residential neighborhood, expedite development, provide for the compatibility of adjacent commercial and residential uses, and to generally provide for land use predictability within the Fondren/North State Street corridor.

1101.02 Location

The Fondren/North State Street Overlay District is located one tax parcel deep on the east and west sides of North State Street from Hartfield Street to Eubanks Creek.

1101.03 Uses Permitted

1. Antique and Specialty Retail Shop
2. Apartments (Only permitted for property zoned R-5 and R-4)
3. Art Studio and Gallery
4. Bed and Breakfast Inn Class A
5. Professional Occupation as defined by this Ordinance
6. Single Family Residential
7. Townhouses and Zero Lot Line Residential (Only permitted on property zoned R-3, R-4 and R-5.)
8. Overlay District Restaurant, south of Decelle Street on the west side of North State Street and south of Broadway Avenue on the east side of North State Street
9. Catering Services, south of Decelle Street on the west side of North State Street and south of Broadway Avenue on the east side of North State Street
10. Health Club/Fitness Center, when located in an existing structure which does not exceed 3,000 square feet, south of Decelle Street on the west side of North State Street and south of Broadway Avenue on the east side of North State Street
11. Off street surface parking, subject to the requirements of the Landscape Ordinance, south of Decelle Street on the west side of North State Street and south of Broadway Avenue on the east side of North State Street

1101.04 Uses Which May Be Permitted as Use Permits

1. Shared Parking
2. Overlay District Restaurant, north of Decelle Street on the west side of North State Street and north of Broadway Avenue, on the east side of North State Street
3. Catering Services, north of Decelle Street on the west side of North State Street and north of Broadway Avenue, on the east side of North State Street

4. Health Club/Fitness Center, north of Decelle Street on the west side of North State Street and north of Broadway Avenue, on the east side of North State Street
5. Off street surface parking, subject to the requirements of the Landscape Ordinance, north of Decelle Street on the west side of North State Street and north of Broadway Avenue, on the east side of North State Street

1101.05 Building Regulations

1. The front yard setback for new structures and the renovation of existing structures shall conform to the average front yard setback for existing structures on the same street block as the subject property.
2. Maximum height - thirty-five (35) feet.
3. Other building regulations are determined by the underlying zoning except for property zoned C-2 Limited Commercial and property zoned R-5 Multi-Family Residential. Regulations for C-2 zoned property shall follow C-1 standards and R-5 zoned property shall follow R-4 standards.

1101.06 General Regulations

1. All structures within the Fondren/North State Street Overlay District shall meet minimum building codes within a period of six (6) months from said adoption of the Fondren/North State Street Overlay District.
2. The conversion of any residential use to a non-residential use shall require an investment in the property to such an extent that it complies with all applicable building codes and other land development ordinances of the City of Jackson and shall be consistent with all the requirements herein.

1101.07 Design Standards

1. No accessory structure shall be permitted except on parcels where detached single-family structures are located.
2. No dumpsters or exterior storage shall be permitted except at restaurants and catering services. The location and screening of dumpsters at restaurants and catering services shall be in accordance with the Landscape Ordinance of the City of Jackson.
3. Except for residential uses, no parking is permitted in front of, or to the side of, the principal building. Parking for the handicapped may be permitted in the front or side yard subject to the approval of the Site Plan Review Committee of the City of Jackson. For residential uses, parking in front of the principal structure shall be permitted only on a surface typically used for vehicle parking. All parking areas (including maneuvering areas) for commercial uses shall be restricted to the rear yard and shall be screened with a solid fence from abutting residential uses. Shared parking areas and shared points of access are encouraged. Unattended vehicles greater than ten thousand (10,000) pounds gross vehicle weight (manufacturer's capacity rating) and having tires greater than thirty (30) inches in diameter shall not be parked or stored within the Fondren/North State Street Overlay District.
4. Ground signs for commercial uses shall not be internally illuminated, exceed four (4) square feet in size, on the sign face or four (4) feet in height. Wall signs shall not be illuminated or exceed two (2) square feet in size.

5. All uses, other than detached single-family residential shall comply with the City of Jackson's Landscape Ordinance.
6. To preserve the existing residential architectural design of the Fondren/North State Street corridor, the construction of new buildings and the renovation of existing buildings shall reflect the predominate design and materials of the Fondren/North State Street corridor. New and renovated buildings shall be consistent with existing buildings in height, scale, setback, and rhythm; relationship of materials, texture, details and color; roof shape; orientation; and proportion and rhythm of openings. The photographs shown are examples of the existing character of the Fondren/North State Street corridor and shall be considered in the design of the renovation of existing structures and the construction of new structures.



**EXAMPLES OF ARCHITECTURAL STYLES
FOUND IN ZOO AREA/WEST CAPITAL
STREET OVERLAY DISTRICT.**

Section 1102

ZOO AREA/WEST CAPITAL STREET OVERLAY DISTRICT

(As adopted by the City Council on February 4, 1998, and as recorded in Minute Book "4-X" at Pages 450-453)

1102.01 Purpose of District

The purpose and intent of the Zoo Area/West Capitol Street Overlay District is to encourage the maintenance and reuse of existing residential and commercial structures, attract new investment that is compatible with the existing residential character of the Zoo Area/West Capitol Street corridor and the surrounding residential neighborhood, provide for neighborhood friendly retail opportunities, expedite development, provide for the compatibility of adjacent commercial and residential uses, and to generally provide for land use predictability within the Zoo Area/West Capitol Street corridor.

1102.02 Location

One lot deep along West Capitol Street between Boling Street and Magnolia Street excluding all property zoned Special Use.

1102.03 Uses Permitted

1. Antique and Specialty Retail Shop
2. Apartments (Only permitted for property zoned R-5 and R-4)
3. Art Studio and Gallery
4. Bed and Breakfast Inn Class A
5. Professional Occupation as defined by this Ordinance
6. Single-Family Detached Residential
7. Townhouses and Zero Lot Line Residential (Only permitted on property zoned R-5 and R-4)
8. All uses permitted by right in C-2, including single-family detached residential, for property zoned C-2 Limited Commercial and C-3 General Commercial
9. Schools and churches on sites not less than one (1) acre

1102.04 Uses Which May Be Permitted as Use Permits

1. Shared Parking
2. Child Care/Residential
3. Restaurant, Fast Food (Only for property zoned C-2 and C-3)
4. When the restaurant adjoins residentially zoned property, all exterior lighting shall be directed away from adjacent residential properties;
5. The location for the point of taking food orders shall be buffered from and so located so as to minimize the intrusion upon adjacent properties.
6. Veterinary Clinic when no storage pens or runs are located outdoors. (Only for property zoned C-2 and C-3)

1102.05 Building Regulations

1. The front yard setback for new structures and the renovation of existing structures shall conform to the average front yard setback for existing structures on the same street block as the subject property.
2. Maximum height - thirty-five (35) feet.
3. All other building regulations are determined by the underlying zoning.

1102.06 General Regulations

1. All vacant structures shall be secured from the elements and trespassers and all lots shall be maintained free of litter and trash within a period of six (6) months from said adoption of the Zoo/Area West Capitol Street Overlay District.
2. The conversion of any residential use to a non-residential use shall require an investment in the property for renovation equal to or greater than 50% of the current Hinds County appraised value of the property before a Certificate of Occupancy is issued.
3. The selling of alcoholic beverages within the Zoo Area/West Capitol Street Overlay District on property zoned C-2 Limited Commercial and C-3 General Commercial shall not be permitted.

1102.07 Design Standards

1. Property zoned C-2 Limited Commercial and C-3 General Commercial shall be exempt from the design standards, however, property zoned C-2 and C-3 shall comply with the City's Landscape Ordinance.
2. No accessory structure shall be permitted except on parcels where detached single-family structures are located.
3. All exterior storage shall be screened from view from the street and abutting properties.
4. Except for residential uses, no parking is permitted in front of or to the side of the principal building. For residential uses, parking in front of the principal structure shall be permitted only on a surface typically used for vehicle parking. All parking areas (including maneuvering areas) for commercial uses shall not exceed 6,000 square feet or 50% which ever is less of the rear yard and shall be screened with a solid fence from abutting residential uses. Shared parking areas and shared points of access are encouraged; new curb cuts are discouraged. Further, unattended vehicles greater than ten thousand (10,000) pounds gross vehicle weight (manufacturer's capacity rating) and having tires greater than thirty (30) inches in diameter shall not be parked or stored within the Zoo Area/West Capitol Street Overlay District.
5. Ground signs for commercial uses shall not be internally illuminated, exceed eight (8) square feet in size or four (4) feet in height. Wall signs shall not be illuminated or exceed two (2) square feet in size.
6. All uses, other than detached single-family residential, shall comply with the City of Jackson's Landscape Ordinance.
7. To preserve the existing residential architectural design of the Zoo Area/West Capitol Street corridor, the construction of new buildings and the renovation of existing buildings shall reflect the predominate design and materials of the Zoo Area/West Capitol Street corridor. New and renovated buildings shall be consistent with existing buildings in height, scale, setback, and rhythm; relationship of materials, texture, details and color; roof shape; orientation; and proportion and rhythm of openings. The photographs shown are examples of the existing character of the Zoo Area/West Capitol Street corridor and shall be considered in the design of the renovation of existing structures and the construction of any new structures.

Section 1103 EAST FORTIFICATION STREET HISTORIC OVERLAY DISTRICT

(Repealed by City Council on June 8, 2005, and effective July 8, 2005.)

(Adopted by City Council on April 7, 1999, and as recorded in Minute Book "4-Z" at Page 273-274)

Section 1104

HIGH STREET OVERLAY DISTRICT

Section 1. 1104.01 Purpose of the District

The purpose and intent of the High Street Overlay District is to provide a means whereby the department of planning and development shall review proposed alteration, construction, demolition, demolition by neglect, and relocation in the high street overlay district; providing the criteria for evaluating such proposed activities; providing a procedure for the suitability certification; and accomplish related purposes.

Jackson, Mississippi, in its role as the State’s capital, defines the spirit and grandeur of the Magnolia State. High Street, via Interstate 55, is a high impact corridor to our Mississippi State Capitol Building, the Mississippi State Governmental Complex and the much-used Mississippi State fairgrounds.

As a matter of public policy, the City aims to redevelop, enhance, and perpetuate those aspects of the High Street that have architectural, cultural, and/or historical significance. Such development activities will promote and protect the health, safety, prosperity, and general welfare of persons living in Jackson.

Specifically, the High Street Overlay District Design Guidelines are designed to encourage the following along High Street between Interstate 55 on the east and North State Street on the west.

1. Establish the “gateway” character of the district, thereby increasing aesthetic and visual qualities, as well as, property values of the city.
2. The attraction of new investment that is compatible with the “gateway” corridor leading to the State’s Capitol.
3. Provide a district in which the zoning laws permit the development of an appropriate “gateway” commercial district by allowing for land use regulations that are consistent with such development.
4. Protect, enhance and perpetuate resources which represent distinctive and significant elements of the High Street’s historical, cultural, social, economic, political, and architectural identity
5. Promote traffic safety and protect the ability to conduct traffic smoothly and efficiently.
6. Insure the harmonious, orderly, and efficient growth and development of the city.
7. Strengthen civic pride and cultural stability.
8. Stabilize the economy of the city through the continued use, and revitalization of its resources.
9. Provide a review process for the appropriate development of the city’s resources.

1104-02 Certain Uses Not Covered By This Ordinance

Nothing in this ordinance shall affect any of the following:

1. Any property zoned for residential usage.
2. Any property being used for residential purposes.

3. Any property used by a church or state institution.
4. Maintenance, improvement, alteration or changes of any property used as residential, for church use, or other property not covered by this ordinance.
5. The right to continue any legal non-conforming use.

1104.03 Application and Definitions

1104.03.1 Area Designation

The High Street Overlay District shall include all land one tax parcel deep being situated in an area on the north and south of High Street between Interstate 55 on the east and North State Street on the west as shown on **page 85**.

1104.03.2 Construction of Other Ordinances

To the extent this ordinance conflicts with the Zoning Ordinance, Sign Ordinance, Landscape Ordinance, or any other ordinance of the City of Jackson, the more stringent shall control.

1104.03.3 Rules for Words and Phrases

For the purpose of this Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory; the word "may" is permissive; the word "used" includes "designed" and "intended" or arranged to be used or occupied; and the word "person" includes a firm, association, organization, partnership, trust, foundation, company or corporation as well as an individual.

1104.03.4 Definitions

For the purpose of this Ordinance certain words, phrases and terms used herein shall be interpreted as stated in this Section 1104.03.4. Any word, phrase or term not defined herein shall be defined by the Zoning Administrator, the interpretation shall be based on its common and ordinary usage.

For the purpose of this Ordinance, all definitions defined herein are in addition to all definitions in the City of Jackson Zoning Ordinance.

Alteration: Any change to a resource because of construction, repair, maintenance, or other means.

Applicant: The owner of record of a resource; the lessee thereof with the approval of the owner of record in notarized form; or a person holding a bona fide contract to purchase a resource.

Appurtenance: A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, buildings, structures, objects, sites, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panes, satellite dishes, and signs.

Construction: The addition or placement of any improvement onto a resource.

Demolition: The complete or partial removal of buildings, structures, objects, or sites, including appurtenances.

Demolition by Neglect: Improper maintenance or lack of maintenance of any resource which results in substantial deterioration of the resource and threatens its continued preservation.

Overlay District: The one tax parcel deep section of High Street, also referred to as the District or the High Street Overlay District, for which the regulations governing the use of buildings and premises are uniform. The district is designated by the City of Jackson and approved by the City through an ordinance, which contains a geographically definable area, urban or rural, possessing significant concentration of sites, buildings, structures, or objects associated by past events or by plan or physical development.

Exterior Features: Exterior features of resources shall include, but not be limited to, the color, kind, and texture of the building material and the type and style of all windows, doors, and appurtenances.

Improvement: An appurtenance developed by human design, including, but not limited to, buildings, structures, objects, landscape features, and manufactured units, like mobile homes, boats, docks, carports, and storage buildings.

Landscape Feature: Any improvement, natural formation, or vegetation including, but not limited to: shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including, but not limited to, subsurface alterations, fill depositing, and paving.

Owner of Record: The owner of a parcel of land, improved or unimproved, reflected on the city tax roll and in county deed records.

Relocation: Any changes in the location of a building, object, or structure in its present setting or to another setting.

Resource: A landmark, landmark site, and all land within the High Street Overlay District, together with the appurtenances and improvements, if any. The term resource includes, but is not limited to, buildings, structures, sites, objects, landscape features, and related groups thereof.

Site Plan Review Committee: Committee established by Article XII-A, Section 1202-A of the Zoning Ordinance of the City of Jackson, Mississippi to ensure compliance with City zoning and other ordinances.

Suitability Certificate: A signed and dated document evidencing the approval of the City of Jackson for work proposed by an applicant. The City may, in appropriate situations, limit the period for which a Suitability Certification is valid.

1104.04 Allowable Uses

Allowable uses shall be as per the underlying zoning district except the following uses, which are prohibited:

1. Group homes for the handicapped and personal care facilities
2. Child Care Centers
3. Mobile Homes and mobile homes sales lots
4. Apartments
5. Coin laundry

6. Automotive service and repair establishments
7. Re-cycling collection point
8. Car wash
9. Auto and truck sales
10. Bingo parlors
11. Liquor Stores
12. Pawn shops
13. Title pledge office
14. Secondhand store
15. Bars not associated with restaurants
16. Mini-warehouses
17. Commercial communication towers
18. Adult arcades, adult bookstores, adult cabarets, adult entertainment establishments, adult motels, and adult motion picture theaters
19. Truck terminals, warehouses and storage buildings
20. Wholesale and supply houses
21. Bulk storage and wholesale dispersing of products and materials
22. Correctional facilities
23. Wrecker services and junk yards

1104.05 Procedures and General Requirements

In order to preserve, promote, and develop the distinctive appearance and to accomplish the purposes set forth in this ordinance:

1. The Site Plan Review Committee shall review applications proposing construction, alteration, demolition, or relocation of any resource and recommend approval or denial of a Suitability Certificate to the Mayor and City Council.
2. The Site Plan Review Committee shall recommend to the Mayor and City Council Suitability Certifications, and may recommend Suitability Certifications contingent upon the acceptance by the applicant of specified conditions. After the adoption of the written guidelines approved by the City, the Site Plan Review Committee may condition its recommendation of a Suitability Certificate on the posting of a performance bond by an applicant in order to guarantee the applicant's financial ability to complete the project as proposed.
3. The Site Plan Review Committee shall not consider interior arrangements of buildings and structures except as otherwise provided herein.
4. The Site Plan Review Committee is authorized, solely in the performance of its official duties and only at reasonable times, to enter upon private land for the examination or survey thereof. No member, employee, or agent of the Site Plan Review Committee shall enter any structure without

the express consent of the owner of record or occupant thereof.

1104.06 Implementation

The Site Plan Review Committee may adopt written rules of procedure which shall not be inconsistent with any of the provisions hereof. These rules may address application procedures and formats, time lines for submissions and reviews and other rules incidental to the implementation of this overlay ordinance.

1104.07 Criteria for Issuance of Suitability Certificates

The Site Plan Review Committee and the City shall use the following criteria in granting or denying Suitability Certificates.

1. Architectural design of building, structure, or appurtenance and proposed alteration.
2. The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the l, the materials, the textures, the colors, the patterns, the trims, and the design of the roof.
3. Rhythm created by existing building masses and spaces between the buildings.
4. The landscape plan shall be visually compatible with the environment with which it is visually related.
5. All exterior alterations to a building, structure, site or landscape feature shall be compatible with the Design Guidelines.

1104.08 Suitability Certification

No exterior feature of any resource shall be, altered, relocated, constructed, or demolished until a Suitability Certificate shall be issued by the Mayor and City Council. Provided, however, that Suitability Certificates shall not be required for routine maintenance. A Suitability Certificate shall expire twenty-four months after its issuance, except that a certificate shall expire after six months if work has not commenced.

1104.09 Procedures For Issuance Of Suitability Certificates

1. The Zoning Administrator shall have the authority to determine when a filed application is complete and contains all required information. The Site Plan Review Committee shall develop standard application forms and establish a regular schedule for hearings. One hearing shall be scheduled for each month unless no application for Suitability Certificates has been submitted.
2. Members of the Site Plan Review Committee shall meet as established by the City of Jackson and shall consider applications for Suitability Certificates as a normal agenda matter.
3. Upon request, the applicant shall have the right to a preliminary conference with the Site Plan Review Committee Chairman for the

purpose of learning whether changes or adjustments to the application could make it more consistent with these standards.

4. The Site Plan Review Committee, at either a preliminary conference or at a regularly scheduled meeting, shall have the right to recommend changes and modifications to enable the applicant to meet the requirements of these guidelines. If the applicant chooses to do this at a preliminary conference after an application for a certificate has been filed, then the time during which the Site Plan Review Committee must render its decision to recommend or deny Suitability Certificates shall be extended by thirty days in order to permit the applicant to prepare any new drawings or other submissions which prove necessary.
5. Within not more than forty-five (45) days after the filing of the application, the Site Plan Review Committee shall act upon it, either recommending denial or approval or deferring action until the next meeting of the board, giving consideration to the factors set forth in The Design Guidelines herein. Whatever its decision, notice in writing shall be given to the applicant, the Zoning Administrator, and forwarded for action to the Mayor and City Council at its next regularly scheduled meeting.
6. Failure by the Site Plan Review Committee to reach and render a decision within sixty (60) days of the date of filing of the application with the Site Plan Review Committee shall be taken to constitute a recommendation of approval of the application by the Site Plan Review Committee, unless an applicant has requested that the board delay its decision beyond the sixty (60) day period otherwise required.
7. The issuance of a Suitability Certificate shall not relieve an applicant from a companion building permit, special use permit, or from compliance with any other requirement or provision of the laws of the City concerning zoning, construction, repair, or demolition. In all such cases, applicants are encouraged to apply first for a Suitability Certificate as other city agencies will advise the Site Plan Review Committee in making its subsequent decisions.
8. No building permit, which affects a resource, shall be issued by the Building Official prior to the issuance of a Suitability Certificate by the Site Plan Review Committee.

1104.10 Appeals

Any party aggrieved with the administrative interpretation of the Site Plan Review Committee shall have the right to appeal such interpretation. Such appeals shall be made in accordance with **Article XIX APPEALS** of the Zoning Ordinance of the City of Jackson, Mississippi.

1104.11 Damages And Fines

Prior to the issuance of a Certificate of Occupancy, the Building Official shall verify that construction complies with all stipulations of the Suitability Certificate. If compliance has not been met, the Certificate of Occupancy shall be withheld until compliance has been made.

1104.12 Maintenance Requirements

To insure the protective maintenance of resources, the exterior features of such properties shall be maintained to meet the requirements of the City's Minimum Housing Code and the City of Jackson Building Code.

1104.13 Design Guidelines

The Mayor and City Council may from time to time adopt design guidelines for guidance in the administration of this ordinance. The initial design guidelines are attached hereto.

1104.14 Amendments

This ordinance shall not be amended until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen (15) days notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Jackson.

1104.15 Site Design Guidelines

1104.15.1 Purpose

The design guidelines for the High Street Overlay District are established to aid in the implementation of the ordinance which has as its purpose to promote a relevant commercial district and expansion of the commercial tax base of the city. The Rules of Procedure and Design Guidelines are intended to serve as a guide for the Site Plan Review Committee in their role as review body and issuers of the Suitability Certificates required for all developments in the High Street Overlay District. The purposes of the procedures include but are not limited to the following:

1. To promote traffic safety, as well as the ability of local roads to conduct traffic smoothly and efficiently is premier to the health, safety, and welfare of the residents and visitors of Jackson.
2. To supplement land use regulation to encourage the most appropriate use of land throughout the District, lessen traffic congestion and accidents, secure safety from fire, provide light and air, prevent the overcrowding of land, avoid undue concentration of population, promote a coordinated development of the unbuilt areas and conserve and restore natural beauty and other natural resources.
3. To encourage originality, flexibility, innovation in site planning and development, including the architecture, landscaping and graphic design of proposed developments in relation to the City as a whole and/or surrounding areas.
4. To discourage monotonous, drab, unsightly, dreary and inharmonious developments, minimize discordant and unsightly surroundings and visual blight, and avoid inappropriate and poor quality design.
5. To promote orderly community growth, protect and enhance property values for the community as a whole and other environmental and aesthetic considerations which generally enhance rather than detract from community standards and values of the comfort and prosperity of the community and the preservation of its natural beauty and other natural resources, which are the proper concern of local government, and to

promote and enhance construction and maintenance practices that will tend to enhance environmental and aesthetic quality for the community as a whole.

6. To aid in assuring that structures, signs and other improvements are properly related to their sites and the surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping and that proper attention is given to exterior appearances of structures, signs and other improvements.
7. To protect and enhance the City's pleasant environments for living and working and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business and other properties.
8. To stabilize and improve property values and prevent blight to help provide an adequate tax base to the City to enable it to provide required services to its citizens.
9. To foster civic pride and community spirit by reason of the City's favorable environment and thus promote and protect the peace, health and welfare of the City and its citizens.

1104.15.2 Scope

1. The Site Plan Review Committee shall review all site plans and applications requiring building permits except detached single family residences.
2. The Board shall be authorized to develop expanded and/or additional review criteria and forward their recommendation for adoption by the City Council.

1104.15. Approval Required

1. No development shall begin or be substantially changed for projects requiring Site Plan Review Committee approval until the Site Plan Review Committee has approved the proposed development or change, except where ordinances of the City expressly delegate such approval to the staff.
2. No City permit or approval shall be issued for any development for projects requiring Site Plan Review Committee approval until the Site Plan Review Committee has approved the proposed development, except where ordinances of the City expressly delegate such approval to the staff.

1104.15.4 Criteria

1104.15.4.1 Site Design Objectives

1. Sites should be developed in a coordinated manner to complement adjacent structures through placement, architecture, colors, and size/mass.

2. Whenever possible, buildings on the same site should be clustered and incorporate plazas, courtyards, pocket parks, and other pedestrian use areas.
3. Sites should be designed to avoid the appearance of domination by automobiles. Positive methods to achieve this concept include:
 - Orienting buildings to fronting streets and placing parking at the rear and/or sides;
 - Designing the required parking area into smaller, discrete, connected lots rather than large, single-use lots;
 - Convenience food stores, and/or gas stations shall be designed so that a traditional building front shall be the primary façade facing the street and gas islands with accompanying protective awnings shall be located on the site so that their presence will not dominate the site. This will require gas islands/canopies to be located in the rear of the building or to the side of the building in such a manner that their presence is not the dominate presence when viewed from the street.
 - Restaurants with drive through windows shall have the window and other accompanying apparatus located in such a manner so as to not be visible from the street.
 - Providing well-defined pedestrian walkways through parking areas and from public sidewalks into the site. Well-defined walkways use pavers, changes in color, texture, and composition of paving materials and vertical plantings such as trees and shrubs. The minimum width of walkways shall be five feet.
 - Parking areas shall be designed to be partially screened from view from adjacent streets and building occupants. Screening can be accomplished through a number of methods including:
 - Orienting buildings away from parking areas
 - Placing buildings between streets and parking lots
 - Using extensive landscape screening, berms, and architecturally treated walls.

All measures should be designed to accomplish the intended screening while allowing adequate safety and surveillance of the parking areas.
4. Sites shall incorporate transit compatible designs where appropriate. Transit compatibility means designs that are pedestrian oriented, provide safe and convenient access to transit facilities, and foster efficient transit service.
5. Where appropriate, site plans shall be designed to provide vehicle and pedestrian connections with adjacent sites.

1104.15.4.2 Building Design Objectives

1. No single architectural style is required. However, reliance on or use of standardized “corporate or franchise” style is strongly discouraged.
2. Buildings should reflect an individual design that has considered site location, conditions, and surrounding development. Building design should provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time. Building designs should reflect an individual style and form and not merely current trends.
3. A consistent visual identity shall be applied to all sides of buildings visible to the general public. In these areas, all building sides shall have an equivalent level of quality of materials, detailing, and window placement. Abrupt ending of architectural details shall be avoided with no radical change in details or features or materials.
4. Long blank walls are to be avoided. Positive methods to achieve this objective include changes in colors and materials, placement of windows, use of awnings and canopies, and architectural details and features such as corners, setbacks and offsets. Windows at ground level may be tinted; however, reflective and mirrored windows are not allowed.
5. Buildings facing streets shall incorporate pedestrian-scaled entrances. Pedestrian scaled entrances are those that provide an expression of human activity or use in relation to building size. Doors, windows, entrances, and other features should be designed to respond to the size of the human body and not give the appearance of anonymity or overwhelming the building’s users.
6. Modulation (defined as a measured setback or offset in a building face) shall be incorporated to reduce overall bulk and mass of buildings. The planes of exterior walls should not run in one (1) continuous direction more than 50 to 60 feet without an offset or setback.
7. Large buildings should have height variations to give the appearance of distinct elements.
8. Building design shall incorporate traditional building materials such as masonry, stone, heavy timbers, brick, and other natural appearing materials.
9. Building colors should accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents.
10. Landscape areas or planting beds having a minimum width of five (5) feet should be provided around perimeters to separate buildings from surrounding pavement areas.
11. Outdoor storage areas, mechanical equipment, utility vaults, and trash receptacles must not be visible from adjacent streets and pedestrian walkways.
12. Outdoor mechanical equipment shall be appropriately screened from view. The method of screening shall be architecturally integrated with the building with respect to materials, color, shape, and size.

13. Site services should be located on the least visible side of a building or site or within interior building spaces.
14. Ground level outdoor enclosures shall be composed of materials similar to the main structure.
15. Materials used for site features such as fences, screen walls, and signs should be appropriate to the zone district where the development is located and should complement building design through materials, color, shape, and size.
16. Developments should provide transition with adjacent uses especially regarding building location, size and scale. No single building or development should dominate adjacent uses in terms of size, bulk, view blockage, or shading.

1104.15.4.3 Sign Objectives

1. Building Signs
 - Individual letters rather than cabinet signs are preferred.
 - Backlit individual letters are a preferred alternative.
 - Sign colors should be coordinated with building colors.
 - Signs should be compatible in scale and proportion with building design and other signs.
 - A specific sign program or concept should be designed for multiple tenant buildings or complexes. Color and letter style shall be coordinated when businesses share the same building and consistent sign patterns placement on buildings) shall be utilized.
 - Exposed neon tubes are acceptable for non-letter sign elements but are discouraged for letters.
2. Freestanding Signs
 - All signs shall be ground-mounted signs whose overall height shall not exceed six (6) feet.
 - Freestanding signs should provide only name and address of the building and/or building tenants.
 - Freestanding signs shall not be internally illuminated.
 - Project landscaping should be designed to incorporate freestanding signs.

1104.15.4.4 Landscaping Objectives

1. Provide unity of design through repetition of plants and coordination with adjacent developments.
2. Landscape materials should be hardy and adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants is strongly encouraged.

3. The design for parking areas shall include deciduous and evergreen trees to provide shade and break up expanses of asphalt. One tree, a minimum of 2½ -3 inch caliper at the time of planting, shall be required for every 5 parking spaces. There should be no more than 10 spaces between landscape islands or medians.
4. Landscape islands or medians shall have no dimension narrower than five (5) feet.
5. Interior landscaping is required for parking lots containing ten or more spaces at a ratio of 20 square feet of landscape area for every 100 square feet of parking area. All landscaped areas should be protected by wheelstops or curbing, or be of sufficient width to prevent damage to plants by overhanging vehicles.
6. Existing vegetation should be incorporated into overall site design.
7. Landscaped areas shall be irrigated by mechanical sprinkler systems.
8. Required perimeter setback areas shall be densely landscaped with a combination of trees and shrubs, which form a 90 percent ground cover within three years of planting.
9. Required landscaping shall include a combination of trees and shrubs as follows:
 - For every 20 square feet of landscaped area: three (3) shrubs and either one (1) deciduous tree, 2½ to 3 inch caliper at time of planting, or one (1) evergreen tree, having a minimum height of 10 feet at the time of planting.
 - Tree spacing shall be as follows: Perimeter areas around parking lots 20 to 30 feet on center; other perimeter areas 30 feet on center.
 - Interior site landscaping is required to define pedestrian ways, enclose outdoor gathering and seating areas, and reduce building mass.
10. Architectural features such as low walls, fountains, and sculptures may be used in places where planting areas are limited or restricted.
11. Project entrances should be enhanced through changes in paving materials such as brick pavers, textured and colored concrete, providing entry structures and unity in planting of trees and shrubs.
12. Individual trees along walkways and along sidewalks in the internal portions of projects should be planted in tree wells or planter boxes.
13. Open stormwater detention facilities should be incorporated into project landscaping and open space where geographically feasible.
14. Open stormwater detention facilities shall be landscaped and screened.

1104.15.4.5 Lighting Objectives

1. Moving and flashing lights are prohibited.

2. Use cut-off lenses or hoods to prevent glare and light spill off project site onto adjacent properties, buildings, and roadways.
3. Lighting standards should be designed and sited to be compatible with the character of the development.

1104.15.5 Non-Conforming Uses

Developments and uses existing at the time of the enactment of this ordinance, not conforming to the provisions of this ordinance, shall be regarded as non-conforming uses.

1104.15.6 Site Plan Approval

1104.15.6.1 Initial Submittal

Submit site plan to Site Plan Review Committee. All site plans shall show the following:

1. Survey including existing tree location, specie, & size.
2. Proposed Use and Density
3. Pedestrian Systems
4. Bike System (for parking and/or transportation)
5. Preliminary Landscape Plan, no larger than 1"=30'
6. Utilities – Overhead/Underground Locations
7. Site Lighting – Pole location & height. Fixture detail
8. Parking areas, curb cuts, curbs
9. Signage
10. Preliminary Building Elevations – Four sides with height
11. Trash Dumpster Location & Screening
12. Type of Building Construction
13. Proposed Flammable/Hazardous Materials Storage Tanks
14. Fences/Walls
15. Fire Hydrants
16. Phasing
17. Survey or Plat
18. Location Map
19. Adjacent Land Uses and Zoning Districts
20. Project Name
21. Dimension all buildings/structures to property lines
22. Existing Features of Site (Trees, Water, Topography, Roadways, Structures)
23. Zoning of Site
24. Location of all easements & right-of-way
25. Owners Name & Address
26. Mechanical Equipment & Screening

27. Handicap Parking Spaces & Access Ramps
28. Delineate all Parking Spaces
29. Site Data Computations (in square feet & percent in relation to total area)
 - a) Total Area of Site
 - b) Total Building Area (all floors & all buildings)
 - c) Proposed units per acre
 - d) Building Ground Coverage – include all accessory buildings
 - e) Recreational Open Space
 - f) Passive Open Space
30. Building Elevations
 - a) Four sides of structure to reflect materials, colors, & finishes.
 - b) Height dimensions from grade to all floors & total overall height of all buildings
 - c) Material and height of rooftop equipment/screening.
 - d) Floor plans

Revised Submittal

Appearance before the Site Plan Review Committee may be required by Developer or representative/designer.

1. Revised plans incorporating Site Plan Review Committee Comments from initial submittal
2. Every sheet shall indicate: Project name, name of Architect/Landscape Architect/Designer, Location of Project, scale of drawing, directional arrow
3. Number of parking spaces required & furnished. Handicap parking space required/provided, and accessibility ramps. Typical parking space detail
4. Off-street loading zones, size, & location
5. Preliminary Grading & Drainage Plans
6. Location, size, & height of dumpster
7. Location, height, & details of fences/walls
8. Location, size, & type of pedestrian systems
9. Preliminary Water & Sewer Plans
10. Landscape Plans
11. Site Lighting
12. Sign Elevations with dimensions, materials, colors, and lighting
13. Color & material samples for all exterior surfaces & types of finishes

Final Submittal

Submittal includes comments issued by the Site Plan Review Committee.

1. Revised plans incorporating Site Plan Review Committee Comments submitted to Zoning Administrator or a statement indicating agreement or disagreement with the comments generated by the Revised Submittal. Thereby, requesting final consideration by the City Council.
2. Phase lines, if any.
3. Site Plans, Elevations, Landscape & Irrigation Plans, Utility Plans, & Floor Plans.

Section 1105 Eastover Neighborhood Conservation Overlay District

1105.01 Purpose of District

The purpose and intent of the Eastover Neighborhood Overlay District is to protect the distinctive character of the picturesque 4000 Block of the Eastover neighborhood (hereinafter, "Eastover"), which significantly contributes to the overall character and identity of Jackson. Developed in the mid-twentieth century, Eastover is typified by large lots of three acres or more, custom-built homes and tree-shaded lots. Streets are relatively narrow, without curb and gutter, and gently curve through the area.

The Eastover Neighborhood Overlay District has been created to ensure that infill residential development and additions to existing buildings are compatible with the precedent established within the existing neighborhood in terms of structural orientation, height, lot dimensional requirements and other site spatial relationships.

1105.02 Location

Hinds County Parcel Numbers 579-296, 579-320, 579-428, 579-298, 579-310, 579-311, 579-470-1.

1105.03 Uses Permitted

All uses permitted in the underlying base district.

1105.04 Uses Which May Be Permitted as Use Permits

All uses permitted in the underlying base district.

1105.05 Building Regulations

Principal and Accessory Buildings:

Materials: All principal and accessory structures shall be constructed of and finished with natural materials, brick, stone, stucco, or wood.

Quality of construction: Additions to existing structures and new homes shall be of excellent quality in terms of design, workmanship, finishes, architectural detail, fenestration, and ornamentation.

Roofs:

Pitch: Minimum roof pitch for new principal structures shall be a minimum of 6:12 (ratio of rise to run). Roof pitches for additions that increase the gross square footage of principal structure shall match the pitch of the existing roof. Detached garages shall have a roof pitch equal to that of the principal structure. Open porches and dormers are excluded from this requirement.

Material: Replacement roof material shall match existing material. Roofs on new structures shall be architectural shingles, wood singles, slate or tile.

Garages and carports:

Orientation: Attached garages shall be located and oriented to the side or rear rather than to the street and shall be constructed no closer to the street than the front wall of the principal structure. Detached garages shall be located within the rear yard setback but no closer than twenty-five (25) feet from the rear and side property lines.

Portecocheres and Carports: Portecocheres are permitted; however, not as a principal vehicular storage facility. Carports are permitted only in rear yards.

1105.06 Site Regulations

Minimum Lot Size: All lots shall be a minimum of 130,680 square feet (three acres).

Orientation: The building fronts of all new residential structures shall be oriented toward the existing street, Eastover Drive, or in the event a lot is subdivided, any street existing at the time of adoption of this Ordinance (i.e. Quail Run). Newly created lots shall be designed to require principal building orientations to conform to the existing pattern of development that prevails at the time of adoption of this overlay district.

Front and side yards: The minimum front and side yard depths shall be the median of existing residential structures on contiguous lots on both side of the proposed new construction.

Rear yards: Shall be determined by underlying zoning district

View Preservation: The existing views from the street shall be preserved by maintenance of trees, shrubs, and lawns. No solid fences shall be allowed within the front or side yards of structures.

Vegetation and Trees: All existing stands of trees shall be preserved. If trees must be removed due to disease or potential danger to structures or persons, replacement trees of similar coverage upon maturity, shall be planted on the site. Impervious surface is restricted to a total of twenty (20) percent of the lot coverage. Grass and groundcover shall be maintained on the remainder of the lot.

1105.07 General Regulations

Exterior Lighting: All outdoor lighting fixtures shall be designed, installed, located and maintained so that all direct illumination is kept within the boundaries of the light fixture owner's property.

Driveways and other hardscape surfaces: Large paved areas for parking and driveways shall be broken up by brick pavers, stamped concrete design, or architectural material.

Uses and structures legally existing at the time of adoption of this neighborhood conservation overlay district shall not become nonconforming solely by virtue of adoption of the district. Notwithstanding this provision, any changes or additions to uses or structures in the district that occur after the date of adoption of the district, shall comply with the provisions of the adopted district.

In the event of a conflict between the provisions of the Eastover Neighborhood Overlay District and the underlying base zoning district regulations, the provisions of the overlay district shall prevail.

Section 1106 Warehouse/Commerce Street Overlay District

1106.01 Purpose of District

The purpose and intent of the Warehouse/ Commerce Street Overlay District is to create a sub district within the Central Business District which will encourage redevelopment of downtown with quality entertainment venues, cultural and community venues, medium to high density residential units, and specialty retail businesses to serve residents and visitors to downtown. Limited light industrial uses will also be permitted by Use Permit.

The Warehouse/ Commerce Street Overlay district regulations have been created to ensure that infill development and additions to existing buildings are consistent with recognized pedestrian scale improvements in terms of structural orientation, height, lot dimensional requirements and other site spatial relationships.

Goals and Objectives:

1. Maintain a human building scale, rather than monolithic or monumental scale
2. Encourage appropriate adaptive reuse of existing buildings that emphasizes the original architecture of warehouse style buildings
3. Create pedestrian interest at the street level and re-create a vibrant commercial district.
4. Consider the scale, texture and pattern of building materials
5. Consider the quality of open space incorporated in new and renovated buildings
6. Reduce visual impact of surface parking lots and parking garages
7. Create pedestrian linkages from the Warehouse/ Commerce Street Overlay District to other downtown sub districts within the CBD.
8. Create Gateway Elements at important entrances
9. Establish continuity of design with pedestrian scale lights, signs, and street trees.

In the event of a conflict between the provisions of the Warehouse/Commerce St. Overlay District and the underlying base zoning district regulations, the provisions of the overlay district shall prevail.

1106.02 Location

The Warehouse/Commerce Street Overlay District is located within the area bound on the north by Pearl Street, on the west one parcel off of North State Street, on the one parcel on the east side of Jefferson St. and on the south by Silas Brown Street (except for certain parcels on the south side of Silas Brown. It includes Hinds County Parcel Numbers (existing at the time of adoption of this ordinance as follows: 1193-15; 1193-15-1; 1193-15-2; 1193-15-3; 1193-16; 1193-17; 1194-5; 1194-7; 1197-2-1; 193-1; 193-10; 193-11; 193-2; 193-3; 193-4; 193-5; 193-6; 193+7; 194-1; 194-11; 194-2; 194-4; 194-8; 195-10; 195-11; 195-12; 195-13; 195-14; 195-21-1; 195-22-1; 195-23; 194-24; 195-31; 195-32; 195-34; 195-35; 196-36; 195-37; 195-39; 195-4; 195-40; 195-41; 195-42; 195-43; 195-43-1; 195-46; 195-46-1; 195-47; 195-48; 195-51; 195-51-1; and 197-4.

1106.03 Uses Permitted:

1. All uses permitted in the underlying base district.

1106.04 Uses and Structures Which May Be Permitted as Use Permits

1. All Residential Uses excluding single-family detached and zero-lot line detached units
2. Live/Work Units
3. Parking Garages
4. Warehouse and Distribution facilities
5. Drive-in facilities for banks
6. Liquor Stores
7. Surface parking lots as principal use
8. Buildings one parcel deep along Jefferson Street which are taller than sixty-five (65) feet but less than one-hundred fifty (150) feet.
9. Outdoor Markets

1106.05 Prohibited Uses: N/A

1106.06. Bulk Regulations:

1. Minimum lot area -- Not regulated.
2. Minimum lot width – All new lots shall have at least twenty-four (24) feet of frontage on a public street, public courtyard or alley.
3. Minimum front yard depth -- None required.
4. Maximum front yard depth – Same as 707.03-A (4) with the following additional requirements: Where a plaza or courtyard is in the front yard, the maximum setback shall be twenty (20) feet. The plaza or courtyard shall be enclosed on three (3) sides and open to the sidewalk side, but partially enclosed with a combination of landscaping and a small wall or fence, in order to maintain the continuity of the streetscape. Industrial uses shall have a front yard setback of not more than ten (10) feet. Institutional structure shall have a front yard setback of not more than fifteen (15) feet.
5. Minimum side yard – None required; however, if a side yard is provided, it must be a minimum of three (3) feet.
6. Minimum rear yard – None required.
7. Minimum and maximum building height -- minimum building height for principal structures shall be thirty-five (35) feet and the maximum building shall be sixty-five (65) feet, except for those structures facing Jefferson Street which may be a maximum of (150) one hundred fifteen feet (Use Permit required). First floor elevation for residential uses shall be at least eighteen (18) inches above finished grade.
8. Maximum lot coverage – Commercial, civic and industrial, not regulated. Residential, ninety (90) percent.

1107.07 Vehicular Parking

1. See No. 7078.04-A Parking regulations for CBD
2. Parking garages shall be required to have non-parking uses on the street level except for those parking garages that are completely surrounded by other buildings and parking garages located on Jefferson Street.
3. Vehicular entrances of parking lots or garages shall be no wider than thirty (30) feet and surface parking lots shall be accessed by an alley or rear lane when such are available.

1107.08 Site Design Regulations

1. See Section 707.05-A CBD
2. Sidewalks shall consist of a minimum of two zones: (a) an amenity zone of not less than three (3) feet in width and (b) an open walkway or pedestrian zone. A third zone, the storefront zone may be permitted.
3. Every reasonable effort shall be made to place utilities underground or to the rear of structures to allow for unobstructed use of sidewalks.
4. Any master plan prepared by the City of Jackson or an interested private entity containing consistent, cohesive and desirable standards for sidewalks, lighting, street trees and street furnishings may be adopted by City Council after approval of the Site Plan Review Committee. Any guidelines contained in such a plan shall take precedence over standards in Section 1107.09.
5. Sidewalks, lighting, street trees and street furniture shall be consistent through the entire block face and on the facing block.

1107.09 Building Regulations

General

1. See Section 707.06-A CBD
2. Drive-through windows are prohibited.

Building Material and Color:

1. See Section 707.06-A CBD

Guidelines for Architectural Characteristics:

1. Building design should provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time.
2. Building materials should be of natural material such as brick, stone,
3. Entries to ground floor pedestrian active uses and building lobbies shall be emphasized through changes in place, differentiation in material and/or color, greater level of detail, and enhanced lighting, as well as permanent signage.
4. Building facades should provide elements of architectural scale and proportion that relate to the human scale of the pedestrian environment.

5. Large expanses of undifferentiated building walls should be avoided. Architectural variety should be interjected through modulation of the wall plane, detailing, color, texture, materials, and by using art and ornamentation.
6. The nuisance impact on adjacent buildings should be considered when approving buildings with reflective glass.

Accessory Structures, Fencing, & Mechanical Equipment

1. Materials used for site features such as fences, screen walls, and ground level outdoor enclosures shall be composed of materials similar to the main structure and complement building design through materials, color, shape, and size.
2. Mechanical equipment, utility vaults, and commercial trash receptacles shall not be visible from adjacent streets and pedestrian walks.

1107.08 Additional Regulations

1. See Section 707.07-A
2. Lighting for parking lots and streetscapes and street furniture shall be approved by Site Plan Review Committee.
3. Signs shall adhere to the standards of the City of Jackson Sign Ordinance
4. Public Open Space—Developments of five acres or larger shall create public open space or courtyard venues of not less than ten (10) percent of the development site square footage. This may be broken up into smaller venues

1108.09 Pre-Existing Conditions

1. See Section 707.08-A

1107.10 Procedures for Review:

1. See Section 707.09-A.

In addition to requirements in 707.09-A, development entities and/or property owners may formulate architectural design standards and conduct a review for development within this overlay district. All standards to be imposed by an entity not affiliated with the City of Jackson shall not conflict with any requirement of the Zoning Ordinance, Sign Ordinance, or any other adopted standard of the City of Jackson