

Corinth, Mississippi Land Development Code



Adopted - 1.4.22

Corinth, Mississippi
Land Development Code

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LAND DEVELOPMENT CODE
LISTING OF MODIFICATIONS TO CODE

April 5, 2022 Ordinance to amend Table 3.3.11 to add “Sexually Oriented Business”, omitted in transition to LDC.
Sept. 6, 2022 Ordinance to amend Table 3.3.11 to modify permitted Agriculture uses and define Medical Cannabis zoning.

ARTICLE 1. PURPOSE AND SCOPE.

1.1 Title.

This ordinance shall be known as the Land Development Code of Corinth, Mississippi and may be cited using its full title or as “the LDC,” or “this ordinance.”

1.2 Authority.

This ordinance is promulgated under the authority of Title 17, Chapter 1, Section 17-1-1 through 17-1-27 of the Mississippi Code, annotated, 1972, as amended. This section of the Mississippi Code delegates the powers necessary for municipalities to adopt zoning regulations designed to promote the public health, safety, and general welfare of its citizens.

1.3 Jurisdiction.

From and after the date of adoption, this ordinance shall govern all land development, redevelopment, zoning, land use, and land subdivision located within the corporate limits of the City of Corinth, Mississippi.

1.4 Application of Regulations.

Except as specifically provided in this ordinance, no building, structure, sign, or land shall be used, graded, excavated, occupied, subdivided, or altered; nor shall any building, structure, or part thereof be erected, constructed, reconstructed, moved, removed, enlarged, or structurally altered; nor shall any use be established or changed within an existing building, structure, or parcel of land, unless it conforms with the requirements of this ordinance and, in particular, the specific provisions for the district in which it is located.

1.5 Guiding Principles.

The planning principles established in *Envision Corinth 2040*, the city’s comprehensive plan, set forth the fundamental tenets of Corinth’s future development, redevelopment, and growth. These planning principles, as repeated below, shall guide daily decisions of governing authorities, boards, and city staff.

- 1.5.1 Identity and Character. Corinth will celebrate, replicate and extend its original town character, historic integrity, and a family-friendly environment.
- 1.5.2 Land Use. Corinth will revitalize neighborhoods with compatible infill, redevelop corridors for functionality and attractiveness, promote quality architecture, ample landscaping, and minimize sprawl and formlessness.
- 1.5.3 Economic Vitality. Corinth will enhance its livability, support its educational resources, nurture the arts, and support entrepreneurship in order to increase economic vitality for all its current and future citizens.
- 1.5.4 Mobility. Corinth will provide choice in how people move around among vehicles, cyclists and pedestrians, reinforcing the city as a great place to live for all ages, and supporting the health of its citizens.
- 1.5.5 Connection. Corinth will increase physical and relational connections between people and places through a strong network of streets, sidewalks, bikeways, trails, and open spaces fostering healthy living and a thriving social and cultural network. Strong connections between Corinth and other local, regional, and state jurisdictions will foster collaboration and cooperation, and maximize opportunities for Corinth.

- 1.56 Downtown. Corinth will celebrate and support downtown as a cultural and mixed-use center of Corinth reflecting the heart and soul of the community.
- 1.57 Housing and Neighborhoods. Corinth will facilitate the renewal of neighborhoods and housing resources through careful infill development, code enforcement and the creation of neighborhood based methods of responsibility.
- 1.58 Natural Environment. Corinth will respect and steward its environment by working to connect people to nature, renew its landscapes and tree canopy, and protect and thoughtfully manage its water resources.
- 1.59 Infrastructure. Corinth will strategically invest in infrastructure improvements that align with the overall vision of *Envision Corinth 2040*.
- 1.510 Historic Resources. Corinth will preserve and protect its rich array of historic resources and work to expand its reach and effectiveness in preservation.

1.6 Overall Objectives.

This ordinance has been prepared in accordance with *Envision Corinth 2040* and is enacted to preserve and promote the public health, safety and general welfare of the inhabitants of the City of Corinth, and to encourage and facilitate the orderly growth and development of the municipality. These regulations were given substantial consideration as to the intended character of zoning districts, and their suitability for specific uses, with the intention of conserving the value of buildings and encouraging the most appropriate use of land throughout the city. Specifically, consistent with the provisions of *Envision Corinth 2040*, this ordinance is designed to:

- 1.61 Stimulate and guide positive economic and commercial growth.
- 1.62 Accommodate the unique and special development needs of Corinth.
- 1.63 Provide the required guidance to promote the sound redevelopment of older neighborhoods.
- 1.64 Establish streets that provide for vehicles, cyclists, and pedestrians and appropriately serve adjacent development.
- 1.65 Require adequate open space for traffic, recreation, drainage, light, and air.
- 1.66 Protect and preserve the natural environmental assets of Corinth.
- 1.67 Provide for landscaping, appropriate site and building design, and the overall design quality of Corinth.

1.7 Relationship to Other Ordinances.

Unless otherwise specifically stated herein, whenever the requirements of this ordinance or any other lawfully adopted rules, regulations, codes, or ordinances are in conflict with the provisions of this ordinance, the most restrictive law or requirements shall govern.

1.8 Severability Clause.

If for any reason any one or more sections, headings, clauses or parts of this ordinance are held invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this ordinance but shall be confined in its operation to the specific sections, headings, clauses, or parts of this ordinance held invalid and the invalidity of any section, heading, clause or part of this ordinance in any one or more instances shall not affect or prejudice in any way the validity of this ordinance in any other instance.

1.9 Omissions.

The omission of any specific use, dimension, word, phrase or other provision of this ordinance shall not be interpreted as permitting any variation from the general meaning and intent of this land development code as commonly inferred or interpreted and should occasion arise as to such intent or meaning, the interpretation of the Director of Planning and Community Development shall hold.

1.10 Conflicts.

Wherever the requirements of this ordinance conflict with the requirements of any other lawfully adopted rule, regulation, or ordinance the most restrictive shall govern. The burden is on the applicant to ensure conformity with the laws and standards of other jurisdictions. An applicant may be required by the city to demonstrate compliance with such laws and standards prior to action to approve a request under this ordinance.

1.11 Effective Date.

This ordinance shall become effective immediately upon adoption.

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ARTICLE 2. ZONING DISTRICTS ESTABLISHED.

2.1 Establishment of Zoning Districts.

Zoning districts are established by this ordinance to implement the vision expressed in *Envision Corinth 2040* City of Corinth Comprehensive Plan. Each zoning district serves a different purpose and imposes its own set of requirements on the use of land and structures, in addition to the general requirements imposed on all land or uses within Corinth.

2.2 Types of Zoning Districts.

Three types of zoning districts are established as follows:

- 221 Base Districts. A base district is the most basic form of zoning districts and every parcel of land is designated some form of base district. A base district may be layered with an overlay district.
- 222 Special Districts. Special districts are established to provide for the highly planned districts requiring customized provisions or districts meant to achieve a specialized purpose not otherwise provided for in overlay districts.
- 223 Overlay Districts. Overlay districts are established to provide for certain additional requirements, to permit uses not otherwise permitted in the underlying base district, to prohibit uses allowed in the underlying base district, or to establish special development requirements for uses permitted in the base district. Where overlay districts exist and there is a conflict between the requirements or uses specified between the overlay and the underlying district, the standards of the overlay district shall prevail. Otherwise, the standards of the base district shall also be in effect for any area with an overlay district.

2.3 Zoning District Boundaries.

District boundary lines shall, as much as possible, follow lot lines, street center lines, alleys, or highways, railway right of way lines, city limit lines, or natural boundary lines such as streams. Questions concerning the exact location of any district boundary shall be decided by the Director of Planning and Community Development and may be appealed to the Planning Commission.

2.4 City of Corinth Zoning Map.

The districts described above and the boundaries of such districts are shown upon the *Official Zoning Map of the City of Corinth* which may be referred to by this title or by "zoning map." The zoning map together with all information it contains is hereby made a part of this ordinance. A true and correct copy of the zoning map properly attested shall be on file in the office of the City Clerk.

2.5 Annexation.



Any land annexed into the City of Corinth shall be initially zoned as annexed. If no zoning category has been applied by Alcorn County, the annexed land shall be zoned Agriculture (AG) by default until amended in accordance with the Future Development Map of *Envision Corinth 2040* unless otherwise zoned by the Board of Aldermen at the time of annexation.



2.6 Zoning Districts Described.



The following subsections present a detailed description of each zoning district. For a comprehensive listing of all uses permitted within a zoning district refer to the Table of Uses, Table 3.1.



TABLE 2.1 ZONING DISTRICTS

District Abbreviation - Name	Comprehensive Plan Place Type Category	Zoning District Category	Former Zoning District Closest Equivalent
LOW INTENSITY BASE DISTRICTS			
AG – Agricultural	Natural, Rural	Agricultural	R-E Single Family
RCN – Rural Center	Rural Center	Mixed Use	None
MODERATE INTENSITY BASE DISTRICTS			
SN 15 - Suburban Neighborhood	Suburban Neighborhood	Residential	R-1 and R-1A Single-Family Residential
SN 10 - Suburban Neighborhood	Suburban Neighborhood	Residential	R-1 and R-1A Single-Family Residential
SN 8 – Neighborhood Residential	Suburban Neighborhood	Residential	R-1B – Single-Family Residential
SN 5 – Neighborhood Residential	Suburban Neighborhood	Residential	R-1C Single-Family Residential
MR -Mixed Residential	Mixed Residential	Residential	R-2, R-3, R-4A, R-4B, MHP Residential
HIGHER INTENSITY BASE DISTRICTS			
NC – Neighborhood Center	Suburban Corridor	Mixed Use	C-1 Neighborhood
SCN – Suburban Corridor District	Suburban Corridor	Mixed Use	C-2 General
DTG – Downtown Gateway	Downtown Gateway	Mixed Use	None
DTC – Downtown Core	Downtown Core	Mixed Use	C-3 Central
SPECIAL DISTRICTS			
TND-H – Traditional Neighborhood Development - Historic & Infill	Traditional Neighborhoods (Historic & Infill)	Mixed Use	None
TND-N Traditional Neighborhood Development - New	Traditional Neighborhoods (New)	Mixed Use	None
IL - Industrial Light	Special	Industrial	I-1 Industrial
IH - Industrial Heavy	Special	Industrial	I-2 -Industrial
INST - Institutional	Special	Institutional	None
PUD – Planned Unit Development District	Special	Mixed Use	Special Use District, Planned Unit Development
OVERLAY DISTRICTS			
DROD - Downtown Residential Overlay District	Traditional Neighborhood, Historic	NA	None
HPO - Historic Preservation	Traditional Neighborhood, Urban Core	NA	Historic Preservation Districts
FLO – Floodplain and Floodway	Natural	NA	Flood


2.6.1 AG – Agricultural.		
2.6.1.1 Purpose and Description.		2.6.1.2 Allowed Structure Types.
<p>The Agricultural District is intended to implement the Natural and Rural place types described in <i>Envision Corinth 2040</i> and provides for agricultural, natural and rural living environments. They may contain sensitive and unique environmental features, agricultural land or landscapes with a rural community character. These areas provide living and working options very different from the more suburban and urban areas of Corinth.</p> <p>The Agricultural District includes natural areas that have experienced minimal human alteration of their form or function. These areas are typically characterized by sensitive topography, hydrology, vegetation, wildlife or other natural environmental conditions.</p>		<ul style="list-style-type: none"> • Single-family detached residential structures • Agricultural structures such as barns or equipment sheds • Structures associated with active and passive recreation opportunities
		
2.6.1.3 Use and Dimensional Provisions.		2.6.1.4 Lot, Street, and Use Patterns.
Lot size, minimum	1 acre	<p>The development pattern is characterized by large lots in rural areas. The district is sparsely developed with agricultural and estate residential as primary uses, complemented by very limited, low intensity commercial uses.</p> <p>Buildings have deep setbacks and are typically located away from sensitive resource areas with wide spacing between structures. Some groupings of homes may be clustered in small hamlets where residential buildings may be more regularly spaced, nearer to and oriented to the road.</p> <p>Street networks are sparse. Associated street types include parkway, avenue, local street, and sensitive street. Streets within Agricultural zones often conform to natural features of a site or surrounding topography.</p> <p>Lots may be landlocked with only easement access to public roads, or they may have long stretches of road frontage with limited curb cuts. There is limited parking associated with dwellings and farms.</p>
Dwelling unit density, maximum	1 dwelling units per acre	
Non-residential density, maximum	FAR: .10	
Impervious coverage, maximum	25%	
Street frontage, minimum	None	
Lot width at the front yard build-to line, minimum ¹	50 feet	
Front yard build-to line, min./max.	50 feet/none	
Side yard setback line, minimum ¹	25 feet; 30 feet for side yard corner setback	
Rear yard setback line, minimum	50 feet	
Structure height, maximum ²	35 feet	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions	
Landscaping	n/a	
Site Plan Review	Not Required	
<p>NOTES:</p> <p>¹ Yard requirements shall not apply to pasture, cropland, forests and structures accessory to a farm or silviculture operation not used for the congregating or containment of animals or the storage or repair of equipment.</p> <p>² See exceptions to height limitations in Section 3.2.</p>		


2.6.2 RCN –Rural Center.		
2.6.2.1 Purpose and Description.		2.6.2.2 Allowed Structure Types.
<p>The Rural Center District is intended to implement the Rural Center place type described in <i>Envision Corinth 2040</i>. Rural centers provide necessary services for the surrounding rural community, and may also contain low density residential development. They are generally small, not exceeding the four corners of an intersection of prominent rural roads, and surrounded by extensive areas of rural or suburban neighborhoods. The edges of rural centers should be firm with clearly distinguishable boundaries identified by land uses, building types, building placement, block structure, and environmental features. New development should be appropriate in scale and designed to complement the rural character of the area, maintaining a sense of place and unique character.</p>	 	<ul style="list-style-type: none"> • Commercial • Office structures • Single family detached • Institutional
2.6.2.3 Dimensional Standards.		2.6.2.4 Lot, Street, and Use Patterns.
Lot size, minimum	.5 acre nonresidential; 1 acre residential	<p>The typical pattern in the Rural Center District is large lots in rural areas. Associated street types include parkway, avenue, main street, and local street.</p> <p>All lots have access to public roads via limited curb cuts or shared access points. Parking is ideally located behind or beside the buildings, but may be in the front.</p> <p>The public realm and streetscape features the infrequent use of lighting, and both formal and informal landscaping.</p> <p>Rural centers are generally located at existing or proposed intersections and contain commercial, mixed use, residential, and institutional land uses. Residential uses are secondary to commercial and office type uses.</p>
Dwelling unit density, maximum	1 dwelling unit per acre	
Non-residential density maximum	FAR: .3/.5 for institutional uses	
Impervious coverage, maximum	Nonresidential -70%, residential 60%	
Street frontage, minimum	40 feet	
Lot width at the front yard build-to line, minimum	100 feet	
Front yard build-to line, min./max.	30 feet/100 feet	
Side yard setback line, minimum	15 feet	
Rear yard setback line, minimum	Non-residential - 50 feet, residential - 25 feet	
Structure height, maximum	38 feet, but no more than 2 stories for commercial structures. ¹	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions and Section 4.9	
Landscaping	See Section 5.7	
Site Plan Review	Required	
<p>NOTES:</p> <p>¹ Yard requirements shall not apply to pasture, cropland, forests, and structures accessory to a farm or silviculture operation not used for the congregating or containment of animals or the storage or repair of equipment.</p> <p>² See exceptions to height limitations in Section 3.2.</p>		

2.6.3 SN-15 – Suburban Neighborhood.		
2.6.3.1 Purpose and Description.		2.6.3.2 Allowed Structure Types.
<p>The Suburban Neighborhood 15 District is intended to implement the Suburban Single Family place type described in <i>Envision Corinth 2040</i>.</p> <p>Classic suburban neighborhoods use nature, parks and open space as a key organizing element. Existing landscapes may be preserved to define curvilinear streets, common areas and parks spaces associated with civic and institutional uses Ideally landscapes, rather than buildings, are used to frame these neighborhoods.</p>		<ul style="list-style-type: none"> • Single family detached residential • Institutional and assembly structures • Structures associated with active and passive recreation opportunities
		
2.6.3.3 Dimensional Standards.		2.6.3.4 Lot, Street, and Use Patterns.
Lot size, minimum	15,000 square feet	<p>The Suburban Neighborhood District pattern is made up of large lots interspersed with parks and open spaces, interconnected by pedestrian facilities and bike lanes. This district is predominantly residential but may contain institutional and assembly uses.</p> <p>Buildings are set back from the street with accessory buildings in the rear yard. Residential units are often characterized by porches and typically have at least one entrance facing the primary street frontage.</p> <p>Lots are accessed by individual driveways, with pedestrian facilities located on both sides of the street. Street trees, landscaping, and natural elements are used throughout this district, and offer a buffer between residential and non-residential development.</p> <p>Associated street types include parkway, avenue, main street, local, and sensitive street with bike trail connectivity to parks and community centers prioritized.</p> <p>Recreation areas exceeding ten percent of the developed area must be provided if a development is not located within 1/4 mile of a city park.</p>
Dwelling unit density, maximum	3 dwelling units per acre	
Non-residential density maximum	FAR: .2 / .4 for institutional uses	
Impervious coverage, maximum	40%	
Street frontage, minimum	80 feet	
Lot width at the front yard build-to line, minimum	50 feet	
Front yard build-to line, min./max.	35 feet/60 feet	
Side yard setback line, minimum	15 feet	
Rear yard setback line, minimum	40 feet	
Structure height, maximum	35 feet 1	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions and Section 4.9	
Landscaping Plan	Required at time of subdivision approval. Not required for individual building sites.	
Site Plan Review	Not required.	
<p>NOTES:</p> <p>¹ See exceptions to height limitations in Section 3.2.</p>		

2.6.4 SN-10 – Suburban Neighborhood.		
2.6.4.1 Purpose and Description.		2.6.4.2 Allowed Structure Types.
<p>The Suburban Neighborhood 10 District is intended to implement the Suburban Single Family place type described in <i>Envision Corinth 2040</i>.</p> <p>Classic suburban neighborhoods use nature, parks and open space as a key organizing element. Existing landscapes may be preserved to define curvilinear streets, common areas and parks spaces associated with civic and institutional uses Ideally landscapes, rather than buildings, are used to frame these neighborhoods.</p>	 	<ul style="list-style-type: none"> • Single family detached residential • Institutional and assembly structures • Structures associated with active and passive recreation opportunities
2.6.4.3 Dimensional Standards.		2.6.4.4 Lot, Street, and Use Patterns.
Lot size, minimum	10,000 square feet	<p>The Suburban Neighborhood District pattern is made up of large lots interspersed with parks and open spaces, interconnected by pedestrian facilities and bike lanes. This district is predominantly residential but may contain institutional and assembly uses.</p> <p>Buildings are set back from the street with accessory buildings in the rear yard. Residential units are often characterized by porches and typically have at least one entrance facing the primary street frontage.</p> <p>Lots are accessed by individual driveways, with pedestrian facilities located on both sides of the street. Street trees, landscaping, and natural elements are used throughout this district, and offer a buffer between residential and non-residential development.</p> <p>Associated street types include parkway, avenue, main street, local, and sensitive street with bike trail connectivity to parks and community centers prioritized.</p> <p>Recreation areas exceeding ten percent of the developed area must be provided if a development is not located within 1/4 mile of a city park.</p>
Dwelling unit density, maximum	4 dwelling units per acre	
Non-residential density maximum	FAR: .2 / .4 for institutional uses	
Impervious coverage, maximum	40%	
Street frontage, minimum	80 feet	
Lot width at the front yard build-to line, minimum	50 feet	
Front yard build-to line, min./max.	30 feet/35 feet	
Side yard setback line, minimum	10 feet	
Rear yard setback line, minimum	30 feet	
Structure height, maximum	35 feet 1	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions and Section 4.9	
Landscaping Plan	Required at time of subdivision approval. Not required for individual building sites.	
Site Plan Review	Not required.	
NOTES:		
<p>¹ See exceptions to height limitations in Section 3.2.</p>		



2.6.5 SN-8 - Suburban Neighborhood.		
2.6.5.1 Purpose and Description.		2.6.5.2 Allowed Structure Types.
<p>The Suburban Neighborhood 8 District is intended to implement the Suburban Single Family place type described in <i>Envision Corinth 2040</i>.</p> <p>Classic suburban neighborhoods use nature, parks and open space as a key organizing element. Existing landscapes may be preserved to define curvilinear streets, common areas and parks spaces associated with civic and institutional uses. Ideally landscapes, rather than buildings, are used to frame these neighborhoods.</p>		<ul style="list-style-type: none"> • Single family detached residential • Institutional and assembly structures • Structures associated with active and passive recreation opportunities
2.6.5.3 Dimensional Standards.		2.6.5.4 Lot, Street, and Use Patterns.
Lot size, minimum	8,000 square feet	<p>The Suburban Neighborhood District pattern is made up of large lots interspersed with parks and open spaces, interconnected by pedestrian facilities and bike lanes. This district is predominantly residential but may contain institutional and assembly uses.</p> <p>Buildings are set back from the street with accessory buildings in the rear yard. Residential units are often characterized by porches and typically have at least one entrance facing the primary street frontage.</p> <p>Lots are accessed by individual driveways, with pedestrian facilities located on both sides of the street. Street trees and landscaping and natural elements are used throughout this district, and offer a buffer between residential and non-residential development.</p> <p>Associated street types include parkways, avenues, main streets, local and sensitive streets, with bike trail connectivity to parks and community centers prioritized.</p> <p>Recreation areas exceeding ten percent of the developed area must be provided if a development is not located within 1/4 mile of a city park.</p>
Dwelling unit density, maximum	5 dwelling units per acre	
Non-residential intensity, maximum	.6 Floor Area Ratio	
Impervious coverage, maximum	50%	
Street frontage, minimum	70 feet	
Lot width at the front build-to line, minimum	70 feet	
Front yard build-to line, min./max.	25 feet/none	
Side yard setback line, minimum	7.5 feet	
Rear yard setback line, minimum	25 feet	
Structure height, maximum	35 feet ¹	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions	
Landscaping	<p>Required at time of subdivision approval. See Section 5.7.</p> <p>Not required for individual building sites.</p>	
Site plan review	Not required.	
NOTES:		
<p>¹ See exceptions to height limitations in Section 3.2.</p>		


2.6.6 SN-5 - Suburban Neighborhood.		
2.6.6.1 Purpose and Description.		2.6.6.2 Allowed Structure Types.
<p>The Suburban Neighborhood 5 District is intended to implement the Suburban Single Family place type described in <i>Envision Corinth 2040</i>.</p> <p>Classic suburban neighborhoods use nature, parks and open space as a key organizing element. Existing landscapes may be preserved to define curvilinear streets, common areas and parks spaces associated with civic and institutional uses Ideally landscapes, rather than buildings, are used to frame these neighborhoods.</p>		<ul style="list-style-type: none"> • Single family detached residential • Single family attached townhouses and condominiums • Institutional and assembly structures • Structures associated with active and passive recreation opportunities
2.6.6.3 Dimensional Standards.		2.6.6.4 Lot, Street, and Use Patterns.
Lot size, minimum	5,000 square feet	<p>The Suburban Neighborhood District pattern is made up of large lots interspersed with parks and open spaces, interconnected by pedestrian facilities and bike lanes. This district is predominantly residential but may contain institutional and assembly uses.</p> <p>Buildings are set back from the street with accessory buildings in the rear yard. Residential units are often characterized by porches and typically have at least one entrance facing the primary street frontage.</p> <p>Lots are accessed by individual driveways, with pedestrian facilities located on both sides of the street. Street trees and landscaping and natural elements are used throughout this district, and offer a buffer between residential and non-residential development.</p> <p>Associated street types include parkway, avenue, main street, local, and sensitive street with bike trail connectivity to parks and community centers prioritized.</p> <p>Recreation areas exceeding ten percent of the developed area must be provided if a development is not located within 1/4 mile of a city park.</p>
Dwelling unit density, maximum	8 dwelling units per acre	
Non-residential density, maximum	.6 Floor Area Ratio	
Impervious coverage, maximum	50%	
Street frontage, minimum	50	
Lot width at the front yard build-to line, minimum	50 feet	
Front yard build-to line, min./max.	25 feet/none	
Side yard setback line, minimum	5 feet	
Rear yard setback line, minimum	25 feet	
Structure height, maximum	35 feet ¹	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions	
Landscaping	Required at time of subdivision approval and Site plan review. See Section 5.7.	
Site plan review	Required. See Section 9.2.	
NOTES:		
<p>¹ See exceptions to height limitations in Section 3.2.</p>		

2.6.7 MR - Mixed Residential.		
2.6.7.1 Purpose and Description.		2.6.7.2 Allowed Structure Types.
<p>The Mixed Residential District is intended to implement the Mixed Residential place type described in <i>Envision Corinth 2040</i>. Mixed residential neighborhoods are distinguished by similar design characteristics as single-family neighborhoods. However, these neighborhoods tend to be located in the interior of the community in long established areas, rather than at its fringes. Mixed-residential areas are often experiencing transition or redevelopment.</p> <p>The need for open spaces and parks in mixed residential areas in order to serve higher unit densities is pronounced. Open spaces and parks are provided in these neighborhoods.</p>		<ul style="list-style-type: none"> • Single-family attached residential structures • Single-family detached residential structures • Townhomes • Limited multi-family residential • Institutional • Assembly • Limited commercial
2.6.7.3 Dimensional Standards.		2.6.7.4 Lot, Street, and Use Patterns.
Lot size, minimum	5,000 square feet	<p>Primary uses found within a Mixed Residential District include attached and detached residential units; Secondary uses of institutions and assembly occur frequently,</p> <p>Buildings in this district typically have shallow setbacks, housing type tends to have more diversity and unit density is substantially increased in mixed residential neighborhoods.</p> <p>Lots are accessed by individual or shared driveways, with limited curb cuts. Parking areas typically include perimeter landscape buffer when they are adjacent to public streets.</p> <p>Associated street types include parkway, avenue, local, and sensitive street with multi-modal connections to community centers and parks via greenways and bikeways.</p> <p>Transit-oriented development may be appropriate in the district.</p>
Dwelling unit density, maximum	8 dwelling units per acre	
Non-residential density, maximum	NA	
Impervious coverage, maximum	50%	
Street frontage, minimum	None	
Lot width at the front build-to line, minimum	30 feet	
Front yard build-to line, min./max.	20 feet/30 feet	
Side yard setback line, minimum	5 feet	
Rear yard setback line, minimum	25 feet	
Structure height, maximum	45 feet	
Open space, minimum	15%	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions	
Landscaping	Required at time of subdivision approval and Site plan review. See Section 5.7.	
Site plan and subdivision review	Required. See Section 9.2.	
NOTES:		
<p>¹ See exceptions to height limitations in Section 3.2.</p>		



2.6.8 NC - Neighborhood Center.		
2.6.8.1 Purpose and Description.		2.6.8.2 Allowed Structure Types.
<p>The Neighborhood Center District is intended to implement the Neighborhood Center place type described in <i>Envision Corinth 2040</i>. The district is a node of activity, often found at key intersections, which provides goods and services to surrounding neighborhoods and sustains a variety of residential, commercial and institutional activities, all developed within a concentrated area. They do not include uses which traditionally locate on high-volume commercial strips or heavy service commercial such as contractors storage yards or intensive vehicle repair.</p>		<ul style="list-style-type: none"> • Commercial • Office • Mixed-use • Institutional • Single-family attached residential
2.6.8.3 Dimensional Standards.		2.6.8.4 Lot, Street, and Use Patterns.
Lot size, minimum	None	<p>The Neighborhood Center development pattern uses to encourage efficient use of infrastructure, allow for smaller lot development and provide close proximity to other public uses which may locate near the center (e.g. a school, parks, etc). Single family residential uses may be present but subordinate to commercial uses.</p> <p>Buildings in the district are characterized by shallow setbacks, articulated facades that are street-facing with at least one entrance facing the primary street frontage. Upper floors may have balcony access.</p> <p>Access to lots occurs directly from primary street frontages, with parking located behind or beside the street-facing facade of a building (on primary streets). Where parking is adjacent to a street, landscaped perimeters are required.</p> <p>Associated street types include avenue and main street with pedestrian facilities, bike lanes, and bike racks.</p>
Dwelling unit density, maximum	4	
Non-residential density, maximum	.5 Floor Area Ratio	
Impervious coverage, maximum	25%	
Street frontage, minimum	30	
Lot width at the front yard build-to line, minimum	None	
Front yard build-to line, min./max.	35 feet/none	
Side yard setback line, minimum	15 ft./30 feet adjacent to residential	
Rear yard setback line, minimum	30 ft./40 feet adjacent to residential	
Structure height, maximum ¹	35 feet	
Open space, minimum ²	15%	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions	
Landscaping	See Section 5.7	
Site plan and subdivision review	See Article 9	
NOTES:		
<p>¹ See exceptions to height limitations in Section 3.2.</p> <p>² Open space may be waived if the site is within 1/4 mile of a city park.</p>		

2.6.9 SCO - Suburban Corridor.		
2.6.9.1 Purpose and Description.		2.6.9.2 Allowed Structure Types.
<p>The Suburban Corridor District is intended to implement the Suburban Corridor place type described in <i>Envision Corinth 2040</i>. Suburban corridors are formed around major thoroughfares that link various parts of the community and provide access to neighborhood and core urban areas. Automobiles serve as the underlying organizing design element. Moving traffic through the corridor is a primary concern along with other functions of providing for consumer activity.</p> <p>These corridors are defined by low rise buildings offering opportunities for more dense infill development on vacant and under utilized properties.</p>		<ul style="list-style-type: none"> • Commercial • Office • Single-family attached residential • Assembly • Institutional
2.6.9.3 Dimensional Standards.		2.6.9.4 Lot, Street, and Use Patterns.
Lot size, minimum	None	<p>The typical pattern in the Suburban Corridor is linear development with commercial, office and residential uses characterized by a widely spread development pattern. Uses include larger scale commercial developments such as regional shopping centers, supermarkets, movie theaters and department stores.</p> <p>Building facades are typically set back from the street. Mixed-use and commercial buildings have shop fronts at street level, while residential buildings typically have stoops, porches, or balconies. Street-facing facades have at least one entrance that faces the street</p> <p>Frontage roads may be used in high traffic areas. Direct vehicular access from the corridor into a site is typical via shared access points with limited curb cuts. Cross access between developments is common</p> <p>Bike lanes typically exist along corridors, but street parking may or may not be present. Onsite parking may occur between buildings and primary streets, with additional or overflow parking located behind or adjacent to structures.</p> <p>Transit-oriented development may be appropriate.</p>
Dwelling unit density, maximum	10	
Non-residential density, maximum	.5 Floor Area Ratio	
Impervious coverage, maximum	None	
Street frontage, minimum	50	
Lot width at the front yard build-to line, minimum	None	
Front yard build-to line, min./max.	None/none	
Side yard setback line, minimum	25 feet; 50 feet adjacent to residential	
Rear yard setback line, minimum	25 ft./50 feet adjacent to residential	
Structure height, maximum ¹	50 feet	
Open space, minimum	15%	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions	
Landscaping	Required at time of subdivision approval and Site plan review. See Section 5.7.	
Site plan and subdivision review	Required. See Section 9.2.	
NOTES:		
¹ See exceptions to height limitations in Section 3.2.		

2.6.10 DG – Downtown Gateway.		
2.6.10.1 Purpose and Description.		2.6.10.2 Allowed Structure Types.
<p>The Downtown Gateway District is intended to implement the Downtown Gateway place type described in <i>Envision Corinth 2040</i>. The Gateway District serves as a key entry point into the downtown core from outlying areas, reflecting the quality of the destination to which it leads and serving as a threshold to this unique area of the City. The Downtown Gateway District is designed to be welcoming, attractive and inviting through careful site and building standards and sign controls. Wayfinding signage or landmark features may also be used to demarcate the district.</p>		<ul style="list-style-type: none"> • Commercial • Office • Upper-floor residential (mixed-use first floor) • Institutional
		
2.6.10.3 Dimensional Standards.		2.6.10.4 Lot, Street, and Use Patterns.
Lot size, minimum	None	<p>Building facades of residential buildings have shallow setbacks, while facades of mixed-use/commercial buildings are built close to the sidewalk.</p> <p>Multi-family residential buildings typically have stoops or balconies while mixed-use and commercial buildings have shopfronts at street level.</p> <p>Street-facing facades have at least one entrance that faces the primary street frontage.</p> <p>Access to lots occurs from alleys and shared access points, with parking located behind or beside the street-facing facade of a building (on primary streets). Where parking is adjacent to a street, landscaped perimeters are required.</p> <p>Significant constructed buffering is required along the perimeter of the site unless the property or development adjoins another urban area.</p> <p>Associated street types include boulevards and avenues with pedestrian facilities, bike lanes, and bike racks present. Outdoor amenities are typically in the form of pocket parks.</p>
Dwelling unit density, maximum	10	
Non-residential density, maximum	2 Floor Area Ratio	
Impervious coverage, maximum	.75	
Street frontage, minimum	30	
Lot width at the front yard build-to line, minimum	30	
Front yard build-to line, minimum	10	
Front yard build-to line, maximum	25	
Side yard build-to line, minimum	0	
Rear yard setback line, minimum	20	
Structure height, maximum	45	
Open space, minimum ¹	None	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions	
Landscaping	Required at time of subdivision approval and site plan review. See Section 5.7.	
Site plan and subdivision review	Required. See Section 9.2.	
NOTES:		
<p>¹ See exceptions to height limitations in Section 3.2.</p>		

2.6.11 DC - Downtown Core.																																	
2.6.11.1 Purpose and Description.	2.6.11.2 Allowed Structure Types.																																
<p>The Downtown Core District is intended to implement the Downtown Core place type described in <i>Envision Corinth 2040</i>. The Downtown Core is the traditional heart of Corinth and embodies the community symbolically, culturally, and historically. It is pedestrian oriented and within easy walking distance of surrounding neighborhoods. It provides locations for people to shop, eat, socialize and take care of daily activities. The Downtown Core is oriented around the historic downtown area, anchored by the Alcorn County Courthouse and Corinth City Hall.</p>	 <ul style="list-style-type: none"> • Mixed-use with residential on upper floors • Commercial • Office • Single-family attached residential • Institutional 																																
2.6.11.3 Dimensional Standards.	2.6.11.4 Lot, Street, and Use Patterns.																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;">Lot size, minimum</td><td>None</td></tr> <tr><td>Dwelling unit density, maximum</td><td>10</td></tr> <tr><td>Non-residential density, maximum</td><td>3 Floor Area Ratio</td></tr> <tr><td>Impervious coverage, maximum</td><td>100%</td></tr> <tr><td>Street frontage, minimum</td><td>20</td></tr> <tr><td>Lot width at the front yard build-to line, minimum</td><td>None</td></tr> <tr><td>Front yard build-to line, minimum</td><td>None</td></tr> <tr><td>Front yard build-to line, maximum</td><td>None</td></tr> <tr><td>Side yard build-to line, minimum</td><td>None</td></tr> <tr><td>Rear yard setback line, minimum</td><td>None</td></tr> <tr><td>Structure height, maximum ¹</td><td>50 feet¹</td></tr> <tr><td>Open space, minimum</td><td>None</td></tr> <tr><td>Uses</td><td>See Table of Uses, Table 3.3</td></tr> <tr><td>Parking</td><td>See Section 3.4, Uses and Use Conditions</td></tr> <tr><td>Landscaping</td><td>Required at time of subdivision approval and Site plan review. See Section 5.7.</td></tr> <tr><td>Site plan and subdivision review</td><td>Required. See Section 9.2.</td></tr> </table>	Lot size, minimum	None	Dwelling unit density, maximum	10	Non-residential density, maximum	3 Floor Area Ratio	Impervious coverage, maximum	100%	Street frontage, minimum	20	Lot width at the front yard build-to line, minimum	None	Front yard build-to line, minimum	None	Front yard build-to line, maximum	None	Side yard build-to line, minimum	None	Rear yard setback line, minimum	None	Structure height, maximum ¹	50 feet ¹	Open space, minimum	None	Uses	See Table of Uses, Table 3.3	Parking	See Section 3.4, Uses and Use Conditions	Landscaping	Required at time of subdivision approval and Site plan review. See Section 5.7.	Site plan and subdivision review	Required. See Section 9.2.	<p>The typical pattern in the Downtown Core District is intense development densities organized within a refined street grid. The compact development pattern includes taller buildings, and a lively streetscape environment that supports residential development.</p> <p>Building facades of mixed-use and commercial buildings are built close to the sidewalk, while building facades of residential buildings have shallow setbacks.</p> <p>Mixed-use and commercial buildings have shop fronts at street level, with street-facing facades having at least one entrance that faces the street. Upper floors may feature balcony access.</p> <p>Associated street types include avenues and main streets, integrating pedestrian facilities, bike lanes, and racks throughout. Public space serves as the primary outdoor amenity in the district, with street furniture to facilitate pedestrian-friendly environment.</p> <p>All lots have external access to public roads via alleys or direct street access. Parking is typically located behind or beside the street-facing building facade with landscaping required when adjacent to street frontages. Parking garages may be present in the district.</p>
Lot size, minimum	None																																
Dwelling unit density, maximum	10																																
Non-residential density, maximum	3 Floor Area Ratio																																
Impervious coverage, maximum	100%																																
Street frontage, minimum	20																																
Lot width at the front yard build-to line, minimum	None																																
Front yard build-to line, minimum	None																																
Front yard build-to line, maximum	None																																
Side yard build-to line, minimum	None																																
Rear yard setback line, minimum	None																																
Structure height, maximum ¹	50 feet ¹																																
Open space, minimum	None																																
Uses	See Table of Uses, Table 3.3																																
Parking	See Section 3.4, Uses and Use Conditions																																
Landscaping	Required at time of subdivision approval and Site plan review. See Section 5.7.																																
Site plan and subdivision review	Required. See Section 9.2.																																
<p>NOTES:</p> <p>¹ See exceptions to height limitations in Section 3.2.</p>																																	

2.6.12 TND-H – Traditional Neighborhood Development - Historic & Infill.

2.6.12.1 Purpose and Description.		2.6.12.2 Allowed Structure Types.
<p>The Traditional Neighborhood, Historic & Infill District is intended to implement the Traditional Neighborhoods (Historic & Infill) place type described in <i>Envision Corinth 2040</i>. Traditional Neighborhoods - Historic and Infill are those neighborhoods that form the core of the City. Their framework is formed by a dense street grid and contain the most historic residential areas of the City. They are often recognized and protected as historic districts where preservation programs are in place. Old-growth tree canopy is present along with pedestrian facilities. These neighborhoods often contain small parks.</p>		<ul style="list-style-type: none"> • All forms of residential • Assembly • Institutional • Neighborhood service
		
2.6.12.3 Dimensional Standards.		2.6.12.4 Lot, Street, and Use Patterns.
Lot size, minimum	8,000 square feet unless approved as a special exception as listed in 3.5.2	<p>Corinth’s traditional and historic neighborhoods includes small blocks on a grid formation that transitions into different, less intensive uses.</p> <p>Building facades of residential buildings typically have shallow setbacks while facades of mixed-use and commercial buildings are built closer to the sidewalk.</p> <p>Any allowed mixed-use or commercial buildings have shopfronts at street level, and street-facing facades have at least one entrance facing the street.</p> <p>Access to lots occurs via local streets or alleys or shared access points. Parking is located behind or beside the street-facing building facade on primary streets. Street trees are required where none exist.</p> <p>Associated street types include avenues, main streets, and local streets with pedestrian facilities and bike lanes present.</p>
Dwelling unit density, maximum	5 unless by SE as listed in 3.5.2 with a max of 8	
Non-residential density, maximum	2 Floor Area Ratio	
Impervious coverage, maximum	75%	
Street frontage, minimum	None	
Lot width at the front yard build-to line, minimum	60 feet	
Front yard build-to line, min./max	15 feet/25 feet 1	
Side yard setback line	5 feet	
Rear yard setback line, minimum	25 feet	
Structure height, maximum 2	35 feet 2	
Open space, minimum	20% for non single family	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions	
Landscaping	Required at time of subdivision approval and Site plan review. See Section 5.7.	
Site plan and subdivision review	Required. See Section 9.2.	
<p>NOTES: 1 In determining the front yard build-to line, an average of the front building line may be used upon approval of the Community Development Director</p> <p>2 See exceptions to height limitations in Section 3.2.</p>		

2.6.13 TND-N – Traditional Neighborhood Development - New.		
2.6.13.1 Purpose and Description.		2.6.13.2 Allowed Structure Types.
<p>The Traditional Neighborhood, New District is intended to implement the Traditional Neighborhood (New) place type of <i>Envision Corinth 2040</i>. These Traditional Neighborhoods feature a mixed-use design and may feature parks, schools or other public facilities. Neighborhoods should be easy to navigate on foot with important features within a 20-minute walk for the average resident.</p> <p>Traditional neighborhood are pedestrian friendly and accessible for all modes of transportation. Buildings are built close to the street at a human scale, with abundant transparency on the ground floor of buildings. A wide variety of housing types are provided, both in size and affordability, and active public open space for recreation and community activities is prioritized.</p>	 	<ul style="list-style-type: none"> • Mixed use • All forms of residential • Assembly • Institutional • Neighborhood services
2.6.13.3 Dimensional Standards.		2.6.13.4 Lot, Street, and Use Patterns.
Lot size, minimum	See table 2.2	<p>The TND pattern includes small blocks in a grid formation with a discernible center public space and an edge that transitions into less intensive uses. Higher density residential is typically dominant; however, a core commercial and civic area may be featured. Multi-family uses are limited.</p> <p>Residential buildings typically have shallow setbacks. Mixed-use and commercial buildings are built close to the sidewalk. Multi-family residential buildings typically have stoops at street level and balconies on upper floors. Detached residential buildings have stoops or porches.</p> <p>Mixed-use and commercial buildings have shopfronts at street level and street-facing facades have at least one entrance facing the street.</p> <p>Access occurs via alleys or shared access points, with parking located behind or beside the street-facing building facade on primary streets. Perimeter landscaping is required when parking is adjacent to a street.</p> <p>Street types include avenues, main streets and local streets with pedestrian facilities, bike lanes and racks present.</p>
Dwelling unit density, maximum	See table 2.2	
Non-residential density, maximum	None/varies	
Impervious coverage, maximum	.75	
Street frontage, minimum	See table 2.2	
Lot width at the front yard build-to line, minimum	See table 2.2	
Front yard build-to line, min./max. (with on-street parking)	See table 2.3	
Front yard build-to line, min./max	See table 2.3	
Side yard setback line	See table 2.3	
Rear yard setback line, minimum	See table 2.3	
Structure height, maximum	See Table 2.2	
Open space, minimum	20%	
Uses	See Table of Uses, Table 3.3	
Parking	See Section 3.4, Uses and Use Conditions	
Landscaping	See 2.6.12.13	
Site plan and subdivision review	See Article 9	
NOTES: See following detail		

- 26.135 General Access and Layout.
- a. Streets. If a proposed TND development is located adjacent to a local, collector or higher-classification street, and the street is not designed to conform to the standards of an avenue or main street street type, the following criteria shall apply:
 - The internal streets providing access to the TND are to be aligned perpendicular to the local, collector or higher order street.
 - The buildings or structures that take access from the internal streets are to face the internal streets and not the collector or higher-order streets. However, wall transparency (windows and doors) are to be provided on both streets.
 - A continuous system of sidewalks are to connect the Neighborhood Core with streets and lanes that provide access to dwelling units.
 - b. Variable Block Lengths. Blocks are to have an average length not exceeding 400 feet, with no block exceeding 800 feet in length. No block face should have a length greater than 400 feet without a dedicated alley or pathway providing through access to the opposite side of the block.
- 26.136 Lot Arrangement. All lots are to include frontage abutting a street, park or plaza (a public square, marketplace, or similar open space in city or town). A substantial percentage of the dwelling units are to be located within a 5-minute walk (1,320 feet) from the perimeter of a plaza or park as noted below:
- a. For a proposed TND less than 80 acres in size, at least 90%
 - b. For a proposed TND of 80 to 90 acres in size, at least 70%
 - c. For a proposed TND of 90 to 100 acres in size, at least 50%
- 26.137 Neighborhood Structural Element Standards.
- a. Neighborhood Core.
 - i. Parks, plazas and open spaces are to be sited to provide community focal points and public gathering places.
 - ii. The focal area must have a minimum area of 30,000 square feet. The neighborhood core may face or surround the plaza or square.
 - b. Transition Area. The generally residential area, which may have limited commercial uses, but is primarily a mix of residential types, located between the core and edge areas.
 - c. Edge Area. A greenbelt (a substantial area of woods, parks, or open land surrounding a community on which building is restricted) shall be sited that will provide a clear edge to the community, open space for community residents, and natural areas for stormwater management.
 - d. Common Area. Common areas may include, but are not limited to, roads, sidewalks, stormwater management facilities, playgrounds, club houses and other amenities, parks, green spaces, and conservation land.
- 26.138 Unit Density and Intensity Standards. The requested densities, in terms of floor area ratios (FAR) and number of units per gross residential acre and total number of dwelling units, are to be established in the traditional neighborhood master plan and are to comply with the density parameters set out in Table 1.

TND Table 2.2 - Density and Area Allocation Standards

Use Category	Minimum Land Allocation	Max. Land Allocation	Min. Density (per acre)	Max. Density (per acre)	Min./Max. Intensity (FAR)	Minimum Height (feet)	Maximum Height (feet)
Parks and open space	10%	-	-	-	-	-	-
Civic uses	2.5%	20%	-	-	2/4	-	3 stories ² / 45'
Retail ⁴ , office uses, lodging	2.5%	20%	-	-	1.5/3	2 stories ¹	3 stories ² / 45'
Upper-floor dwellings for retail and office uses ⁸	-	-	-	22	1.5/3	-	3 stories ² / 45'
Multi-family dwellings (not part of a mixed-use structure) ⁶	5%	15%	15	22	1.5/4	2 stories ¹	3 stories/ 45'
Single-family attached ⁵ and detached dwellings ⁷	15%	50%	6	12	-	-	2 stories ³ / 35'
Single family detached dwellings ⁷	25%	50%	4	6	-	-	2 stories ³ /35'

"-" = not applicable; "FAR" = floor area ratio

¹ 1 story by special exception

² 4 stories by special exception

³ 3 stories by special exception

⁴ Single store footprint limited to 25,000 square feet, greater by special exception

⁵ Single family attached dwellings are single structures containing 2-4 dwelling units. A minimum mix of 15% of either unit type is required

⁶ Not more than 25 percent are permitted as four bedroom units

⁷ Accessory dwelling units allowed by special exception meeting other standards of Sec. 3.5.6.

⁸ First floor residential by special exception

26.13.9 Prominent Sites and Vistas.

- a. Prominent sites are reserved for the following building types.
 - i. Civic buildings, such as but not limited to, government offices, libraries, museums, schools, or churches;
 - ii. Hotels; or office buildings;
- b. Buildings located on a prominent site shall be at least two stories high.
- c. A "prominent site" may include a location along a main street, or the termination of a vista running from a main street, boulevard, or avenue and its intersection with an equal or lower-order street.

26.13.10 Frontage and Siting Standards.

- a. Location of Uses. The location of uses are to be governed by street frontage as shown in Table 3. Street type design is set out in the comprehensive plan.
- b. Building Lines. The setback for principal buildings are to be as established in Table 2. Setbacks for accessory structures or accessory dwellings must comply with that for Accessory Uses and Structures in Section 3.11.1.
- c. Frontage and Setback Requirements. Frontage and setback requirements do not apply to parks and open space. In order to allow for setback variations for unique uses, such as anchor retail tenants or auditoriums, the maximum frontage requirements along a street segment are to be computed as an average.

TND Table 2.3 - Setback for Principal Buildings							
Location by Street Type	Minimum Frontage (feet)	Maximum Average Frontage (feet)	Minimum Front Setback (feet)	Maximum Front Setback (feet)	Minimum Side Setback (feet)	Maximum Side Setback (feet)	Minimum Rear Setback (feet)
Parkways	80	-	10	30	5	-	20
Boulevard	40	80	5	30	5	20	20
Main street	-	40	-	10	-	5	5
Avenue	20	40	5	20	5	-	20
Local	20	70	5	30	5	-	20
Public alley or lane	20	70	5	30	5	-	10
Private alley	20	70	5	30	5	-	7 ¹
"-" = not applicable							
¹ If no parking allowed							

26.13.11 Building Design.

- a. Design. Building designs are to reflect a demonstrated relationship to historic architecture in the Corinth Historic districts and the character precedents described in *Envision Corinth 2040*.
- b. Entrance. The principal entrance of all buildings must open to a street (excluding out-buildings).
- c. Building Orientation. All principal buildings are to be oriented to parks and open space or to a street. Loading areas must not be oriented to a street. Buildings that abut both a street and parks or open space are to be oriented to both features.
- d. Front Porches. Front porches are to be provided on at least 50% of all dwelling units within the single-family land-use allocation. Porches are to be constructed of masonry or wood materials. Architectural metal may be used if it is consistent with the exterior or roofing materials of the primary building. The seating area must have a minimum width of nine feet and a minimum depth of six feet.

26.13.12 Mixed-Use Buildings.

- a. Retail and service uses may designate the entire building area above the ground floor or the second floor for residential use.
- b. The submitted floor plans must identify the use of each room.
- c. Uses may abut at side or rear lot lines, or face across streets or parks. This applies regardless of whether they are in the same or a different land-use category.
- d. No single building footprint may exceed 25,000 square feet unless authorized by a special exception.

26.13.13 Landscaping and Screening.

- a. In order to provide a continuous pedestrian transition for residential neighborhoods and commercial areas, retail, service, or civic land uses are not to be separated from multi-

family or single-family land uses within the TND by berms or buffers unless a trail or sidewalk is established that provides a direct connection between the uses.

- b. A plan for the landscaping, buffering, and tree mitigation elements must be provided as described in Section 2.6.13.13.c.
- c. Adherence to the Streetscape and Parking lot landscaping standards found in Article 5 is required for a TND.

261314

Parking.

- a. Adequate parking is to be provided to service all site uses. In order to achieve the intent of the TND District, minimum parking space requirements are to serve as a guide to establishing appropriate levels of parking, but are not intended to be strictly applied. The applicant shall demonstrate adequate parking.
- b. The maximum number of parking spaces for non-residential uses in a mixed-use structure shall be no more than 80% of the standard requirement, and the minimum number of spaces shall be no less than 60% of the standard requirement in Article 3. Residential uses shall meet or exceed the standard requirement.
- c. Parking lots are to be located at the rear of principal buildings or in mid-block locations. A landscape island a minimum of 9 feet wide and totaling 360 square feet must be provided for every ten spaces.
- d. Parking lots and parking garages must not abut street intersections or civic use lots.
- e. Parking lots must not be located adjacent to parks or open space.
- f. Parking lots must not occupy lots that terminate a street vista.
- g. Parking lots are to be located in the interior of a block or shall take access from an alley.

261315

Property Owner's Association.

- a. A plan for a Traditional Neighborhood District must be accompanied by provisions for a property owners' association that include the following:
 - i. Projected date of organization.
 - ii. Organizational structure, including structure of planned timeline for transfer of control from the developer to the association.
 - iii. Diagram of areas to held in common.
 - iv. Initial estimated fees for the proper functioning of the property owners' association.
 - v. Plan for collective shared maintenance of common areas including stormwater management facilities.
- b. Before building permits are issued for any building in an approved TND, a property owner's association, as applicable, must be incorporated and recorded.

TND Table 2.4 - Traditional Neighborhood Development Use Location				
Street Type	Civic Uses	Retail or Service Uses	Multi-family Uses	Single-family Uses
Parkway	x	-	-	-
Boulevard	x	x	x	-
Main Street	x	x	x	-
Avenue	x	x	x	-
Local	-	-	x	x
Alley or Lane	-	-	-	x

x = permitted; "-" = not permitted.

26.13.16 Zoning Approval Process.

- a. A Traditional Neighborhood Development may be established upon application through the requirements and procedures for rezoning land and shall require submittal of a master regulating plan and overall landscaping plan as described below.
- b. Approval of a rezoning to Traditional Neighborhood Development and its regulating plan will be valid for two years before construction must begin. The ordinance enacting any such rezoning shall contain a condition stating that the district shall revert to its prior underlying zoning if construction has not begun within two years after the date of approval.

26.13.17 Master Regulating Plan Requirements. Application for a Traditional Neighborhood is to be accompanied by a master regulating plan developed in accordance with the intent, principles and standards of the district. The master regulating plan elements at a minimum, the following.

- a. A topographic survey and stormwater management plan.
- b. The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.
- c. Layout and location of residential, commercial, mixed-use and civic building lots.
- d. Plan data and statistics that include densities (dwelling units/acre) or intensities (floor area ratio), building types, setbacks, and other descriptive information required to determine compliance.
- e. A list of uses by neighborhood section.
- f. A master sign plan.
- g. A series of architectural renderings which convey the overall character of the development.
- h. Architectural design regulating covenants for all site elements and buildings.
- i. An open space plan indicating proposed improvements thereon and the conditions at the project edges.
- j. A proposed staging plan for the three primary required areas: core, transition and edge.
- k. A stormwater management plan that shows integration of stormwater management facilities in to the overall project design.
- l. An overall landscaping plan for the entire development which must include:
 - i. Tree survey plan with tree inventory counts. Should include identification of the loca-

tion of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed. Full tree mitigation is required.

- ii. Scaled drawing of the site, with north arrow, indicating areas for preservation, location and spacing of new trees and shrubs proposed for use; and existing and proposed one-foot contours to ten feet beyond the site boundary.
- iii. Construction details and cross-sections sufficient to explain specific site conditions and solutions. Possible conditions include berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, or culverts to maintain natural drainage patterns.
- iv. A plant list of all proposed landscape materials including trees, shrubs, and grasses. Showing (for trees) caliper sizes, root type (bare root, balled and burlapped, container size), height of material, botanical and common name.
- v. Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.
- vi. Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.
- vii. A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.
- m. A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.
- n. A storm water management plan that shows integration of storm water management facilities into the overall project design.

2.6.13.18

Administrative Process.

- a. Approval of development within phases designated on the approved master regulating plan will follow the processes for site plan and subdivision approval as appropriate.
- b. Conflict with other Provisions. Where the provisions of a TND conflict with other ordinance provisions, the provisions of this district shall apply with the exception of any health or safety regulations which must be met.
- c. Modifications to a TND Master Regulating Plan. From time to time it may be necessary or desirable to modify elements of the approved master regulating plan for a TND. Such elements may include the geographic areas of the core, transition, and edge areas; the phasing plan for development; the stormwater management drainage plan; the layout, location, and hierarchy of streets, public open spaces, and parking areas; the plan for improvements to open space areas; the layout and location of residential, commercial, mixed-use, and civic building lots; proposals for intended densities and intensities, proposed uses in each neighborhood section; the master signage plan; architectural renderings to convey the overall character of the development; and architectural design-regulating covenants for all site elements and buildings. The procedure for changes beyond those authorized for waivers in 2.6.13.14 above shall be:
 - i. For modifications that are more technical than substantial the Director of Planning and Community Development will make a recommendation regarding the request to the Board of Mayor and Aldermen who will determine whether to grant the modification.

- ii. For modifications that the Director of Planning and Community Development determines to be substantial the Planning Commission, with a recommendation from the Director of Planning and Community Development, will make a recommendation regarding the request to the Board of Mayor and Aldermen who will determine whether to grant the modification.

2.6.14 INL – Industrial Light.

2.6.14.1 Purpose and Description.		2.6.14.2 Allowed Structure Types.
<p>The Industrial District is intended to implement the Special Districts place type described in <i>Envision Corinth 2040</i> as it relates to industrial activity. The District exhibits different forms based upon the use and intensity.</p>		<ul style="list-style-type: none"> • Industrial • Limited commercial

2.6.14.3 Dimensional Standards.		2.6.14.4 Lot, Street, and Use Patterns.
Lot size, minimum	None	<p>The pattern of development will illustrate a unique internal layout of streets, blocks, and buildings often in large tracts to accommodate large buildings. Associated street types include parkway, boulevard, avenue, local, and sensitive.</p> <p>All lots have external access to public roads. Internal circulation may be private. Limited commercial uses may be found in this district, but is predominantly industrial in nature.</p> <p>Industrial districts are located near major roads and highways, often with rail service provided.</p>
Dwelling unit density, maximum	Not applicable	
Non-residential density, maximum	3.25 floor area ratio	
Impervious coverage, maximum	80%	
Street frontage, minimum	None	
Lot width at the front yard build-to line, minimum	None	
Front yard ¹ build-to line, minimum	60 feet	
Front yard ¹ build-to line, maximum	None	
Side yard ¹ setback line, minimum	30 feet	
Rear yard ¹ setback line, minimum	40 feet	
Structure height, maximum ²	None	
Open space, minimum	Not applicable	
Uses	See Table of Uses, Table 3.3	
Parking	See Article 3 and Section 4.9	
Landscaping	Required at time of subdivision approval and Site plan review. See Section 5.7.	
Site plan and subdivision review	Required. See Section 9.2.	

NOTES:

¹ When abutting any other district, minimum side or rear yard of 50 feet shall be provided.

² See exceptions to height limitations in Section 3.2.

2.6.15 INH – Industrial Heavy.


2.6.15.1 Purpose and Description.		2.6.15.2 Allowed Structure Types.
<p>The Industrial District is intended to implement the Special District place type described in <i>Envision Corinth 2040</i> as it relates to industrial activity. The district exhibits different forms based upon the use and intensity.</p>	 	<ul style="list-style-type: none"> • Industrial • Limited commercial

2.6.15.3 Dimensional Standards.		2.6.15.4 Lot, Street, and Use Patterns.
Lot size, minimum	None	<p>The pattern of development will illustrate a unique internal layout of streets, blocks, and buildings often in large tracts to accommodate large buildings. Associated street types include parkway, boulevard, avenue, local, and sensitive.</p> <p>All lots have external access to public roads. Internal circulation may be private. Limited commercial uses may be found in this district, but is predominantly industrial in nature.</p> <p>Industrial districts are located near major roads and highways, often with rail service provided.</p>
Dwelling unit density, maximum	Not applicable	
Non-residential density, maximum	3.25 floor area ratio	
Impervious coverage, maximum	80%	
Street frontage, minimum	None	
Lot width at the front yard build-to line, minimum	None	
Front yard ¹ build-to line, minimum	60 feet	
Front yard ¹ build-to line, maximum	None	
Side yard ¹ setback line, minimum	30 feet	
Rear yard ¹ setback line, minimum	40 feet	
Structure height ² , maximum	None	
Open space, minimum	Not applicable	
Uses	See Table of Uses, Table 3.3	
Parking	See Article 3 and Section 4.9	
Landscaping	Required at time of subdivision approval and Site plan review. See Section 5.7.	
Site plan and subdivision review	Required. See Section 9.2.	


NOTES:

¹ When abutting any other district, minimum side or rear yard of 50 feet shall be provided.

² See exceptions to height limitations in Section 3.2.

2.6.16 INST - Institutional.		
2.6.16.1 Purpose and Description.		2.6.16.2 Allowed Structure Types.
<p>The Institutional District is intended to implement the Special Districts place type described in <i>Envision Corinth 2040</i> as it relates to community institutions such as schools, government buildings, parks, medical institutions, or other uses related to civic, assembly, recreation, or social activities. This Districts exhibits different forms based upon the use and intensity intended.</p>		<ul style="list-style-type: none"> • Civic and government buildings • Schools • Assembly buildings • Special function buildings and facilities related to the district's purpose
2.6.16.3 Dimensional Standards.		2.6.16.4 Lot, Street, and Use Patterns.
Lot size, minimum	None	<p>The pattern of development in the Institutional District development will illustrate unique internal layout of streets, blocks, and buildings often in large tracts to accommodate large buildings. Associated street types include parkway, boulevard, avenue, local, and sensitive.</p> <p>All lots have external access to public roads. Internal circulation may be private. Limited commercial uses may be found in this district, but is predominantly institutional in nature.</p> <p>Institutional districts are located near major roads and highways.</p>
Dwelling unit density, maximum	16 per acre	
Non-residential density, maximum	2.0 floor area ratio	
Impervious coverage, maximum	80%	
Street frontage, minimum	None	
Lot width at the front yard build-to line, minimum	None	
Front yard build-to line, minimum	20 feet	
Front yard build-to line, maximum	60 feet	
Side yard setback line ¹ , minimum	10 feet on one side unless it abuts ER, SR, or NR, then 30 feet.	
Rear yard setback line ¹ , minimum	40 feet	
Structure height , maximum ²	48 feet, no more than 4 stories	
Open space, minimum	Not applicable	
Uses	See Table of Uses, Table 3.3	
Parking	See Articles 3,4, and 5	
Landscaping	Required at time of subdivision approval and Site plan review. See Section 5.7.	
Site plan and subdivision review	Required. See Section 9.2.	
<p>NOTES:</p> <p>¹ When abutting any other district, minimum side or rear yard of 50 feet shall be provided.</p> <p>² See exceptions to height limitations in Section 3.2.</p>		

- 26.165 Institutional – Medical Center.
- a. The purpose of a Medical Center Institutional District is to create an environment conducive to medical practices and operations. The intent is for concentrations of medical facilities and related uses to be in a “campus” setting that will better accommodate the needs of the medical profession and those served by it. The district is intended to provide compatible and related activities as noted below. No use permitted in this district shall be incompatible or detrimental of the intended character of such district or to the surrounding neighborhood.
 - b. Uses permitted shall include, but are not limited to: hospitals, public health centers, nurse training facilities, community college medical training programs, extended care and nursing care, mental health facilities, medical and other professional offices and similar professions at which no products, except those normally associated with such noted uses are sold; hotels, restaurants (with no drive-through facilities), nursing homes, assisted living/residential care facilities, residential housing for the aged or mentally disabled, and day care facilities, fitness or physical rehabilitation centers, retail and service businesses directly related to the professional offices permitted. The Director of Planning and Community Development shall determine if a proposed use is appropriate.
 - c. Uses permitted shall be reviewed as special uses if they are 15,000 square feet or less; and as special exceptions if they are larger than 15,000 square feet. In addition, a religious assembly use or public facilities shall require approval by special exception. Uses shall meet all standards of this ordinance and any additional standards for the use in Sections 3.4 to 3.11.
 - d. Area and Setback Regulations. There are not lot width or area requirements; lot coverage shall not exceed 90 percent of the lot area; the minimum required landscaped green space shall be ten percent of the lot area; no building shall exceed 40 feet in height other than hotels which may not exceed 65 feet in height; and hospitals which shall not exceed 80 feet in height. No property shall have more than two street access points other than a hospital.
 - e. Signage. In this district signage shall be approved based on a comprehensive signage plan submitted for review and approval by the Planning Commission. As new development occurs in this district, or change are needed the plan will be amended and submitted to the Director of Planning and Community Development for review and approval. All lighted signs must be internally illuminated.
 - i. Ground mounted identification signs on the road entrances to a hospital are permitted. An encroachment agreement from the City must be obtained from the City Engineer prior to approval by the Building Official. One face of the sign shall not exceed 25 square feet, and in no case shall the total sign area exceed 50 square feet.
 - ii. Other allowable signage in this district shall include: on-site ground signs, directional signs, wall mounted signs, canopy mounted signs, and temporary signs.
 - f. Parking, tree mitigation, and landscaping requirements shall be as established in Article 4, Article 5, and Article 6 of this ordinance.
- 26.166 Institutional – Educational. Development standards for educational institutional uses shall follow the standards established in Article 3.
- 26.167 Institutional – Government. Development standards for government institutional uses shall follow the standards established in Article 3.
- 26.168 Institutional – Public Parks and Open Space. Development standards for public parks and open spaces shall follow the standards established in Article 3.

2.6.17 PUD – Planned Unit Development.		
2.6.17.1 Purpose and Description.		2.6.17.2 Allowed Structure Types.
<p>The Planned Unit Development District is intended to implement individual development types of the Special Districts place type described in <i>Envision Corinth 2040</i>. The PUD provisions provide for the development of well-designed communities that provide multiple use types. A PUD is planned and developed as an integrated unit in a single development operation or a programmed series according to an approved master plan.</p>		<ul style="list-style-type: none"> • Mixed-use • Commercial • Office • Institutional • Assembly • Multi-family residential • Single-family detached or attached residential
		
2.6.17.3 Dimensional Standards.		2.6.17.4 Lot, Street, and Use Patterns.
Lot size, minimum	<p>Regulated by the approved master plan</p>	<p>Development patterns vary widely in a Planned Unit Development according to the nature and purpose of the development. The patterns may range from those associated with a residential neighborhood to patterns associated with major commercial or industrial developments. Associated street types include parkway, boulevard, avenue, local, and sensitive.</p> <p>Planned Unit Developments have external access to public roads but internal circulation in some cases may be private. The district uses will be predominantly associated with the particular type of PUD established.</p>
Dwelling unit density, maximum		
Non-residential density, maximum		
Impervious coverage, maximum		
Street frontage, minimum		
Lot width at the front yard build-to line, minimum		
Front yard build-to line, minimum		
Front yard build-to line, maximum		
Side yard setback line, minimum		
Rear yard setback line, minimum		
Structure height ¹ , maximum		
Open space, minimum	See Table 2.5	
Uses	Established according to the master plan	
Parking	See Articles 3, 4, and 5	
Landscaping	See Section 5.7	
Site plan and subdivision review	See Article 9	
<p>NOTES:</p> <p>¹ See exceptions to height limitations in Section 3.2.</p>		

- 26175 Master Plan Required. A detailed master plan indicating the type of PUD proposed that consists of maps, illustrations and narrative of the proposed Planned Unit Development District shall be submitted to the Site Plan Review Committee for study and approval. The decision of the Site Plan Review Committee shall be considered as a recommendation to the Planning Commission. The Board of Aldermen, based on the recommendation of the Planning Commission, shall make a final decision regarding the application for Planned Unit Development.
- 26176 Minimum Master Plan Standards. The master plan must provide for and conform entirely to all the following standards.
- a. Demonstration that specific PUD sub-districts are intended to be developed as unique, innovative, or with standards greater than set forth in this ordinance and with multiple use types
 - b. The PUD District standards shall indicate the land use, development standards, and other applicable specifications of the proposed development which, upon approval, shall govern the PUD. If the PUD District standards do not address specific land use, development standard or other specification of this ordinance, the standard of the underlying zoning district shall apply.
 - c. In order to encourage ingenuity, imagination, and high quality design, regulations for residential areas will not specify minimum lot area per dwelling unit but will limit density in residential areas to nine dwellings per acre in attached or detached dwellings or 16 dwellings per acre in multi-family areas, allowing the clustering of dwellings to provide maximum open space.
 - d. Uses permitted in the PUD may be any use that is found in the use table, subject to the approval of the Planning Commission. Proposed uses shall be listed in the master plan.
 - e. Street widths and improvements thereof, as well as off street parking facilities must conform to street type standards.
 - f. Provisions for water supply, sanitary sewers, stormwater management, electric service and connections shall be made per requirements of the City of Corinth and the State of Mississippi.
 - g. Provision for the management of required open space and amenities shall be included in the master plan.
 - h. Other special improvements may be required if they are deemed reasonable and essential, and may require that appropriate deed restrictions to be filed and recorded enforceable by the City for 25 years with an option to renew.
 - i. The developer shall submit sketches of the plan for the entire project showing the relationship of uses, street patterns, open space and the general character of the proposed development, including a schematic rendering illustrating the character of a typical segment of the development.
 - j. A phasing plan for the sequencing of the development shall be provided.
 - k. Provision for over arching property owner's association and, where pertinent, individual property owner's associations for different phases including the following:
 - i. Projected date of organization.
 - ii. Organizational structure, including structure of planned timeline for transfer of control from the developer to the association.
 - iii. Diagram of areas to be held in common.


- iv. Initial estimated fees for the proper functioning of the property owners' association.
- v. Plan for collective shared maintenance of common areas including stormwater detention facilities.
- vi. Before building permits are issued for any building in an approved PUD official organization of the applicable property owner's association must have occurred.


26.177 The master plan shall conform to the applicable parameters in Table 2.5 and to the technical site plan standards in the Appendix of this ordinance.



26.178 The master plan of a Planned Unit Development shall become the zoning designation for a subject tract and shall be developed in conformance with the plan. The PUD shall be designated on the zoning map with a reference to its approved master plan by case number.

Table 2.5 Requirements for Planned Unit Developments

Requirements		Community	Medical	Educational	Institutional	Employment
1.	Site size, minimum	3 acres	5 acres	5 acres	2 acres	5 acres
2.	Lot size, minimum	None; clustering is encouraged	None	None	None	None
3.	Open space (passive and active)	15% of gross residential acreage	10% of gross acreage	20% of gross acreage	None	15% of gross acreage
4.	Amenity and infrastructure management	A formally established property owners' association is required where amenities or infrastructure are held in common.				
5.	Land density and intensity limitations	Commercial: no more than 25% of total acres Multi-family: no more than 50% of total residential units	Commercial: no more than 15% of total floor area of any building or development site	None	Commercial: not more than 5% of total floor area of any building or development site	None
6.	Use limitations	Commercial, office and residential. When proposed, non-residential uses shall constitute no more 50% of the land area of the PUD	Health care and research, with limited service commercial	Uses directly related to education and education support	Assembly, government, recreation, special purpose housing (nursing homes, memory care, etc.) and similar uses	Manufacturing, research and development, residential 10% of total acreage maximum
7.	Circulation – vehicles, cyclists and pedestrians	Parking is on street supplemented with paths and greenways	Parking is on street and internal to sites with multiple buildings	Parking is on street and internal to sites with multiple buildings	Parking is on street and internal to sites with multiple buildings	Parking is on street and internal to sites with multiple buildings
8.	Access	Commercial uses shall be pedestrian and vehicle accessible to internal residents	Access shall be from major roads with limited vehicular connectivity to adjacent residential neighborhoods	Access shall be from major roads with limited vehicular connectivity to adjacent residential neighborhoods	Access shall be from major roads with limited vehicular connectivity to adjacent residential neighborhoods	Access shall be from major roads with limited vehicular connectivity to adjacent residential neighborhoods
9.	Landscaping	As required by the standards in Article 5.				
10.	Tree preservation	As required by the standards of Article 6.				
11.	Height, maximum	38 feet	60 feet	60 feet	60 feet	45 feet
12.	Public utilities	To be built and screened as required in Article 5.				

2.6.18 HP - Historic Preservation Overlay District.																		
2.6.18.1 Purpose and Description.	2.6.18.2 Allowed Structure Types.																	
<p>The Historic Preservation Overlay District is intended to implement the preservation policies described in <i>Envision Corinth 2040</i> and Corinth’s historic districts. Corinth’s historic neighborhoods are a character-defining facet of the community. Not only are they important to the community’s image, but they are a critical component of Corinth’s high quality of life. All land within the Historic Preservation Overlay District shall be governed by the provisions of Chapter 24 of the Municipal Code of Ordinances.</p>		<p>Structure types and details are determined by the underlying district and further regulated by Chapter 24 of the Municipal Code of Ordinances.</p>																
2.6.18.3 Dimensional Standards.	2.6.18.4 Lot, Street, and Use Patterns.																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #D3D3D3;">Lot size, minimum</td></tr> <tr><td style="background-color: #D3D3D3;"> Dwelling unit density, maximum</td></tr> <tr><td style="background-color: #D3D3D3;"> Non-residential density, maximum</td></tr> <tr><td style="background-color: #D3D3D3;"> Impervious coverage, maximum</td></tr> <tr><td style="background-color: #D3D3D3;"> Street frontage, minimum</td></tr> <tr><td style="background-color: #D3D3D3;"> Lot width at the front yard build-to line, minimum</td></tr> <tr><td style="background-color: #D3D3D3;"> Front yard build-to line, minimum</td></tr> <tr><td style="background-color: #D3D3D3;"> Front yard build-to line, maximum</td></tr> <tr><td style="background-color: #D3D3D3;"> Side yard build-to line, minimum</td></tr> <tr><td style="background-color: #D3D3D3;"> Rear yard build-to line, minimum</td></tr> <tr><td style="background-color: #D3D3D3;"> Structure height, maximum</td></tr> <tr><td style="background-color: #D3D3D3;"> Open space, minimum</td></tr> <tr><td style="background-color: #D3D3D3;"> Uses</td></tr> <tr><td style="background-color: #D3D3D3;"> Parking</td></tr> <tr><td style="background-color: #D3D3D3;"> Landscaping</td></tr> <tr><td style="background-color: #D3D3D3;"> Site plan and subdivision review</td></tr> </table>	Lot size, minimum	Dwelling unit density, maximum	Non-residential density, maximum	Impervious coverage, maximum	Street frontage, minimum	Lot width at the front yard build-to line, minimum	Front yard build-to line, minimum	Front yard build-to line, maximum	Side yard build-to line, minimum	Rear yard build-to line, minimum	Structure height, maximum	Open space, minimum	Uses	Parking	Landscaping	Site plan and subdivision review	<p>All dimensional standards are governed by the requirements of the underlying base district.</p>	<p>Development patterns in the historic preservation overlay are generally established and include the oldest and most historic sections of the City. Patterns range from a grid pattern to curvilinear form.</p> <p>Associated street types include parkway, boulevard, avenue, main street, and local.</p>
Lot size, minimum																		
Dwelling unit density, maximum																		
Non-residential density, maximum																		
Impervious coverage, maximum																		
Street frontage, minimum																		
Lot width at the front yard build-to line, minimum																		
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Uses																		
Parking																		
Landscaping																		
Site plan and subdivision review																		
<p>NOTES:</p> <p>See procedures for certificate of appropriateness in the Corinth Historic Preservation Ordinance.</p>																		

2.6.19 DROD - Downtown Residential Overlay																	
2.6.19.1 Purpose and Description.	2.6.19.2 Allowed Structure Types.																
<p>The purpose and intent of the Downtown Residential Overlay District to protect the value of property, to enhance the attractiveness of neighborhoods, to prevent development which would be incompatible with the established characteristics of the neighborhood, and to support improvement and investment in the neighborhood housing stock.</p> <p>The design guidelines associated with the DROD in set out in section 5.3 encourage quality development that is harmonious with the character of these neighborhoods, while embracing the continuous change a healthy community experiences over time. They provide guidance to homeowners, designers, and City staff through simple design policies to promote harmony in the immediate area while considering the neighborhood as a whole.</p>	<p>Structure types and details are determined by the underlying district.</p> 																
2.6.19.3 Dimensional Standards.	2.6.19.4 Lot, Street, and Use Patterns.																
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Lot size, minimum																	
Dwelling unit density, maximum																	
Non-residential density, maximum																	
Impervious coverage, maximum																	
Street frontage, minimum																	
Lot width at the front yard build-to line, minimum																	
Front yard build-to line, minimum																	
Front yard build-to line, maximum																	
Side yard build-to line, minimum																	
Rear yard build-to line, minimum																	
Structure height, maximum																	
Open space, minimum																	
Uses																	
Parking																	
Landscaping																	
Site plan and subdivision review																	
<p>NOTES:</p> <p>See procedures for approval in section 9.3.</p>																	

2.6.20 FLO – Flood Overlay District.		
2.6.20.1 Purpose and Description.		2.6.20.2 Allowed Structure Types.
<p>The Flood Overlay District is intended to implement the Natural Area place type described in <i>Envision Corinth 2040</i>. The City of Corinth participates in the National Flood Insurance Program (NFIP) and administers the City of Corinth Floodplain Ordinance.</p> <p>Any land within the City of Corinth lying wholly or partially within the designated 100-year floodplain or floodway fringe is subject to the provisions of the City of Corinth Floodplain Ordinance located in Chapter 12 of the Municipal Code of Ordinances. The Official FEMA Flood Insurance Rate Maps (FIRMs) should be consulted for final determination of lands impacted by this provision.</p>	 	<p>Structure types are governed by the underlying base district.</p>
2.6.20.3 Dimensional Standards.		2.6.20.4 Lot, Street, and Use Patterns.
Lot size, minimum	<p>All dimensional standards are governed by the requirements of the underlying base district and any provisions of Chapter 12 of the Municipal Code of Ordinances that apply.</p>	<p>All lot, street and use patterns are governed by the requirements of the underlying base district and any provisions of Chapter 12 of the Municipal Code of Ordinances that apply.</p>
Dwelling unit density, maximum		
Non-residential density, maximum		
Impervious coverage, maximum		
Street frontage, minimum		
Lot width at the front yard build-to line, minimum		
Front yard build-to line, minimum		
Front yard build-to line, maximum		
Side yard setback line, minimum		
Rear yard setback line, minimum		
Structure height, maximum		
Open space, minimum		
Uses		
Parking		
Landscaping		
Site plan and subdivision review		
NOTES:		
See the Corinth Flood Damage Prevention Ordinance.		

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ARTICLE 3. USES AND USE CONDITIONS.

3.1 Nonconformities.

- 3.1.1 Generally. Any parcel of land, use, easement, structure, sign or feature lawfully existing on the date of any text change in this ordinance, or on the date of a zoning map change that does not conform to the requirements of the district in which it is located may be continued and maintained in accordance with the provisions of this Section and other applicable provisions of this ordinance. Nonconformities may continue as prescribed, but the provisions of this Section are designed to curtail substantial investment in nonconformities and to bring about their eventual conformity or elimination.
- 3.1.2 Nonconforming Lots. A legal nonconforming lot is a lot existing legally at the time of the passage of this ordinance, or the time of annexation into the city's jurisdiction, which does not because of design or dimensions conform to the regulations of the district in which it is situated. A lot established after the passage of this ordinance which does not conform to regulations of the district in which it is situated shall be considered an illegal nonconforming lot and is a violation of this ordinance. Legal nonconforming lots may continue only in accordance with the following provisions.
- 3.1.2.1 Vacant Lots. Vacant lots for which plats or deeds have been recorded in the office of the Chancery Clerk for Alcorn County, which fail to comply with the minimum area or other dimensional requirements of the districts in which they are located may be used for any of the uses permitted in the district in which it is located, provided that:
- a. Where the lot area is not more than 20% below the minimum specified in this ordinance, and other dimensional requirements are otherwise complied with.
 - b. Where the lot area is more than 20% below the minimum specified in this ordinance or other dimensional requirements cannot be met, the Planning Commission may, in its discretion, approve as a variance such dimensions as shall conform as closely as possible to the required dimensions.
- 3.1.2.2 Recombination of Nonconforming Vacant Lots. When two or more adjacent and vacant nonconforming lots are in single ownership, and either of such lots individually has less frontage or area than the minimum requirements of the district in they are located, these lots will be considered and treated as a single lot for the purposes of this ordinance. The property owner may choose to resubdivide such lots in conformity with this ordinance to create two or more legal lots of record.
- 3.1.3 Nonconforming Uses. A legal nonconforming use is a use existing legally at the time of the passage of this ordinance, or the time of annexation into the city's jurisdiction, which does not conform to the provisions of the zoning district in which it is located. A use established after the passage of this ordinance which does not conform to provisions of the zoning district in which it is located shall be considered an illegal nonconforming use and is a violation of this ordinance. Legal nonconforming uses of land or structures may continue only in accordance with all the following provisions.
- 3.1.3.1 Expansion Prohibited. A nonconforming use shall not be expanded. Expansion shall include an intensification of use, a physical expansion that results in increased capacity or activity associated with the use, an extension of the hours of operation or number of days of activity and any similar change in activity or location.
- 3.1.3.2 Relocation Restricted. A nonconforming use shall not be moved from one location on a site to another location on the same site unless the property owner can demonstrate to the satisfaction of the Director of Planning and Community Development that the relocation of the use will not increase the impacts of such use on the public, will not adversely affect adjacent

properties, and will not have the effect of making the nonconformity more permanent.

31.33 **Change of Use Must Conform.** A nonconforming use shall not be changed to any other use except in conformity to the standards of the zoning district in which it is located. Once a nonconforming use is changed to a conforming use, a nonconforming use shall not be re-established.

31.34 **Reestablishment Restricted.** A legal nonconforming use, when discontinued or abandoned, shall not be resumed. Discontinuance or abandonment shall be defined as:

- a. When land used for a legal nonconforming use ceases to be used in a bona fide manner for 30 calendar days.
- b. When a building designed or arranged for a nonconforming use ceases to be used in a bona fide manner as a legal nonconforming use for a continuous period of 180 calendar days.
- c. When a building designed or arranged for a conforming use shall cease to be used in a bona fide manner as a legal nonconforming use for 180 calendar days.

31.35 **Reversion Prohibited.** A legal nonconforming use, if changed to conforming use, may not after that revert or be changed back to a nonconforming use.

31.36 **Structural Alterations Restricted.** No structural changes shall be made in any structure occupied by a nonconforming use except as follows:

- a. Structural changes ordered by an authorized official to ensure the safety of the structure shall be permitted.
- b. Maintenance and repairs to keep a structure in sound condition shall be permitted.
- c. Structural changes necessary to convert the nonconforming use to a conforming use shall be permitted.
- d. An existing nonconforming residential structure may be enlarged or altered provided no additional dwelling units are created. Any such enlargement or alterations shall follow all yard requirements of the district for the use.
- e. The structure and its accompanying use may be moved to another location on the lot so long as the structure meets all applicable requirements of the district.
- f. Expansion of a nonconforming use of a building or structure into portions of the structure that, at the time the use became nonconforming, were already erected and arranged or designed for such nonconforming use is permissible.

31.4 **Nonconforming Structures, Excluding Signs.** A legal nonconforming structure is a structure, including a building, existing legally at the time of the passage of this ordinance, or the time of annexation into the city's jurisdiction, which does not because of design or dimensions conform to the regulations of the district in which it is situated. A structure established after the passage of this ordinance which does not conform to regulations of the district in which it is situated shall be considered an illegal nonconforming structure and is a violation of this ordinance. Legal nonconforming structures may continue only in accordance with all the following provisions.

31.41 **Continuation Permitted.** A nonconforming structure lawfully existing at the time of adoption of this ordinance may be continued and maintained except as otherwise provided in this ordinance. Nothing in this ordinance, however, shall be construed to authorize the continuation of any illegal or nonconforming use which was illegal prior to the adoption of this ordinance.

31.42 **Repair and Maintenance Permitted.** Normal repair and maintenance may be performed to

allow the continuation of a nonconforming structure.

3.1.4.3 Certain Enlargements Permitted. Any nonconforming structure may be enlarged if the expansion does not increase the nonconformity.

3.1.4.4 Changes for Conversion Permitted. Structural changes necessary to convert the nonconforming use to a conforming use shall be permitted.

3.1.4.5 Movement Restricted. A nonconforming structure shall not be moved unless afterward it conforms to the standards of the zoning district in which it is located.

3.1.4.6 Repair and Restoration Restricted. A nonconforming structure destroyed or damaged so that more than 60 of its tax value remains, may be repaired or restored if:

- a. A building permit for the repair or restoration is issued within 180 calendar days of the date of the damage and remains valid until the repairs or restoration are complete.
- b. The type of structure conforms to the standards of the regulations for the zoning district in which it is located; however, if the structure is used for the same purpose as before the destruction, the new structure may be rebuilt using the same materials.
- c. The total amount of space devoted to a nonconforming use is not increased, and the degree of nonconformity in the structure is not increased.

3.1.4.7 Conformity Required. If the Director of Planning and Community Development determines that the building or structure has been damaged to such an extent that the repair costs will exceed 40 percent of the tax value of the building or structure as it existed before the damage occurred, future use of the building and site must conform to the regulations of the district in which it is located. However, any building or structure listed on the National Register of Historic Places or any building certified as a state historic building may be rebuilt or restored to its original dimensions or the dimensions of the building or structure before such damage occurred, provided such restoration conforms to the Secretary of Interior Standards for Rehabilitation. For the purposes of this Section, the extent of damage or destruction shall be determined by comparing the estimated cost of repair or restoration with the current assessed tax value.

3.1.4.8 Replacement Restricted. A nonconforming structure shall not be replaced with another nonconforming structure regardless of the degree of nonconformity.

3.1.5 Nonconforming Signs. A legal nonconforming sign is a sign, together with its supporting structure, existing legally at the time of the passage of this ordinance, or the time of annexation into the city's jurisdiction, which does not by reason of location, type, design or dimensions conform to the regulations of the district in which it is located. A sign erected or created after the passage of this ordinance which does not conform to the regulations of the district in which it is situated shall be considered an illegal nonconforming sign and is a violation of this ordinance. Legal nonconforming signs may continue only in accordance with all the following provisions.

3.1.5.1 Continuation Permitted. A nonconforming sign lawfully existing at the time of adoption of this ordinance may be continued and maintained except as otherwise provided in this ordinance. Nothing in this ordinance, however, shall be construed to authorize the continuation of any illegal or nonconforming sign which was illegal prior to the adoption of this ordinance.

3.1.5.2 Increase in Nonconformity Prohibited. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign. Without limiting the generality of that statement, no nonconforming sign may be enlarged, reduced or altered in such a manner as to increase the nonconformity, nor may illumination be added to any nonconforming sign.

3.1.5.3 Movement and Replacement Restricted. A nonconforming sign may not be moved or re-

placed except to bring the sign into complete conformity with this Section.

3.1.5.4 Reconstruction Limited. If a nonconforming sign structure is destroyed by natural causes, it may not after that be repaired, reconstructed, or replaced except in conformity with all the provisions of this Section, and the remnants of the former sign structure shall be cleared from the land. For purposes of this Section, a nonconforming sign is “destroyed” if damaged to the extent that the cost of repairing the sign to its former stature or replacing it with an equivalent sign equals or exceeds the value (tax value if listed for tax purposes) of the sign before damage.

3.1.5.5 Message Change Permitted. The message of a nonconforming sign may be changed for the occupant, tenant or other site occupying entity as of the adoption date of this code so long as this does not create any new nonconformities.

3.1.5.6 Repair Limited. Subject to the other provisions of this Section, nonconforming signs may be repaired and renovated so long as the cost of such work does not exceed 50 of the value (tax value if listed for tax purposes) of such sign as calculated within any 365 calendar day period.

3.1.5.7 Abandonment. If a nonconforming sign or sign frame remains blank for a continuous period of 180 calendar days, that sign shall be deemed abandoned and shall, within 90 calendar days after such abandonment, be altered to comply with this Section or be removed by the sign owner/owner of the property where the sign is located, or other person having control over such sign. For purposes of this Section, a sign is “blank” if any of the following criteria apply:

- a. It advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is no longer operating or being offered or conducted.
- b. The advertising message it displays becomes illegible in whole or substantial part.
- c. The advertising copy paid for by a party other than the sign owner or promoting an interest other than the rental of the sign has been removed.

3.1.5.8 Removal Required. Nonconforming signs, if present anywhere on the site, shall be removed before issuance of a change of use or commencement of new construction on the site.

3.1.6 Nonconforming Features. A legal nonconforming feature is a physical characteristic existing legally at the time of the passage of this ordinance, or the time of annexation into the city’s jurisdiction, which does not because of design or dimension conform to the regulations of the district in which it is situated. Nonconforming features include, but are not limited to, physical characteristics of development that exceed allowable maximum standards (e.g. impervious surface, structure height, etc.), and those that lack or fall short of required minimum standards (e.g. sight triangle, off-street parking and loading spaces, buffer width and lighting standards, etc.). A feature added or changed after the passage of this ordinance which does not conform to regulations of the district in which it is situated shall be considered an illegal nonconforming feature and is a violation of this ordinance. Legal nonconforming features may be continued subject to the following limitations.

3.1.6.1 Increase in Nonconformity Prohibited. No action shall be taken which increases the degree or extent of the nonconformity. Any enlargement, extension, structural alteration, parking changes, and other changes to lot design and access shall conform to all current requirements of this Section.

3.1.6.2 Continuation Permitted. For development existing (or for which a vested right had been established) before the effective date of current regulations, nonconforming features created by a change in regulations may continue to exist, and structures with such nonconforming

features may be reconstructed if demolished or destroyed.

- 3.17 Nonconforming Accessory Uses and Structures. No nonconforming accessory use or accessory structure shall continue after the principal use or structure is terminated by abandonment, discontinuance, damage, or destruction unless such accessory use or accessory structure after that is made to conform to the standards for the zoning district in which it is located.
- 3.18 Nonconforming Manufactured Home Parks.
- 3.181 Expansion Prohibited. Nonconforming manufactured home parks may not be expanded or increased in size which shall include adding spaces to the park.
- 3.182 Replacement of Park Prohibited. When a nonconforming manufactured home park is vacated, the park shall not be reestablished.
- 3.19 Changes of Tenancy and Ownership. There may be a change in tenancy or ownership of an existing nonconforming use or structure provided there is no change in the nature or character of such nonconforming use or structure except as permitted in this Section.

3.2 General District Regulations.

- 3.21 Accessory Amenity. Accessory Amenities may be located in a front or side yard at the discretion of the Director of Planning and Community Development.
- 3.22 Building Orientation. Buildings shall be oriented to the public street from which they take access, unless alternative orientation is approved by the Director of Planning and Community Development.
- 3.23 Demolition Permits. The demolition or removal of any building or structure shall require a demolition permit from the Building Official and will require a Certificate of Appropriateness (COA) if in a Historic District. A schedule for demolition shall be submitted when required by the building official. Where such information is required, no work shall be done until such schedule is approved.
- 3.24 Encroachment Provisions.
- 3.241 If roof overhangs or appurtenances not at grade project from the outside wall of a residence no more than three feet, they shall not be considered in the calculation of the setback.
- 3.242 Outside air conditioning units or similar installations shall be setback a minimum of five feet from any property line.
- 3.25 Exceptions to Height Regulations. The height limitations contained in the District Regulations detailed in Article 2 do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, silos, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Federal Aviation Administration height regulations shall apply within the approach zone to an airport runway.
- 3.26 Fences, Walls, and Hedges. Fences, walls, and hedges may be permitted in any required yard, or along the property line of any yard, provided that no fence, wall, or hedge along the side or edge of any yard that fronts on a public street shall be over four feet in height. Article 5, Site and Design Standards, may allow taller fences, walls, and hedges to serve as screens in certain circumstances. These requirements do not pertain to retaining walls governed in Section 3.2.16 below.
- 3.27 Flag poles. One flagpole shall be allowed for display of flags at a home or business except that two shall be allowed for each shopping complex containing three or more businesses. A flag pole shall not exceed the height of the tallest building on the site where it is placed or 35 feet, whichever is shorter.
- 3.28 Front Yard Depth. In any residential district, any lot lying between two lots with existing dwellings

shall have a front yard equal in depth at least to the average depth of the front yards of the two adjoining lots.

- 3.2.9 Future Street Lines Observed. Front yard depth and, in the case of corner lots, side yard width shall be measured from the future street right-of-way line where such line has been established by *Envision Corinth 2040*, an adopted Master Road Plan, or on an approved subdivision plat or site plan.
- 3.2.10 Garbage, Refuse, Recycling and Debris. All sites under development as well as those already developed must collect, store and dispose of garbage, refuse, recycling and debris. Furthermore, streets adjacent to sites under development shall be kept free of mud and debris carried on and off site by vehicular traffic.
- 3.2.11 International Code Council (ICC) Compliance. All new development must meet the minimum requirements of all applicable building codes and appendices as set forth by the International Code Council as adopted by the City of Corinth.
- 3.2.12 Junked Vehicle Storage. To preserve property values and promote a positive community image, the following conditions shall apply to all junked vehicle storage that is accessory to any use within the city. A junked vehicle shall be defined as any vehicle, automotive or marine, that is mechanically inoperable, including any vehicle that is wrecked or partially dismantled, and has been unregistered for a period longer than 30 days. No junked vehicles may be stored on any residential property.
- 3.2.13 Parking. Where parking is required by this ordinance, it shall be provided onsite or offsite in an approved parking facility (lot or deck). Parking facilities must meet the standards listed in Article 5. If spaces are provided in an offsite parking facility, the assigned space must be no further than 200 feet from the home or business. All offsite and onsite parking must be shown on the approved site plan. Public on-street parking spaces may count toward required parking if located within 300 feet of the development site and approved as a special exception. Also See Article 4 for general requirements.
- 3.2.14 Pedestrian and Bicycle Access. Pedestrian and bicycle access is encouraged. Development sites will be required to connect to public sidewalks or trails where such abut the site through safe and convenient access points, and to extend public facilities consistent with adopted plans for the area.
- 3.2.15 Recreational Vehicles and Heavy Equipment Storage, and Parking. No major recreational equipment or heavy equipment shall be parked or stored on any lot in a residential district except under the following conditions.
- 3.2.15.1 Recreational vehicles may be stored in a carport, enclosed building or to the rear of a building in a location not visible from the street.
- 3.2.15.2 Recreational vehicles shall not be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.
- 3.2.15.3 Heavy equipment shall not be parked or stored in any residential district. Heavy equipment may be parked on residential property for a period not exceeding 24 hours during loading or unloading.
- 3.2.16 Retaining Walls.
- 3.2.16.1 In all developments of single family detached dwellings, retaining walls in a side or rear yard shall not exceed six feet in height, and when located in a front yard the height shall not exceed four feet in height.
- 3.2.16.2 For all uses other than single family detached dwellings, retaining walls in a side or rear yard

shall not exceed 12 feet in height, and when located in a front yard height shall not exceed four feet.

3.2163 Height shall be measured from adjacent grade to top of the wall. Parts of a wall below adjacent grade shall not be included in the measurement of height.

3.2164 The distance between retaining walls shall be a minimum of 10 feet. On a series of consecutive walls, slopes of finished ground between walls shall be a maximum of 4:1 (horizontal distance to vertical distance) and the ground area between the walls shall be planted with ground cover.

3.2165 An evergreen buffer shall be planted in front of any retaining wall over six feet tall to provide a 75% year-round visual screening at maturity. The evergreen buffer shall consist of shrubs a minimum of four feet in height at planting.

3.2166 See Article 5 (Article 5.3) for retaining wall design standards.

3.217 Structures to Have Access. Every building hereafter erected or moved shall be on a lot adjacent to a public street or an approved private drive, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

3.218 Utilities.

3.2181 Utility installations shall meet all applicable codes and be approved by the city.

3.2182 All developments and substantial improvements including single-family homes, apartment complexes, shopping complexes, and professional offices shall have all utilities installed underground.

3.219 Visibility. On a corner lot in any residential district, nothing shall be erected, placed planted, or allowed to grow in such a manner as to materially impede vision between a height of 2 1/2 and 10 feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 50 feet from the point of the intersection.

3.3 Table of Uses.

3.31 Establishment of Table of Uses. The uses permitted in each zoning district established in Article 2 are set forth in Table 3.3.

3.32 Determination of Use Category.

3.321 The Director of Planning and Community Development shall decide if a proposed use is permitted based on the uses listed in the Table of Permitted Uses. If unclear as to whether a proposed use is or is not permitted, the Director of Planning and Community Development shall reference the 2012 North American Industrial Classification System (NAICS), as amended, to facilitate determination. Any use not specifically listed in the Table of Uses, and any proposed use not substantially similar to a listed use as determined by the Director of Planning and Community Development shall be prohibited.

3.322 Where the symbol "■" is shown, the use to which it refers is permitted as a use by right in the associated district, provided the use complies with all applicable development standards of this ordinance including the standards in Section 3.4 to 3.11 for the use.

3.323 Where the symbol "□" is shown, the use to which it refers is permitted only if reviewed and approved as a special exception, in accordance with the additional requirements provided in Section 3.4 to 3.11, the special exception provisions set out in Article 8 Administration, and upon compliance with the general conditions provided in that section. Special exception

uses are subject to all other applicable regulations of this zoning ordinance.

- 3324 Where a cell is left blank, the use to which it refers is not permitted in the indicated district.
- 3325 Determination of Principal Use. When multiple principal uses are proposed for a development site, each principal use shall be classified separately by the Director of Planning and Community Development, and each shall be subject to all applicable regulations for that use unless such a development site is categorized as a mixed-use site in which case standards for mixed-use development, where they exist, shall control.
- 3326 Districts Not Shown. Districts where uses are governed by a Master Plan approval process or within overlay districts in which the underlying base district governs uses are not included in the Table of Uses.

Table 3.3 Table of Uses

■ = Permitted Use □ = Special Exception	Low Intensity		Moderate Intensity						Higher Intensity					Special			Std
	Agricultural	Rural Center	Suburban NBHD 15	Suburban NBHD 10	Suburban NBHD 8	Suburban NBHD 5	Traditional NBHD - Historic/Infill	Traditional NBHD - New	Mixed Residential	Suburban Corridor	Downtown Gateway	Neighborhood Center	Downtown Core	Light Industrial	Heavy Industrial	Institutional	Use Standard
Zoning District	A	RC	SN15	SN10	SN8	SN5	TNDH	TNDN	MR	SCO	DG	NC	DTC	LI	HI	INST	
RESIDENTIAL USE TYPES (3.5)																	
Dwellings – Detached	■	■	■	■	■	■	■	■	■	-	-	-	-	-	-	-	3.5.1
Dwellings – Zero Lot Line/ Patio	-	-	□	□	□	■	□	■	□	-	-	-	-	-	-	-	3.5.2
Dwellings – Townhouse	-	-	-	-	-	■	■	■	□	□	□	-	-	-	-	-	3.5.3
Dwellings – Attached	-	-	-	-	-	□	□	■	□	□	-	□	□	-	-	-	3.5.4
Dwellings – Multi-Family	-	-	-	-	-	-	-	-	□	□	-	□	□	□	-	-	3.5.5
Dwellings – Accessory	-	-	□	□	□	□	□	□	-	-	-	-	-	-	-	-	3.5.6
Conservation Developments	■	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.7
Residential Common Interest Development	□	-	□	□	□	□	□	-	-	-	-	-	-	-	-	-	3.5.8
Manufactured Home Developments	□	-	-	-	-	-	-	-	□	-	-	-	-	-	-	-	3.5.9
INSTITUTIONAL USE TYPES (3.6)																	
Assisted Living Facilities	-	-	□	□	□	□	□	□	□	□	-	-	-	-	-	-	3.6.1
Care Centers and Care Homes	□	□	□	□	□	□	□	□	■	■	-	-	-	-	-	-	3.6.2
Cemeteries and Columbariums	□	□	□	□	□	□	□	□	□	□	-	-	-	-	-	■	3.6.3
Convalescent, Rest, and Nursing Homes	□	□	□	□	□	□	□	□	□	□	-	-	-	-	-	-	3.6.4
Group Care Homes and Facilities	-	-	□	□	□	□	□	□	□	□	-	-	-	-	-	-	3.6.5
Life Care Communities	-	-	□	□	□	□	□	-	□	□	-	-	-	-	-	-	3.6.6
Municipal Buildings and Facilities	■	■	■	■	■	■	■	■	■	■	-	■	■	■	-	■	3.6.7
Public Buildings and Facilities	□	■	□	□	□	□	□	□	■	■	■	■	■	■	■	■	3.6.8
Small Scale Religious Assembly	■	■	■	■	■	■	■	■	■	■	-	■	■	-	-	■	
Religious Assembly Uses	□	□	□	□	□	□	□	□	□	□	-	□	□	□	-	□	3.6.9

Table 3.3 Table of Uses

■ = Permitted Use □ = Special Exception	Low Intensity		Moderate Intensity						Higher Intensity					Special			Stnd
	Agricultural	Rural Center	Suburban NBHD 15	Suburban NBHD 10	Suburban NBHD 8	Suburban NBHD 5	Historic/Infill	Traditional NBHD - New	Mixed Residential	Suburban Corridor	Downtown Gateway	Neighborhood Center	Downtown Core	Light Industrial	Heavy Industrial	Institutional	Use Standard
Zoning District	A	RC	SN15	SN10	SN8	SN5	TNDH	TNDN	MR	SCO	DG	NC	DTC	LI	HI	INST	
COMMERCIAL USE TYPES (3.8 continued)																	
Restaurants	-	■	-	-	-	-	□	■	■	■	■	■	■	■	-	-	3.8.8
Retail Sales - Inside Only	-	■	-	-	-	-	-	■	-	■	■	■	■	□	-	-	3.8.9
Retail Sales with Outside Displays	-	□	-	-	-	-	-	□	-	□	□	□	□	-	-	-	
Service Stations	-	□	-	-	-	-	-	-	-	■	□	■	-	■	-	-	3.8.10
Theaters	-	-	-	-	-	-	-	-	-	■	■	■	■	-	-	-	3.8.11
Vehicle Repair and Maintenance	□	□	-	-	-	-	-	-	-	■	-	-	-	■	-	-	3.8.12
SERVICE USE TYPES (3.9)																	
Medical Facilities	■	■	-	-	-	-	□	■	-	■	■	■	■	-	-	■	3.9.1
Mortuaries and Funeral Homes	□	□	-	-	-	-	-	□	-	■	-	□	-	-	-	■	3.9.2
Studios – Art, Craft, Music, Dance	■	■	-	-	-	-	□	■	-	■	■	■	■	-	-	■	3.9.4
Other Service Uses – Indoor Only	-	■	-	-	-	-	□	■	-	■	■	■	■	■	-	-	3.9.3
INDUSTRIAL USE TYPES (3.10)																	
Crematoriums	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	-	3.10.1
Light Manufacturing Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	3.10.2
Heavy Manufacturing Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	□	-	3.10.3
Self-Storage Facility	□	-	-	-	-	-	-	-	-	□	-	-	-	□	■	-	3.10.4
Truck Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	3.10.5
Warehouses	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	
Wholesale Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	
OTHER USE TYPES (3.11)																	
Accessory Uses or Structures (Excluding Dwellings)	■	■	■	■	■	■	■	■	■	■	-	■	■	■	■	■	3.11.1
Agriculture (Excl. Cannabis)	■	□	□	□	□	-	-	-	-	-	-	-	-	-	-	□	3.11.2
Forestry	■	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	
Gated Entries	□	□	□	□	□	□	□	□	□	□	-	□	□	□	□	□	3.11.3
Heliports	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	3.11.4

3.4 Use Standards.

The following a list of use-specific criteria that are in addition to any other requirements of this ordinance. Special exception uses must also meet additional criteria included in Article 8 Administration.

3.5 Residential Use Types.

3.5.1 Dwellings, Detached.

3.5.1.1 Districts Permitted. See Table of Uses in Article 3.

3.5.1.2 Parking. Two spaces per dwelling unit are required for homes on individual lots. See Article 4 for general requirements.

3.5.1.3 Loading. None.

3.5.1.4 Additional Standards. None.

3.5.2 Dwellings, Zero Lot Line (Patio Homes).

3.5.2.1 Districts Permitted. See Table of Uses in Article 3.

3.5.2.2 Parking. Parking requirements shall be the same as those required for detached dwellings. See Article 4 for general requirements.

3.5.2.3 Loading. None.

3.5.2.4 Additional Standards.

- a. Front Yard Setback. The front yard shall measure a minimum of 20 feet between the front lot line (street right-of-way) and the surface of the front building wall. On corner lots, a front yard setback of 20 feet shall be maintained from both streets.
- b. Side Yard Setback. The side yard setback shall measure a minimum of ten feet along one side of the lot between the side lot line and the surface of the side building wall. No overhang, windows, doors or other openings shall be permitted on this side. No minimum side yard is required for the other side of the principle structure.
- c. Maintenance Easement. Where adjacent dwellings are not constructed against a common lot line, the developer must provide a perpetual wall maintenance easement measuring five feet along the adjacent lot and parallel with such wall. In no case may a zero lot line dwelling be built closer than ten feet to the lot line of a lot zoned in a different residential district.
- d. Rear Yard Setback. Rear yards shall measure a minimum of ten feet between the rear lot line and the surface of the rear building wall. Unattached accessory structures may be located a minimum of five feet from a rear or side lot line, but may not be located closer than 60 feet to the front lot line.
- e. Minimum Lot Width. The minimum lot width shall be 40 feet measured at the building setback line.
- f. Minimum Lot Area. The minimum lot area shall be 3,200 square feet.
- g. Maximum Building Height. The maximum building height shall be 30 feet.
- h. Buffer Area. Where the adjoining land is not under the ownership of the developer of the zero lot line project, a ten-foot side yard or a 25-foot rear yard shall be maintained between the zero lot line project and adjoining land. Where adjoining land is not owned by the same person owning the development site, a buffer must be maintained. The buffer must contain a minimum side yard buffer of ten feet and a 20-foot rear buffer between

the project and the adjoining land.

- i. Window and Door Openings. No window or door openings shall be permitted along the exterior wall of the structure facing a side yard.
- j. Roof lines. Roof lines may not overhang the property line.
- k. Impervious Surface. Maximum impervious surface coverage is limited to 60%.
- l. Density. Density shall not exceed 12 units to the acre.

3.5.3 Dwellings Attached, Townhouse.

3.5.3.1 Districts Permitted. See Table of Uses in Article 3.

3.5.3.2 Parking. Two spaces required for all dwellings up to three bedrooms, and one space per bedroom for dwellings with four or more bedrooms and four bathrooms. Also, one space required for every three dwellings for visitor parking. See Article 4 for general requirements.

3.5.3.3 Additional Standards.

- a. Townhomes shall have no more than six contiguous attached units built in a row.
- b. Unless a greater setback is required within a zoning district, a minimum setback of 40 feet is required from any Suburban Residential District.

3.5.4 Dwellings, Attached (Duplex, Triplex, or Quadplex).

3.5.4.1 Districts Permitted. See Table of Uses in Article 3.

3.5.4.2 Parking. One space is required for each studio or one bedroom unit and two spaces for units with two and three bedrooms.

3.5.4.3 Loading. None.

3.5.4.4 Additional Standards.

- a. Attached dwellings must have an architectural appearance and massing like a large single family home common to the neighborhood in which they are located.
- b. The main entrance to attached dwelling units shall be directly from and face the street. Each ground floor unit must be accessed through a single main entrance. Second story units may be accessed through the main entrance or by an exterior stairway that does not face a public street. Duplexes on corner lots may be designed so that each side facing the public street is a front facade, and each dwelling has primary pedestrian and automobile access from a different street.
- c. Trash and recycling receptacles must be located on a portion of the lot not visible from a public street.
- d. When a development with attached dwellings backs against an existing street of detached dwellings it must propose lots of similar size as the abutting lots, and no more than 50% attached dwellings.

3.5.5 Dwellings, Multi-Family.

3.5.5.1 Districts Permitted. See Table of Uses in Article 3.

3.5.5.2 Parking. See Article 4 general requirements.

- a. One space is required for each one bedroom unit and two spaces for each two or more-bedroom unit except that:
 - i. One space per unit may be provided, but not required, for dwellings restricted to persons over the age of 55.

- ii. Dwelling units in the Downtown Core are exempt from these requirements except that a parking plan shall be approved in the conditional use process demonstrating adequate parking.

3553 Loading. None.

3554 Additional Standards.

- a. Trash and recycling receptacles must be located on portions of the site not visible from a public street and must be screened from dwelling units on at least three sides.
- b. On infill development sites in residential districts or when abutting an established residential area sharing a public street, multi-family buildings shall be designed to blend in with surrounding single-family residential buildings to the maximum extent practicable with regards to building design, setbacks, driveway and garage design and location, porches, and sidewalks.
- c. Signage. Multi-family residential complexes may have one monument sign not to exceed eight feet in height and 24 square feet in sign area for each street frontage where an entry drive is located, and one wall sign not to exceed 20 square feet in sign area. Alternatively, the master sign plan option in Article 7 may be used. For a complete list of additional sign requirements, please refer to Article 7. Sign Regulations.
- d. Site Design. Site designs shall create a sense of “neighborhood” and shall meet all the following requirements.
 - i. Buildings shall be sited with front entrances and porches oriented toward streets, drives, and plazas, rather than clustered around parking lots. In no case shall rear garages and rear facades face primary streets.
 - ii. An internal vehicular circulation system for private streets, when included, shall be reflective of a single-family residential street system.
 - iii. Parking lots shall be located behind or under buildings, except where it is deemed appropriate to use a parking lot as a buffer from an arterial street, or where such parking area will directly abut a property line exterior to the development site when located in or adjacent to a residential district of lower density.
 - iv. Walkways shall connect all buildings with parking areas, play areas, clubhouses, and existing public sidewalks adjacent to the development site.
 - v. Plazas, clubhouses, pools, and recreational facilities shall be centrally located when provided.
- e. Unless a greater setback is required within a zoning district, a minimum setback of 50 feet is required from any side and rear property lines abutting ER, SR, or NR district.

356 Dwellings, Accessory.

3561 Districts Permitted. See Table of Uses in Article 3.

3562 Parking. One off-street parking space must be provided at the side or rear of the lot for each bedroom proposed in the accessory dwelling unit; unless determined by the Director of Planning and Community Development to be unnecessary given the amount of parking available on the street. See Article 4 for general requirements.

3563 Loading. None.

3564 Additional Standards.

- a. The accessory dwelling unit cannot exceed 50% of the gross floor area of the principal dwelling or 1,000 square feet (whichever is less) or contain more than two bedrooms.

- b. The accessory dwelling must be a complete living space with kitchen and bathroom facilities.
- c. The accessory dwelling may be accessory only to a detached single-family dwelling and not more than one such dwelling shall be allowed per principal dwelling.
- d. All accessory dwelling units (ADU) shall conform to the applicable side and rear set-back requirements for accessory structures. They shall also conform to all use, design and landscaping standards applicable to the primary dwelling and structure except that where accessed by an alley, the structure may be located up to 15 feet from the rear property line. When an existing legal and conforming accessory structure is being converted into an ADU, the new ADU must meet all applicable building and fire code requirements.
- e. The design of the accessory dwelling shall be in harmony with the principal dwelling regarding massing, materials, and location.
- f. If located in an accessory structure, the accessory dwelling must be in the rear yard and meet the side and rear yard requirements of the district.
- g. A lot upon which an ADU is permitted shall be greater than 10,000 square feet or 5,000 to 10,000 square feet approved by special exception.
- h. The accessory dwelling shall not be separately metered unless required by the electric utility provider.
- i. The primary dwelling must be owner-occupied and evidence must be presented such as a homestead exemption certificate that the dwelling is the primary residence of the owner.
- j. In order to be permitted an ADU application requires a restrictive covenant registered with the Chancery Clerk stating that the use will comply with all standards in Section 3.5 of the Code, that the primary dwelling on the property will be owner-occupied, and that the accessory dwelling will be used only for family members, guests, or employees (such as caretakers) and shall not be rented to the general public.
- k. The Planning Department shall keep a record of all approved accessory dwelling unit permits.

3.5.7 Conservation Developments.

3.5.7.1 Districts Permitted. See Table of Uses in Article 3.

3.5.7.2 Parking. Two parking spaces per dwelling are required. See Article 4 for general requirements.

3.5.7.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.5.7.4 Additional Standards.

- a. All lots within the development shall be accessed solely by interior streets, except that lots used for permitted non-residential uses may have driveway access to adjacent streets if approved by the city.
- b. No non-residential use in the development shall be permitted within 150 feet of the perimeter of the development site unless the adjacent zoning district permits such use.
- c. The overall density of the conservation subdivision shall not exceed the density authorized for the zoning district where it is located unless otherwise authorized in this ordinance. Open space land created through clustering shall be dedicated for perpetual open space and may be used for recreation.

- d. Permanent open space conserved as part of the conservation subdivision shall be designed to serve as a buffer to mitigate potential impacts of clustering on adjoining properties, and, at the discretion of the Director of Planning and Community Development, serve one of the other stated purposes (i.e. recreation, common open space, and preservation of environmentally sensitive features) for conservation subdivisions.
- e. The minimum lot size and interior lot setbacks may not be reduced to less than 50% of the minimum lot size and setbacks for the district in which the conservation subdivision is located.

3.5.8 Residential Common Interest Developments (Residential CID).

3.5.8.1 Districts Permitted. See Table of Uses in Article 3.

3.5.8.2 Parking. Minimum parking standards are established by specific use within the development. See Article 4 for general requirements.

3.5.8.3 Loading. None.

3.5.8.4 Additional Standards.

- a. Common areas may include, but are not limited to roads, sidewalks, stormwater facilities, playgrounds, clubhouses and other amenities, parks, green spaces, and conservation land.
- b. Development Standards.
 - i. Front Yard Setback. A minimum of 20 feet between the front lot line (street right of way) and the surface of the front building wall, but should be based on the setbacks of underlying zoning.
 - ii. Side Yard Setback. A minimum of 20 feet between structures.
 - iii. Rear Yard Setback. A minimum of 10 feet from the rear lot line.
 - iv. Lot Width. A minimum of 40 feet at the building setback line.
 - v. Building Height. Determined by the dwelling type standards.
 - vi. Buffer Area. No less than the required setback on the adjoining lot.
- c. If individual ownership of the dwellings is intended, common ownership documents with provisions for a property owner's association must be provided before final approval that must include all of the following.
 - i. Projected date of organization.
 - ii. Organizational structure, including planned timeline for transfer of control from the developer to the association.
 - iii. Diagram of areas to be held in common.
 - iv. Initial estimated fees for the proper function of the association.
 - v. Plan for collective shared maintenance of common areas including stormwater detention facilities.

3.5.9 Manufactured Home Developments.

3.5.9.1 Districts Permitted. See Table of Uses in Article 3.

3.5.9.2 Parking. A minimum of two spaces for each lot or pad is required. See Article 4 for general

requirements.

35.9.3 Loading. None.

35.9.4 Additional Standards.

- a. Size. The minimum size of a manufactured home park shall be four acres. The maximum size of a manufactured home park shall be six acres.
- b. Access. Each manufactured home park shall have access to a street of sufficient size to allow movement of the homes into and out of the park without crossing or disturbing adjacent property.
- c. Required Improvements. All manufactured home parks are required to have all the following improvements.
 - i. Every home lot shall contain at least 5,000 square feet of area. Separation of at least 20 feet shall be provided between homes and between homes and other structures. No home shall be closer to the property line than the required building setback for the district in which the manufactured home park is located.
 - ii. Each home lot shall have a pad to accommodate the home. The pad shall be graded to obtain adequate surface drainage and shall provide an adequate foundation and anchoring facilities to secure the home against any accidental movement. The material used in constructing the pad shall be durable and capable of supporting the expected load regardless of the weather. Individual connections shall be provided at each pad for water, sewerage, electricity, telephone, gas, and other services.
 - iii. Each manufactured home park shall be provided with an easily accessible recreation area of 10,000 square feet, or 100 square feet per home pad, whichever is larger.
 - iv. Manufactured home developments must meet all related city standards for streets, circulation, walkways, lighting, utilities, fire protection, and solid waste removal.
 - v. All interior roads must provide convenient and safe vehicular circulation.
 - vi. Concrete sidewalks at least five feet wide shall be provided.
 - vii. Adequate lighting meeting the requirements of Article 5 must be provided for all streets, walkways, buildings, and other facilities subject to nighttime use.
- d. Performance Requirements. The granting of a Manufactured Home Development as a special exception shall be dependent upon the applicant constructing and maintaining the development as shown on the approved site plan. An increase in the number of home pads above that shown in the plan or the failure to provide and maintain any of the required improvements shall constitute a violation of this ordinance.

3.6 Institutional Use Types.

36.1 Assisted Living Facility.

36.1.1 Districts Permitted. See Table of Uses in Article 3.

36.1.2 Parking. One space is required for every two employees plus one visitor space for each four beds. See Article 4 for general requirements.

36.1.3 Loading. No use-specific requirement. See Article 4 for general requirements.

36.1.4 Additional Standards.

- a. Assisted Living Facilities in the Suburban Residential Districts shall accommodate no more than 50 residents.

- b. Must be located on an arterial street and have a minimum lot size of three acres.

36.2

Care Centers and Care Homes.

36.21 Districts Permitted. See Table of Uses in Article 3.

36.22 Parking. One space is required for each employee, and one space for each five enrolled persons at maximum capacity. See Article 4.

36.23 Loading. No use-specific requirement. See Article 4 for general requirements.

36.24 Additional Standards.

- a. Drop-off and pick-up areas must be shown on the site plan and approved as part of the permitting process.
- b. Space requirements shall be as stipulated by the Mississippi State Board of Health and the International Building Code, or other appropriate state or federal agency.
- c. Outdoor play and recreation areas shall be located behind the front building line in the rear yard or side yard only.
- d. Unless specifically authorized by the Planning Commission as a special exception, outdoor activities are limited to the hours of 8:00 a.m. and 8:00 p.m.
- e. Care of a person shall not exceed 12 1/2 hours for any part of the 24-hour day.
- f. The owner of a care home must reside in the home and the use must be:
 - i. Clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling; all building and lot standards for residential dwellings shall be maintained.
 - ii. Staffed by persons residing in the dwelling in which the care is located except that up to one non-resident may report to work at the home.
 - iii. In a structure originally constructed as and designed for a single-family dwelling which shall remain the principal use on the lot. The structure shall not be altered in any manner which diminishes its value as a single-family dwelling or which changes its exterior residential character.
- g. A care home may be located on a local or collector street. Care centers must be located on an arterial street and have a minimum lot size of three acres.

36.3

Cemeteries and Columbariums.

36.31 Districts Permitted. See Table of Uses in Article 3.

36.32 Parking. No use-specific requirement. See Article 4 for general requirements.

36.33 Loading. No use-specific requirement. See Article 4 for general requirements.

36.34 Additional Standards.

- a. Tombstones, crypts, monuments, columbariums, and mausoleum spaces must be located at least 25 feet from any street right-of-way line or abutting property line. Greater setbacks shall be observed if otherwise required by the zoning district in which it is located. Gravesites shall also be set back at least 20 feet from any side or rear lot lines.
- b. Sales of crypts, columbarium niches, and plots shall be allowed as an accessory use on premises for cemeteries that are a principal use only. No building in conjunction with such sales shall be located closer than 20 feet from any side lot line abutting a residential district and 40 feet from any such rear lot line. Greater setbacks shall be observed if otherwise required by the zoning district in which it is located.

- c. Cemeteries may be permitted accessory to places of religious assembly provided they meet the setback requirements listed for such uses in this Article. Columbariums may be permitted accessory to places of religious assembly provided they meet the setbacks requirements for the principal structure.

364 Convalescent, Rest, and Nursing Homes.

364.1 Districts Permitted. See Table of Uses in Article 3.

364.2 Parking. Parking shall be provided at a rate of 1 space for each 8 beds plus one space for each two employees. See Article 4 for general requirements.

364.3 Loading. No use-specific requirement. See Article 4 for general requirements.

364.4 Additional Standards.

- a. Facilities in the Suburban Residential Districts shall accommodate no more than 50 residents.
- b. Facilities must provide a separate entry for patients being delivered by ambulance.
- c. Must be located on an arterial street and have a minimum lot size of three acres.

365 Group Care Home or Facility.

365.1 Districts Permitted. See Table of Uses in Article 3.

365.2 Parking. One parking space is required for each employee and one for every three residents aged 18 and older licensed to drive. See Article 4 for general requirements.

365.3 Loading. No use-specific requirement. See Article 4 for general requirements.

365.4 Additional Standards.

- a. Group Care Homes. Group care homes must be in a structure originally constructed as and designed for a single-family dwelling which is the principal structure on the lot. The structure must not be altered or the site used in any manner which diminishes its value as a single-family dwelling or which changes its exterior residential character.
- b. Group Care Facilities. A facility serving individuals who are deemed to be a danger to themselves or others must be identified by the applicant during site plan review. Facilities may not serve more than 20 residents; however, to protect the health and safety of the community, the Planning Commission has the right to further restrict the location of facilities and the number of residents and to require increased buffering, screening, and fencing.
- c. A group care facility must be located on an arterial street and have a minimum lot size of three acres.

366 Life Care Communities.

366.1 Districts Permitted. See Table of Uses in Article 3.

366.2 Parking. One space is required for each dwelling unit in the independent living facility, one space for every five bedrooms in the assisted living facility, one space for each ten beds in the nursing home care facility; plus one space for each two employees and a minimum of ten spaces for visitors. See Article 4 for general requirements.

366.3 Loading. No use-specific requirement except that a separate entrance for loading or unloading ambulances or other emergency vehicles must be provided. See Article 4 for gen-

eral requirements.

366.4 Additional Standards.

- a. All land used for the community shall be contiguous and shall not be divided or transected by public roads, private roads granting an easement(s) to tracts of land not located in the community, or natural features which would visually or functionally divide the development.
- b. Accessory buildings may only include accessory dwellings containing no more than four dwelling units, recreation centers, and similar facilities such as dining halls and maintenance buildings. All other buildings shall be principal buildings the use of which shall be for single-family dwellings, multi-family dwellings, or congregate/nursing care.
- c. All structures shall be limited in occupancy to persons aged 55 years or older, the physically handicapped, and their spouses except for rooms or units occupied by resident staff personnel performing duties directly related to the operation of the facility.
- d. Driveway access to accessory structures shall be through the main entrance to the community.
- e. Sidewalks meeting city standards shall be provided between accessory dwellings, the principal building, and all common facilities such as dining halls and recreation centers.
- f. Principal and accessory buildings shall be predominately designed and constructed with architectural features common to residential structures including, but not limited to, the following features: roof pitch, façade material, and size, type and placement of windows and doors.
- g. No single building shall be greater than 40,000 square feet if located within 500 feet (as measured in any direction from the closest point) from an adjacent residentially zoned lot.
- h. No site shall have a density greater than eight units per acre for accessory single family dwellings. For the purposes of calculating density, all land lying underneath and within 20 feet of any congregate care or nursing care facility and all loading/unloading, garbage collection, and parking areas associated with congregate care or nursing care facilities shall be excluded from the total acreage.
- i. Must take access from an arterial street and have a minimum lot size of three acres.

36.7 Municipal Public Buildings and Facilities.

36.7.1 Districts Permitted. See Table of Uses in Article 3.

36.7.2 Parking. No use-specific requirement. See Article 4 for general requirements.

36.7.3 Loading. No use-specific requirement. See Article 4 for general requirements.

36.7.4 Additional Standards.

- a. Municipal Buildings in Suburban Residential Districts must not exceed 20,000 square feet.
- b. Whenever feasible, infrastructure facilities should be located away from streets and may be located on lots without road frontage that are accessible solely across another property through an easement access.
- c. Where visible from a public or private street, municipal facilities must be screened from view by fencing or evergreen shrubs or trees.

368 Public Buildings and Facilities.

368.1 Districts Permitted. See Table of Uses in Article 3.

368.2 Parking. No use-specific requirement. See Article 4 for general requirements.

368.3 Loading. No use-specific requirement. See Article 4 for general requirements.

368.4 Additional Standards.

- a. Infrastructure facilities should be located away from streets and may be located on lots without road frontage that are accessible solely across another property through an easement access.
- b. Where visible from a public or private street, public facilities must be screened from view by fencing or evergreen shrubs or trees.

369 Religious Assembly Uses.

369.1 Districts Permitted. See Table of Uses in Article 3.

369.2 Parking. One parking space is required for every four seats in the main assembly room. See Article 4 for general requirements.

369.3 Loading. No use-specific requirement. See Article 4 for general requirements.

369.4 Additional Standards.

- a. Signage. Signs shall meet the requirements for business signs as set forth in Article 7 of this ordinance.
- b. Access. Places of assembly seating more than 600 people must have direct access to a major thoroughfare.
- c. A residential monastery, convent, or similar communal residence or religious facility may be allowed as an accessory use to a religious assembly use by special exception.
- d. Accessory uses such as administrative offices, bookstores, parking lots, community centers, multi-purpose facilities, outdoor recreational facilities, and care centers on the same site or sites contiguous to the principal use shall be permitted as follows.
 - i. Similar uses on non-contiguous sites or on a site separated from the principal use by a public street shall be considered principal uses in their own right and will be regulated as such.
 - ii. No merchandise or merchandise display shall be visible from outside a building.
 - iii. No business or identification sign pertaining to an accessory use shall be legible from a public street.
 - iv. Television stations, radio stations, printing presses, and sports complexes shall only be permitted as accessory uses if such uses are also permitted as principal uses in the zoning district in which they are located.
- e. A cemetery or columbarium is permitted as an accessory use under Section 3.6.3.

36.10 Schools.

36.10.1 Districts Permitted. See Table of Uses in Article 3.

36.10.2 Parking. See Article 4 for general requirements.

- a. Preschools and Kindergartens. One space is required for every four students, one space for each faculty and staff member, and bus and activity vehicle parking as needed.
- b. Elementary and Middle Schools. One space is required for every four students, one space

for each faculty and staff member, and bus and activity vehicle parking as needed.

- c. High Schools. One space is required for every four students, one space for each faculty and staff member, and bus and activity vehicle parking as needed.
- d. Post-Secondary Schools. One space is required for every two student classroom seats at maximum capacity, .75 spaces for each faculty and staff member, and activity and service vehicle parking as needed.

36.103 Loading. No use-specific requirement except that bus loading areas must be directly accessible to a building entrance. See Article 4 for general requirements.

36.104 Additional Standards. None.

3.7 Recreational Use Types.

3.7.1 Firing Ranges.

3.7.1.1 Districts Permitted. See Table of Uses in Article 3.

3.7.1.2 Parking. One space is required for each 300 square feet of gross floor area. See Article 4 for general requirements.

3.7.1.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.7.1.4 Additional Standards. Proof must be presented that the use will be soundproofed so that no noise can be heard beyond the walls of the use.

3.7.2 Open Space, Active.

3.7.2.1 Districts Permitted. See Table of Uses in Article 3.

3.7.2.2 Parking. For a facility intended for public use away from a developed area, a minimum of five parking spaces plus one space for each five acres is required. See Article 4 for general requirements.

3.7.2.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.7.2.4 Additional Standards.

- a. Public or private open spaces and parks with lighted facilities must close by 10 p.m.
- b. All stables and riding facilities (other than trails) must be located at least 1,000 feet from the nearest property line of an unrelated off-site residential lot.
- c. Golf courses are allowed only in the A, ER, or INST districts. An accessory commercial facility for a golf course must be located on the interior of the site, away from public streets.

3.7.3 Open Space, Passive.

3.7.3.1 Districts Permitted. See Table of Uses in Article 3.

3.7.3.2 Parking. No use-specific requirement. See Article 4 for general requirements.

3.7.3.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.7.3.4 Additional Standards. None.

3.7.4 Recreational Club or Facility, Private or Public.

3.7.4.1 Districts Permitted. See Table of Uses in Article 3.

3.7.4.2 Parking. One parking space is required for each 50 square feet of gross interior area (to included covered patios), including but not limited to event space (e.g. indoor and outdoor

party areas, meeting rooms, and spectator areas), and dining facilities plus one parking space for each two people calculated at 80% maximum capacity. If lodging is proposed, one additional space for every bedroom is required. See Article 4 for general requirements.

37.4.3 Loading. No use-specific requirement. See Article 4 for general requirements.

37.4.4 Additional Standards.

- a. Clubs with golf courses will only be allowed in the A and ER districts.
- b. Clubs that plan to host competitive events must provide both standard and overflow parking areas.
- c. Outdoor recreational facilities (such as tennis courts or swimming pools), must be located no less than 1,000 feet from the nearest residential property line not associated with the open space.
- d. Facilities for maintenance equipment, golf cart storage, and similar activities must be separate from parking areas for patrons.
- e. Any proposed lodging facilities must provide a full management plan.

3.8 Commercial Use Types.

38.1 Banks and Credit Unions.

38.1.1 Districts Permitted. See Table of Uses in Article 3.

38.1.2 Parking. One space is required for each 300 square feet of gross floor area. See Article 4 for general requirements.

38.1.3 Loading. No use-specific requirement. See Article 4 for general requirements.

38.1.4 Additional Standards. Facilities with drive-through facilities must have stacking space to prevent backups onto access roads.

38.2 Bed and Breakfast Establishments.

38.2.1 Districts Permitted. See Table of Uses in Article 3.

38.2.2 Parking. In addition to the required parking for the dwelling, bed and breakfast establishments must provide parking for guests equal to one space for each leased bedroom. Onsite guest parking must be located in a side or rear yard behind the front building wall of the primary structure. See Article 4 for general requirements.

38.2.3 Loading. No use-specific requirement. See Article 4 for general requirements.

38.2.4 Additional Standards.

- a. Bed and breakfast establishments are allowed only in a Historic District or in homes on lots of one acre or more.
- b. Bed and breakfast establishments must be managed by and serve as the primary residence of the owner of the property.
- c. Breakfast may be provided to registered guests, but no other full meals.
- d. Bed and breakfast establishments shall contain no more than five guest bedrooms at any one location or premises.
- e. No cooking facilities shall be permitted in guest rooms.
- f. Bed and breakfast establishments may have one sign meeting the standards of Article 7; however, a sign of not more than four square feet may be mounted on the wall of the home.

g. Parties, meetings, receptions or other unrelated activities shall be prohibited.

383

Grocery Stores.

383.1 Districts Permitted. See Table of Uses in Article 3.

383.2 Parking. Grocery stores with 25,000 square feet of gross floor area or less in size are required to have five spaces plus one space for each 400 square feet of floor area. Grocery stores with more than 25,000 square feet are required to have one space for each 300 square feet of floor area. Grocery stores that share a parking lot with other retail businesses may not exceed their maximum parking by more than 25%.

383.3 Loading. All loading areas must be at the rear of the store. See Article 4 for general requirements.

383.4 Additional Standards. None.

384

Hotels, Motels, and Inns.

384.1 Districts Permitted. See Table of Uses in Article 3.

384.2 Parking. Parking at a rate of one space for each two guest room is required. See Article 4 for general requirements.

384.3 Loading. No use-specific requirement. See Article 4 for general requirements.

384.4 Additional Standards. An arrival area must be provided at or near the front entrance for guests who are checking in or out.

385

Offices - Professional.

385.1 Districts Permitted. See Table of Uses in Article 3.

385.2 Parking. One space is required for each 300 square feet of gross office floor area. See Article 4 for general requirements.

385.3 Loading. No use-specific requirement. See Article 4 for general requirements.

385.4 Additional Standards. In RCN, TNB, and SMF one sign shall be permitted for each professional office; and signs for professional offices which may be permitted shall not exceed eight square feet in area or two feet in height.

386

Recreational Uses, Commercial - Indoor and Outdoor.

386.1 Districts Permitted. See Table of Uses in Article 3.

386.2 Parking. Ten spaces plus one space for each 100 square feet of gross floor area for indoor establishments or 1 space per four persons at maximum capacity for outdoor facilities.

386.3 Loading. No use-specific requirement. See Article 4 for general requirements.

386.4 Additional Standards.

- a. Indoor recreational uses that create substantial noise must be soundproofed to ensure that no noise is audible beyond the walls of the business.
- b. Outdoor recreational uses that create noise and use night lighting must close by 10 p.m. or must be located no less than 1,000 feet from an unassociated residential lot.

387

Recreational Vehicle Park.

387.1 Districts Permitted. See Table of Uses in Article 3.

387.2 Parking. Each vehicle space must be large enough to provide parking for the vehicle and its

towing vehicle (when applicable). See Article 4 for general requirements.

387.3 Loading. No use-specific requirement. See Article 4 for general requirements.

387.4 Additional Standards.

- a. Location. They must be located adjacent to, and take access from, a major thoroughfare as designated in *Envision Corinth 2040*.
- b. Setback Requirements. No trailer, service building, or service area shall be located in the required setback area.
- c. Sidewalks. In areas subject to heavy pedestrian traffic, sidewalks a minimum of five feet wide shall be provided.
- d. Water. Each travel trailer parking area shall be provided with one or more easily accessible water supply outlets for filling trailer water storage tanks. The outlets shall be provided with the necessary appurtenances to protect against backflow and back-siphoning. The source of water supply shall be the city water system.
- e. Sanitary Stations. There shall be at least one sanitary station for each 100 parking spaces or fraction thereof. Each sanitary station shall consist of at least a trapped four-inch sewer user pipe, connected to the parking area sewage system, surrounded at the inlet end by a concrete apron sloped to the drain, and provided with a hinged cover; and a water outlet with necessary appurtenances to permit periodic wash-down of the immediately adjacent areas. Each sanitary station shall be screened from other activities by visual barriers, and shall be at least 50 feet from any trailer parking spaces.
- f. Performance Requirements. The granting of a travel trailer parking area as a special exception shall be dependent upon the applicant constructing the parking area as shown on the approved site plan. An increase in the number of parking spaces or failure to construct any required improvements shall constitute a violation of this ordinance.
- g. Other reasonable requirements may be imposed on a case-by-case basis where deemed necessary for the safe operation of the travel trailer parking area on a specific site by the Planning Commission.
- h. The owner or operator of the park must file a restrictive covenant (on a form supplied by the Planning Department) stating that no vehicle stored or parked on the premises for more than two weeks will be used as a primary residence.

388 Restaurants.

388.1 Districts Permitted. See Table of Uses in Article 3.

388.2 Parking. See Article 4 for general requirements.

- a. One space is required for each 50 square feet of patron area.
- b. Restaurants with taverns are also required to provide one additional space for each 50 square feet of patron area.
- c. Restaurants with drive through (fast food) ten spaces plus one space for each four seats of total capacity is required.

388.3 Loading. No use-specific requirement. See Article 4 for general requirements.

388.4 Additional Standards.

- a. When live entertainment is offered, amplified music, loudspeakers, and similar noise devices shall not be permitted outdoors and noise emanating from the restaurant shall not exceed ambient noise levels at a distance of more than 100 feet from the building containing the amplified sound.

- b. Drive-in service or drive-through pickup facilities are allowed only by special exception in the Downtown Core District and must have sufficient stacking space to prevent backups onto access roads.
- c. Service of alcoholic beverages must meet all Mississippi regulations and city requirements.

389

Retail Sales.

389.1 Districts Permitted. See Table of Uses in Article 3.

389.2 **Parking.**

- a. All retail sales (indoor and outdoor) are required to have one space for each 300 square feet of gross floor or outdoor sales area except that auto sales establishments must provide one space for each 500 square feet of interior sales and garage areas. See Article 4 for general requirements.
- b. Retail stores that share a parking lot with other retail businesses may not exceed their minimum parking by more than 25%.

389.3 Loading. No use-specific requirement. See Article 4 for general requirements.

389.4 **Additional Standards.**

- a. In the DTG, NC, and DTC districts individual retail stores may not exceed 40,000 square feet.
- b. Retail Sales are allowed at farms in the AG district only for items made or produced on the premises.
- c. A pedestrian walkway of no less than six feet must be provided in front of a store.
- d. No outdoor display of merchandise or freestanding kiosk selling items may result in a pedestrian walkway, sidewalk, or a front entry area of less than three feet.
- e. Businesses with drive-through facilities must have sufficient stacking space to prevent backups onto access roads.

38.10

Service Stations.

38.10.1 Districts Permitted. See Table of Uses in Article 3.

38.10.2 **Parking.** One parking space is required for each 300 square feet of gross sales floor area of retail convenience stores. See Article 4 for general requirements.

38.10.3 Loading. No use-specific requirement. See Article 4 for general requirements.

38.10.4 **Additional Standards.**

- a. All standards that apply to service stations as primary uses also apply to service stations as accessory uses.
- b. Stacking space for vehicle access to pumps at accessory service stations or service stations on out-parcels of a larger development site must not interfere with onsite traffic flow not associated with the service station use.
- c. Pump areas on corner lots in the TNB and RCN districts must be located to the side or rear of the retail facility, not in a front yard unless the lot backs into a residential use area.
- d. All fuel pumps shall be located a minimum of 20 feet from property lines.
- e. Pumps shall be located to the side of the principal building.
- f. Wrecked, partially dismantled, or inoperative vehicles associated with an accessory mo-

tor vehicle repair service must be stored in an enclosed building.

- g. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material, and architectural detailing.
- h. The design of pump islands should be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing.
- i. All display items for sale should occur only within the main building or within designated areas that are screened from public streets.
- j. Canopy columns shall be wrapped with architectural facing of stone, brick, tile, or other natural materials.
- k. All lighting must meet the standards of Article 5, with fully shielded lighting under the canopy.
- l. Screening for the use must meet all standards in Article 5.

3.8.11 Theaters.

3.8.11.1 Districts Permitted. See Table of Uses in Article 3.

3.8.11.2 Parking. One space is required for every four seats in the main assembly room. See Article 4 for general requirements.

3.8.11.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.8.11.4 Additional Standards.

- a. When live entertainment is offered, amplified music, loudspeakers, and similar noise devices are not permitted outdoors. Noise emanating from the inside shall not exceed ambient noise levels in the surrounding area at more than 100 feet from any point of the property.
- b. Service of alcohol beverages at a restaurant accessory to a Theater must meet all Mississippi regulations and city ordinances.

3.8.12 Vehicle Repair or Maintenance Facility.

3.8.12.1 Districts Permitted. See Table of Uses in Article 3.

3.8.12.2 Parking. One space is required for every 300 square feet of patron waiting area. See Article 4 for general requirements.

3.8.12.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.8.12.4 Additional Standards.

- a. Where this use is a special exception, it is limited to service for personal, light duty or medium duty vehicles not requiring a commercial driving license.
- b. The number of outside stored vehicles awaiting repair is limited to no more than 5, or 1 per service bay, whichever is greater. Stored vehicles must have a current tag.
- c. Accessory junk yards including the storage of junk vehicles or vehicles used for parts are prohibited.
- d. Vehicles that have been accepted for repairs shall be screened from view by enclosing them within a building or in a rear yard area. Any outdoor storage must be screened by a six-foot solid screening fence or six-foot solid screen evergreen hedge along the side and rear property lines.
- e. No sales of vehicles are permitted on the premises of this use.

- 38.125 Washes, Automatic and Full Service:
- a. All exterior walls and accessory washing areas shall be constructed so that they match the principal structure in design and materials.
 - b. The outdoor service area of a car wash shall be placed and screened in accordance with the standards for on-site parking.
 - c. Washes, vacuums, and similar service devices shall be located a minimum of 50 feet from the nearest lot line of an adjacent residential zoning district or lot containing a legal, conforming residential use for facilities that do not include an automatic dryer. Where automatic dryers are installed, separation shall be 500 feet from the nearest lot line of an adjacent residential zoning district or lot containing a legal, conforming residential use.
 - d. Car washes accessory to a principal use shall be located in the side or rear yard only.
 - e. Hours of operation shall be no earlier than 8:00 a.m. and no later than 11:00 p.m.

3.9 Service Use Types.

- 39.1 Medical Facilities.
- 39.1.1 Districts Permitted. See Table of Uses in Article 3.
- 39.1.2 Parking. One space is required for every 250 feet of gross floor area for each use plus:
- a. A Veterinary Clinic or Hospital must provide adequate parking and on-site maneuvering space for trucks and tractors on sites with facilities servicing large animals.
 - b. Hospitals shall also have an additional 1 space for every 3 beds.
- 39.1.3 Loading. No use-specific requirement except that facilities with in-patient services must provide a separate loading area for ambulances or other emergency vehicles. See Article 4 for general requirements.
- 39.1.4 Additional Standards.
- a. Hospital and other medical facilities shall not exceed 10,000 square feet unless located in a PUD-Medical District.
 - b. Veterinary Clinic or Hospital:
 - i. All kennel areas must be indoor.
 - i. No unsupervised outdoor areas are allowed except for clinics and hospitals that treat large animals.
- 39.2 Mortuaries and Funeral Homes.
- 39.2.1 Districts Permitted. See Table of Uses in Article 3.
- 39.2.2 Parking. One space is required for every three seats in parlors and chapels, plus an additional ten spaces at minimum for employees and funeral home vehicles. See Article 4 for general requirements.
- 39.2.3 Loading. No use-specific requirement except that adequate space for loading and unloading funeral home vehicles must be provided. See Article 4 for general requirements.
- 39.2.4 Additional Standards. None.
- 39.3 Service Uses, Indoor Only.

- 3931 Districts Permitted. See Table of Uses in Article 3.
- 3932 Parking. One parking space is required for each 300 square feet of gross floor area. See Article 4 for general requirements.
- 3933 Loading. No use-specific requirement. See Article 4 for general requirements.
- 3934 Additional Standards.
 - a. No outdoor storage is permitted.
- 394 Studios - Art, Craft, Music or Dance.
 - 3941 Districts Permitted. See Table of Uses in Article 3.
 - 3942 Parking. One space is required for every 300 square feet of gross floor area. See Article 4 for general requirements.
 - 3943 Additional Standards.
 - a. Any studio use generating noise (music or dance) must be soundproofed to prevent noise that is audible to an adjacent use.

3.10 Industrial Use Types.

- 3.10.1 Crematoriums.
 - 3.10.1.1 Districts Permitted. See Table of Uses in Article 3.
 - 3.10.1.2 Parking. No use-specific requirement. See Article 4 for general requirements.
 - 3.10.1.3 Loading. No use-specific requirement. See Article 4 for general requirements.
 - 3.10.1.4 Additional Standards. None.
- 3.10.2 Light Manufacturing Uses.
 - 3.10.2.1 Districts Permitted. See Table of Uses in Article 3.
 - 3.10.2.2 Parking. One space is required for each 400 square feet of gross floor area plus one space for each vehicle to be stored or stopped simultaneously. See Article 4 for general requirements.
 - 3.10.2.3 Loading. No use-specific requirement. See Article 4 for general requirements.
 - 3.10.2.4 Additional Standards.
 - a. Noise. No volume of sound inherently and recurrently generated shall be detectable at the boundary line of the lot.
 - b. Vibration. Ground vibration inherently and recurrently generated shall not be permitted.
 - c. Smoke, Dust, Lint, and other Particulate Matter.
 - i. Smoke. No smoke shall be permitted of any density shall be permitted for more than six minutes in any hour.
 - ii. Dust. All walks, driveways, and parking areas shall be dust-proofed. No dust of any kind produced by manufacturing shall be permitted to escape beyond the confines of the building in which it is produced.
 - iii. Lint and other Particulate Matter. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces.
 - d. Fly Ash. The emission of fly ash is prohibited.

- e. Noxious Gasses and Fumes. The emission of gasses or fumes injurious to persons or property beyond the lot occupied by the use is prohibited.
- f. Odor. The emission of noxious odors of any kind detectable by a person with normal sensibilities anywhere beyond the property boundaries shall not be permitted. Tanneries, abattoirs, glue factories, oil refineries, soap factories, artificial gas manufacture, and similar industries must present detailed plans for elimination of noxious odors before a building permit is granted.
- g. Fire Hazards and Safety. The storage and handling of flammable liquids, liquefied petroleum, gasses, and explosives shall comply with state regulations and the regulations contained in the city's building code.
- h. Glare and Heat. Any operation producing intense glare or heat detectable outside a building is prohibited.
- i. Nonconforming Uses Must Comply. The performance standards included in this section shall apply to legal nonconforming manufacturing uses in all districts.

3.10.3 Heavy Manufacturing Uses.

3.10.3.1 Districts Permitted. See Table of Uses in Article 3.

3.10.3.2 Parking. One space is required for each 400 square feet of gross floor area plus one space for each vehicle to be stored or stopped simultaneously. See Article 4 for general requirements.

3.10.3.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.10.3.4 Additional Standards.

- a. Noise. The volume of sound inherently and recurrently generated shall not exceed 60 decibels at the boundary line of the lot.
- b. Vibration. Ground vibration inherently and recurrently generated shall not be perceptible without instruments at any point along any boundary line of the lot on which the use is located.
- c. Smoke, Dust, Lint, and other Particulate Matter.
 - i. Smoke. No smoke shall be permitted of a density greater than No. 1 per the Ringelmann's Scale, except that smoke of a density not more than No. 2 of the Ringelmann's Scale will be permitted for a period not in excess of six minutes in any hour.
 - ii. Dust. All walks, driveways, and parking areas shall be dust-proofed. No dust of any kind produced by manufacturing shall be permitted to escape beyond the confines of the building in which it is produced.
 - iii. Lint and other Particulate Matter. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces.
- d. Fly Ash. The emission of particles from any flue or smokestack shall not exceed 0.2 grains per cubic foot of flue gas at a stack temperature of 500° Fahrenheit.
- e. Noxious Gasses and Fumes. The emission of gasses or fumes injurious to persons or property beyond the lot occupied by the use is prohibited.
- f. Odor. The emission of noxious odors of any kind detectable by a person with normal sensibilities anywhere beyond the property boundaries shall not be permitted. Tanneries, abattoirs, glue factories, oil refineries, soap factories, artificial gas manufacture, and similar industries must present detailed plans for elimination of noxious odors before a

building permit is granted.

- g. Fire Hazards and Safety. The storage and handling of flammable liquids, liquefied petroleum, gasses, and explosives shall comply with state regulations and the regulations contained in the city's building code.
- h. Glare and Heat. Any operation producing intense glare or heat shall be performed within completely enclosed buildings in such manner as not to create a public nuisance or hazard along lot lines. Exposed sources of light shall be shielded so as not to create a nuisance across lot lines.
- i. Nonconforming Uses Must Comply. The performance standards included in this section shall apply to legal nonconforming manufacturing uses in all districts.

3.10.4 Storage – Self-Storage Facility.

3.10.4.1 Districts Permitted. See Table of Uses in Article 3.

3.10.4.2 Parking. At least four parking spaces shall be provided near the leasing office. See Article 4 for general requirements.

3.10.4.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.10.4.4 Additional Standards.

- a. Size. A self-storage facility site shall not exceed three acres in size.
- b. Uses Not Allowed.
 - i. Outdoor storage shall be limited to licensed boats on trailers, storage trailers, and licensed recreational vehicles and campers. If such storage is to be provided, adequate parking must be provided to accommodate such vehicles.
 - ii. No retail or wholesale uses, residential activities, and storage of hazardous materials, or any other use other than personal storage shall be conducted within or from the storage units. Notice of such prohibition shall be provided to customers by a conspicuous sign posted at the entrance of the property or by provisions in the lease agreement, or both.

3.10.5 Truck Terminal, Wholesale, or Warehouse Use.

3.10.5.1 Districts Permitted. See Table of Uses in Article 3.

3.10.5.2 Parking. One space is required for each 1,000 square feet of gross floor area. See Article 4 for general requirements.

3.10.5.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.10.5.4 Additional Standards. None.

3.11 Other Use Types.

3.11.1 Accessory Uses or Structures (Excluding Dwellings).

3.11.1.1 Districts Permitted. See Table of Uses in Article 3.

3.11.1.2 Parking. No use-specific requirement. See Article 4 for general requirements.

3.11.1.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.11.1.4 Additional Standards.

- a. Accessory uses and structures must be clearly related to and incidental to the permitted principal use or structure on the lot.

- b. All accessory uses and structures shall require the issuance of a certificate of zoning compliance, and be in compliance with the threshold for site plan review in Section 9.2.2.2.
- c. Accessory structures may only be erected behind the front building line of the principal structure, and not in a side or front yard; unless otherwise authorized in this ordinance. No accessory building may be built within five feet of a property line.
- d. No accessory building shall be erected within five feet of any other building, or within five feet of a property line.
- e. Structures accessory to residential uses (except for agricultural buildings located in agricultural districts and accessory dwellings) shall have a combined floor area (aggregate of all detached accessory structures) of not more than 33% of the total floor area of the principal structure.
- f. In no event shall “accessory use” or “accessory structure” be construed to authorize a use or structure not otherwise permitted in the district in which the principal use is located.
- g. All accessory uses and accessory structures shall conform to the applicable requirements of this ordinance, including all dimensional, use, design and landscaping standards applicable to the primary use and structure; and the specific standards for Accessory structures in Article 5.
- h. In any residential district, no accessory building shall occupy more than 30% of a required rear yard. In no district, shall an accessory building occupy any part of a required front yard or side yard except garages.
- i. In the agricultural zone, unattached accessory buildings may not be located within five feet of a rear or side yard line or five feet of a front lot.
- j. No accessory building in any residential district shall be erected or altered so that it is closer than five feet to a side lot line or ten feet to a rear lot line.
- k. Freestanding Self-Serve Structures are permitted as accessory uses to adjoining or adjacent uses as attached or freestanding structures.
 - i. Freestanding Self-Serve Structures shall be permitted as accessory freestanding facilities only when the location does not present a hazard to the motoring public, and they are lighted and located in such a manner as to maximize the safety of the public using the facility.
 - ii. The site must accommodate safe stacking space for up to two vehicles.

3.11.2

Agriculture and Forestry.

3.11.21 Districts Permitted. See Table of Uses in Article 3.

3.11.22 Parking. No use-specific requirement. See Article 4 for general requirements.

3.11.23 Loading. No use-specific requirement. See Article 4 for general requirements.

3.11.24 Additional Standards.

a. In the SN 10 zone, horses and cattle shall require a minimum of one acre of pasture per animal.

b. In the SN 10 zone, goats and sheep shall require a minimum of one acre per five animals.

3.11.25 Forestry shall be subject to the tree preservation requirements of Article 6.

3.11.3

Gated Entries.

3.11.31 Districts Permitted. The use is a special exception allowable in any district for nonresidential

uses, individual residences, multi-family development. They may be considered by special exception for a single-family residential development that has only private roads built to city road standards.

3.11.32 Additional Standards. The following regulations pertain to placing gates, posts and cable or other equipment across vehicular entrances to individual residences, nonresidential properties, and multi-family residential properties.

- a. Nonresidential development. Nonresidential developments that will close during business hours shall obtain a special exception to establish gates at private vehicular entrances.
- b. Multi-family development. Developments that wish to close in the overnight hours may request a special exception to establish gates at private vehicular entrances.

3.11.33 Design Standards for All Gated Entrances.

- a. Gates should be constructed of decorative, ornamental metal.
- b. Style and color of gates and other enclosures should be coordinated with nearby structures.
- c. Gates should operate so that they do not obstruct sidewalks, streets, bike paths, parking spaces, and similar facilities.
- d. Swing gates are encouraged. Gate hinges may be located on one or both sides of the driveway.
- e. Sliding gates are discouraged.
- f. Unobstructed vertical clearance should be at least 13 feet six inches.
- g. Gates shall be designed to allow vehicles to turn around in the driveway, without backing into the street (except on local streets).
- h. Adequate stacking room should be provided between the gated entrance and the gate controller to avoid vehicular stacking across sidewalks, streets, bike paths, and similar facilities.
- i. Gates shall be designed to provide 24-hour access by authorized maintenance and service providers (such as public works, utilities, mail and postal delivery).
- j. Gate designs shall include emergency hardware to ensure they can be activated by an emergency siren to the satisfaction of the City.
- k. One pedestrian access gate shall be provided at each gated driveway entrance.
- l. "Anti-directional" devices (i.e., metal spikes that can cause tire damage) at entrances and exits are prohibited.
- m. Protective covenants shall be established and recorded for the gated development. The protective covenants shall identify, and always keep in effect, a legal entity responsible for maintaining the gates and associated features.
- n. Gates and the emergency operation of the gates shall be maintained at all times. Two instances reported to the planning office within a 12-month period of inaccessible gates by the city police, fire or public works shall result in the revocation of the permit.
- o. Entrances must meet the following width requirements unless otherwise approved by the fire department. Dual gates should have an unobstructed clearance of least ten feet wide on each side; single gates should have an unobstructed clearance of least 20 feet wide.
- p. Gated development should not be approved for developments that provide neces-

sary connectivity for access and safety reasons. No gated development with private roads can be considered for acceptance as public streets until and unless the roads are brought to current city standards by the pertinent property owners association.

3.11.4 Heliports.

3.11.4.1 Districts Permitted. See Table of Uses in Article 3.

3.11.4.2 Parking. No use-specific requirement. See Article 4 for general requirements.

3.11.4.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.11.4.4 Additional Standards.

- a. Heliports shall only be permitted as accessory uses to emergency medical facilities, police and fire facilities, and industries.
- b. Landing pads for on-grade heliports shall be set back a minimum of 400 feet from lots used for residential purposes, public or private schools, or public parks. These distance requirements may be reduced one foot for each one foot of the elevation above ground level for elevated heliports.
- c. The heliport landing area shall be constructed of a material which is free of dust and loose particles which may be blown about by the down blast of the helicopter rotor.
- d. Lighting is to be provided per Federal Aviation Administration (FAA) requirements and is to be oriented as much as possible away from adjacent properties.

3.11.5 Home Occupations.

3.11.5.1 Districts Permitted. See Table of Uses in Article 3.

3.11.5.2 Parking. Off-street parking for customers must not exceed one space. Vehicles used in connection with the home occupation must not be parked overnight on a right-of-way. See Article 4 for general requirements.

3.11.5.3 Loading. No use-specific requirement. See Article 4 for general requirements.

3.11.5.4 Additional Standards. A home occupation is permitted accessory to any dwelling unit in accordance with all the following requirements:

- a. A Home Occupation may be permitted as a special use if: it is in a single family detached dwelling (or accessory structure), has no external evidence of the use, has no more than three deliveries to or from the dwelling per day, generates no more than six vehicle trips per day (round trips), generates no foot traffic to or from the dwelling, and meets the standards in "b" and "c" below. A Home Occupation that exceeds those standards may request approval as a special exception, which shall require meeting the standards of "c" and "d" below.
- b. Approval of a Home Occupation as a special use shall require submittal of a description of the intended business, and how it will meet all required standards. If approved as a Special Use, the Director of Planning and Community Development shall issue a certificate of zoning compliance. If the use is authorized, before it is approved the applicant shall submit a signed and notarized affidavit stating that the use, as approved, will not exceed the standards stated in the business description. A copy of the affidavit will be kept at the Planning Department. Any modification to the Home Occupation shall require reconsideration of the approval.
- c. All Home Occupations must meet the following standards:

- i. The use shall occupy no more than 25% of the total building area of the dwelling and (where pertinent) any accessory structure, but in no case shall exceed 500 square feet.
 - ii. The use shall not require the use of utilities or community facilities beyond that reasonable to the use of the property for residential purposes.
 - iii. If proposed to be conducted in an accessory structure, the use must be in a garage or similar structure commonly associated with a dwelling.
 - iv. The only employees allowed shall be members of the resident's immediate family, living in the dwelling.
 - v. Customer and client contact shall be primarily by means other than visits to the premises, and if visits by customers are required they shall be by appointment only.
 - vi. The use shall not employ any mechanical, electrical, or other equipment which produces noise, electrical or magnetic interference, dust, vibration, heat, glare, or other nuisances outside the dwelling or accessory structure housing the home occupation.
 - vii. The use shall not include any manufacturing process that uses substantial electrical or mechanical equipment or chemical materials.
 - viii. No outdoor storage or visible evidence of the equipment, merchandise, or materials used in the home occupation is permitted except equipment or materials (type and quantity) normally and reasonably associated with the principal residential use.
- d. A Home Occupation requesting approval by special exception must meet the following additional standards.
- i. May have more than six vehicle trips per day (round trips) related to the business, but no more than 20 vehicle trips in one day.
 - ii. If personal contact on the premises is required for the business it shall be by appointment only and shall not exceed six appointments per day.
 - iii. Delivery of materials and pedestrian or vehicular traffic to and from the premises shall not involve the use or frequency of vehicles not normally experienced in residential areas.
 - iv. No goods or merchandise shall be sold or offered for sale on the premises that is not produced on the premises.
 - v. Only vehicles used primarily as passenger vehicles will be permitted in connection with the conduct of the home occupation. If the Home Occupation is located in a single family detached dwelling (or accessory structure), one vehicle may display any signage indicating the name of the home occupation. Any such vehicle must be parked behind the front building line of the principal structure.
 - vi. One sign may be proposed for the use, measuring no more than one square foot in size; to be located in a window or on the building, if it meets all other requirements in Article 7.
 - vii. If proposed in an attached or multi-family unit, a letter of approval of the proposed use from the property owners association, or the property manager is required.

- 3.11.61 Districts Permitted. See Table of Uses in Article 3.
- 3.11.62 Parking. See standards for proposed uses and Article 4 for general requirements.
- 3.11.63 Loading. See standards for proposed uses and Article 4 for general requirements.
- 3.11.64 Additional Standards.
- a. There may be individual ownership of structures or individual units in a structure (or structures), or the land upon which structures are built; or alternatively there may be common ownership and management of all structures, with structures or portions of structure functioning as rental properties; and
 - b. Common areas may include, but are not limited to: roads, sidewalks, stormwater facilities, parking areas, or other infrastructure or amenity facilities.
 - c. Signage. Shopping Complex Signs. Entrance signs may contain additional square footage not to exceed ten square feet for each business located within the shopping center when such additional footage is devoted exclusively to individual businesses located within such shopping center and when no freestanding signs are to be erected. If no individual signs are to be erected as part of the shopping center entrance sign or erected as freestanding signs on the shopping center property, then such shopping center entrance sign may contain a total of 100 square feet.
 - d. Alternatively, the master sign plan option in Article 7 may be used.
 - e. Development Standards. See standards for the applicable zoning district.

3.11.7 Temporary Uses.

- 3.11.71 Districts Permitted. See Table of Uses in Article 3.
- 3.11.72 Parking. No use-specific requirement. See Article 4 for general requirements.
- 3.11.73 Loading. No use-specific requirement. See Article 4 for general requirements.
- 3.11.74 Additional Standards. The following shall be permitted as temporary uses in the districts noted when in compliance with all standards:
- a. A noncommercial concrete batching plant shall be permitted as approved in a staging plan provided it has direct access to arterial or higher capacity street.
 - b. Temporary buildings, offices or yards for construction may be permitted for up to six months if authorized by the Director of Planning and Community Development . Such facilities may request extensions of the permit for no more than three months from the Board of Adjustment.
 - c. Industrial, commercial, or residential use of municipally-owned property may be permitted in any district when the Mayor and Board of Aldermen determine that such use will facilitate reconstruction, restoration, repair, or replacement of industrial, commercial, or residential facilities rendered unusable by a natural or man-made disaster. This permit shall not be issued for a period longer than six months. Following a public hearing, the Planning Commission may, but shall not be required to, grant a six-month extension if it determines that the conditions that led to the initial grant of the permit continue in force and effect and that an extension will further facilitate reconstruction, restoration, repair, or replacement of industrial, commercial, or residential facilities to be used by permittee within Alcorn County. No further extension shall be granted under this section.
- 3.11.75 This section shall not be interpreted to grant any right in addition or contrary to other ordinances, regulations, or statutes that may apply to the use sought by the permittee.

3.11.8 Wireless Communication Facilities.

- 3.11.8.1 Districts Permitted. See Table of Uses in Article 3.
- 3.11.8.2 Parking. If needed, adequate parking spaces shall be provided on each site so that parking on public road right-of-way will not be necessary.
- 3.11.8.3 Additional Standards.
- a. Applicability.
- i. Preexisting towers and antennas. Any tower or antenna in existence prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance, other than the requirements of section 3.11.8.4.g. Any addition to a preexisting tower or antenna shall comply with all applicable requirements of this ordinance.
 - ii. Amateur radio. Receive-only antennas. This Code shall not govern the installation of any tower or antenna that is owned or operated by a federally licensed amateur radio operator or is used exclusively for receive-only antennas. Commercial antennas attached to such tower or any tower modification made for accommodating such an antenna shall comply with all applicable requirements of this ordinance.
 - iii. Satellite dishes and other antennae. This Code shall apply to satellite dishes and other forms of antennas located within the City of Corinth, except that the following shall be exempt from the requirements of this ordinance.
 - iv. Any antenna or satellite dish described below that is mounted at a height no greater than 12 feet above grade (this measurement includes both the height of the mast or tower to which the antenna is attached, as well as the height of the structure upon which it is mounted, such as a house, if applicable).
 - That is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter; or
 - That is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that is one meter or less in diameter.
 - v. An antenna designed to receive television broadcast signals that is mounted at a height no greater than 12 feet.
- b. General Requirements.
- i. All towers and antennas shall comply with all FCC and FAA rules.
 - ii. Design and installation of all towers and antennas shall comply with the manufacturer's specifications and with ANSI/TIA/EIA standards. Plans shall be approved and certified by a professional engineer registered in the State of Mississippi.
 - iii. For leased sites, written authorization for siting the wireless communication facilities from the property owner must be provided.
 - iv. All towers and antennas must be adequately insured for injury and property damage. Proof of insurance shall be provided to the City of Corinth with any application submitted under this ordinance.
 - v. Proposals to erect new towers and antennas shall be accompanied by any required federal, state or local agency license or application for such licenses.

- vi. Only one tower is permitted on a parcel of land. An application to place multiple towers upon a single parcel shall require credible evidence that co-location is not practical. Any application for multiple towers shall require written approval by the Planning Commission.
 - vii. The monopole design is the preferred tower structure. Use of guyed or lattice towers must be justified based on collocation opportunities or specific structural requirements.
- c. Prohibitions.
- i. No temporary mobile communication sites are permitted except in the case of equipment failure, equipment testing, equipment replacement, special events, or in the case of emergency situations. Placement of temporary equipment shall be limited to 120 days unless extended in writing by the Planning Commission.
 - ii. No advertising message or sign shall be affixed to any tower, antenna or accessory structure including fences.
 - iii. Towers shall not be artificially illuminated unless required by the FCC or FAA. Whenever a tower is required to have flashing lighting or illumination, the use of red flashing lights shall be required during the night time hours as opposed to white strobe lights unless otherwise federally mandated.
 - iv. Except for the provision of municipal utilities and services or for public safety, no part of any tower or antenna shall extend across or over any right-of-way, public street, public highway, public sidewalk, or property line without approval from the Board of Aldermen.
 - v. Cell towers are limited to 100 feet in height in all residential, mixed-use, and agricultural zoning districts or planned unit developments. In all other places a maximum height of 150 feet shall be maintained.
 - vi. No cell tower shall be erected on a lot or parcel within a single family residential subdivision recorded in the office of the clerk of the Chancery Court.
- d. District Requirements.
- i. The following are permitted in all zoning districts after the issuance of a building permit: Antennas attached to an existing tower or structure and not extending more than 20 feet above the highest point of the tower or structure.
 - ii. The following are permitted in all zoning districts with a special exception permit after the issuance of a building permit: Antennas attached to an existing tower or structure and extending more than 20 feet above the highest point of the tower or structure; or new cell towers.
- e. In addition to the required findings outlined in Section 9.7 of the land development code for the granting of special exceptions, all the following factors shall also be considered in determining whether to issue a special exception for wireless communication facilities.
- i. The height of the proposed antenna.
 - ii. The proximity of the tower or antenna to residential structures and residential zoning district boundaries.
 - iii. Technical or engineering requirements limiting placement of the tower or antenna in other areas to provide coverage.
 - iv. Nature of uses on adjacent and nearby properties.
 - v. Surrounding topography, tree coverage, and foliage.

- vi. The design of the tower or antenna, with reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
- vii. Availability of suitable existing towers and other structures.
- f. Performance Standards.
 - i. Tower structures shall be setback from the nearest property line a distance equal to the height of the tower. This setback may be reduced to one-half the height of the tower if the applicant submits a report sealed by a professional engineer registered in the State of Mississippi that certifies that the tower is designed and engineered to collapse upon failure within that reduced setback.
 - ii. Towers shall not be located within a distance equal to twice the height of the tower to any residence other than the residence on the parcel on which the tower is located.
 - iii. New tower owners shall address the extent to which co-location will be allowed in the future. A letter of intent committing the tower owner and his successors to allow co-location, if a potential user agrees in writing to pay a reasonable charge, shall be filed in the Planning Department prior to any building permit being issued. New tower owners must demonstrate how co-location would be potentially situated on the site. Towers and structures shall be designed structurally and electrically for multi-tenants on the initial installation. Towers must also be designed to allow for future rearrangement of antennas on the tower and accept antennas mounted at different angles.
- g. Camouflaged towers and related facilities may be required in any residential district, PUD, historic district, or neighborhood conservation overlay district as determined by the Planning Commission.
- h. Screening and Landscaping. The tower location shall provide for the maximum amount of screening of the facility. The site shall be landscaped with a buffer of plant materials that screens the view of all tower accessory structures, equipment, and improvements at ground level from adjacent properties. The buffer shall consist of a landscaped strip at least four feet wide outside the perimeter of the area where tower accessory structures, equipment, and improvements are located at ground level. Existing mature vegetation and natural landforms on the site shall be preserved to the maximum extent possible.
 - i. Walls and fencing: Walls and fencing may be used within the buffer area. Where used, a six-foot masonry wall or solid chain link fence or a fence of approved wood of natural decay resistance must be placed along the inside perimeter of the buffer so as to provide 100% visual screening at the time of the issuance of the certificate of occupancy.
 - ii. Trees and other vegetation: Trees and other vegetation shall be used to enhance the buffer and may be used in any landscape coverage ratios or requirements. Trees and vegetation shall be planted to provide an 80% year-round visual screening at maturity. Plants must reach maturity within two years. Staggered planting may be required to achieve this thicket effect.
- i. Security Fencing, Lighting and Signs.
 - All towers shall be reasonably protected against unauthorized access.
 - Security lighting for on-ground facilities is permitted, if it is shielded to keep the light confined within the site.
 - Signs shall be mounted on the fence enclosure, on or adjacent to the gate prohibiting unauthorized entry, warning of the danger from electrical equipment and un-

- authorized climbing of the tower. It shall also identify the owner of the tower and a telephone contact number in case of emergency.
- j. **Co-location of Facilities.** No new tower shall be permitted unless the applicant provides supporting evidence that no existing tower or structure can accommodate the applicant's proposed antenna. Supporting evidence may consist of any of the following conditions.
 - i. No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements
 - ii. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.
 - iii. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - iv. The applicant's proposed system would cause electromagnetic interference with the system on the existing tower or structure, or the system on the existing tower or structure would cause interference with applicant's proposed system.
 - v. The fees, cost, or contractual provisions required by the owner to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs are considered reasonable if they conform to standards of the industry or do not exceed new tower development.
 - vi. The applicant demonstrates that there are other limiting factors that render existing towers or structures unsuitable.
 - k. **Abandonment.** Before the issuance of a building permit for the construction of a tower, antenna or accessory structure the applicant, as a condition of the building permit, shall agree that in the event the tower, antenna or accessory structure is no longer used or is abandoned by the owner, the owner shall notify the city within 30 days of such happening, and the owner will remove the tower, antenna, and support facilities within six months of cessation of operations. After facilities are removed, the site shall be restored to its original or an improved condition, and anchoring elements shall be removed from the ground to within four feet of ground level.
 - l. **Alternative Tower Structure.**
 - i. If an antenna is installed on an alternative tower structure, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure to make the antenna and related equipment as visually unobtrusive as possible.
 - ii. If equipment is to be installed on an alternative tower structure, the applicant shall furnish a report from a professional engineer licensed in the State of Mississippi certifying the proposed alternative tower structure to be suitable for applicant's equipment and intended use.

3.11.9

Unenclosed Rooftops

- 3.11.9.1 **Districts Permitted.** See Table of Uses in Article 3.
- 3.11.9.2 **Parking.** No use-specific requirement. See Article 4 for general requirements.
- 3.11.9.3 **Loading.** No use-specific requirement. See Article 4 for general requirements.
- 3.11.9.4 **Additional Standards.** The following shall be permitted as temporary uses in the districts

noted when in comp

- a. Barriers. Physical barriers shall be located six feet inside the perimeter of any unenclosed rooftop in such a manner that individuals cannot stand within six feet from the edge of the rooftop. Such barriers shall not be visible from the ground.
- b. Non-breakable materials. All food and drink served or consumed on an unenclosed rooftop shall be served on or in non-breakable items.
- c. Distribution. All food and alcohol served must be prepared for consumption within the interior of the building but once so prepared, may be transported to the unenclosed rooftop by either a patron or employee of the retailer.
- d. Seating requirement. On any unenclosed rooftop, there must be seating available for all persons present on said unenclosed rooftop, and the number of patrons shall not at any time exceed the number of available seats. The number of patrons present shall be compliant in all respects and at all times with the International Building Code and all other applicable laws.
- e. Existing commercial use of unenclosed rooftops. Any commercial use of an unenclosed rooftop existing at the time of the adoption of this Code shall be considered a nonconforming use and shall comply with all regulations for nonconforming uses. Furthermore, the unenclosed nonconforming use will meet all requirements for a Nonconforming Structure.

3.11.10 Medical Cannabis

3.11.10.1 Districts Permitted. See Table of Uses in Article 3.

3.11.10.2 All facilities, whether permitted by right or by special exception, must conform to the conditions of the respective zoning districts in which they are established.

ARTICLE 4. INFRASTRUCTURE AND MOBILITY STANDARDS.

4.1 Streets Generally.

Street patterns shall be based upon the following general design criteria.

- 4.1.1 Adequate vehicular access to all properties shall be provided within the development.
- 4.1.2 Street or road connections shall be provided to adjacent properties to ensure adequate traffic circulation within the general area.
- 4.1.3 A local residential street system shall be provided which disperses traffic to multiple points, encourages traffic calming, and provides adequate access for fire, police and other emergency vehicles.
- 4.1.4 A sufficient number of adequately-sized collector roads shall be provided to accommodate present and future traffic demands of an area.
- 4.1.5 Streets and roads shall comply with future transportation and circulation patterns and design included within *Envision Corinth 2040*.
- 4.1.6 Mobility systems shall balance the competing needs of pedestrians, bicycles, and vehicular traffic through integrated access and network management.

4.2 Classification of Streets.

- 4.2.1 Streets shall be classified by both function and type. Street functional classification shall refer to a streets capacity to accommodate vehicular traffic. A street type shall refer to its specific design to accommodate both its function and the adjacent zoning district it serves.
- 4.2.2 Sub-classification of Street Types. Streets, public or private are further classified according to the following street types as derived from *Envision Corinth 2040*.
 - 4.2.2.1 Rural street
 - 4.2.2.2 Local street
 - 4.2.2.3 Main street
 - 4.2.2.4 Avenue
 - 4.2.2.5 Boulevard
 - 4.2.2.6 Traditional alley (Downtown only)
- 4.2.3 Functional Classification of Street Types. The street types established above are functionally classified according to the classifications set out in Table 4.1 Functional Classification of Street Types.

Street Type	Arterial	Collector	Local
Rural Street	-	-	■
Local Street	-	-	■
Main Street	-	■	■
Avenue	■	■	-
Boulevard	■	■	-
Alley	-	-	■

- 4.24 Arterial. Arterials are high traffic roadways near the center of activity. They provide for a continuity of rural roads and highways that intercept the urban boundary. Arterials provide limited access to adjacent properties to enhance safety and vehicular movement.
- 4.25 Collector. Collectors serve to collect traffic from local streets and channel it to arterials. They may be accessed from adjacent parcels and may accommodate moderate to high-traffic volumes.
- 4.26 Local. Local streets provide access to abutting lands and connect to collector streets and occasionally arterials. Local streets may be low, moderate, or even high-volume travel ways and often experience the highest volume of pedestrian and non-motorized travel in urban areas.

4.3 General Access and Circulation Requirements.

- 4.31 Adequate Street Network Required. Developments shall provide a public street network that accommodates anticipated traffic volumes and encourages safe access and turning movements. All streets shall be designed to allow reasonable movement by police, fire, and other emergency vehicles.
- 4.32 Interconnected Street Network. Streets may be required to stub out to adjacent parcels to ensure an interconnected street network in the future. (See Section 4.5.9.2 for Temporary Dead End Street standards.)
- 4.33 Reserve Strips. Strips of land preventing access to the right-of-way at the terminus of, or adjacent to, existing or proposed roads shall not be permitted.
- 4.34 Reasonable Grades Required. All streets shall be platted along contour elevations that will result in minimum grades and maximum visibility wherever practicable. Consideration must be given to anticipated and planned use of the land abutting the street.

4.4 Street and Subdivision Names.

- 4.41 New street names shall be subject to the approval of the **City**.
- 4.42 Subdivision names for plats shall be subject to the approval of the Planning Commission and shall not duplicate the name of any plat already used.

4.5 Conventional Street Design Standards.

- 4.51 Right-Of-Way Width. The minimum widths of street and road rights-of-way and pavement widths, measured perpendicularly from lot line to lot line, shall be as shown on all plans and shall not be less than that indicated in **Table 4.2 for the types of streets proposed**.

4.52 **Variation in Right-Of-Way.** Any request for variation in right-of-way or street width requirements shall be requested in writing and submitted to the City Engineer before consideration by the Planning Commission. The City Engineer shall make a formal recommendation on each request.

4.53 **Right-Of-Way Dedication.** Proposed rights-of-way shall accommodate planned facilities as specified by street type within this chapter; however, rights-of-way shall not be less than the widths as specified below.

Street Type	Arterial	Collector	Local
ROW	70	50	40

4.54 **Partial Street Dedications.** Partial dedications (places where a public street right-of-way straddles a common property line) may be permitted only when necessary for the proper development of the property and it is in the public interest. Where partial dedications are accepted, sufficient right-of-way shall be provided for at least 24 feet of pavement in addition to curb, gutter, and sidewalk as required by these regulations.

4.55 **Access Limitations.**

4.55.1 Access shall be provided to all lots from dedicated public streets unless otherwise prohibited or modified below.

- a. **Access Limitation.** Where a subdivision abuts an existing or proposed arterial, double frontage lots with no access to the arterial, lots with rear service drives, common access drives, or other treatment may be required
- b. **Residential Driveways.** Driveways should not be permitted on arterials. Where this requirement cannot be met, shared or common driveways may be required. All driveways shall be designed to provide egress in a forward motion and must be constructed of concrete or bituminous material.
- c. **Ingress-Egress Easements.** Ingress/egress easements shall be shown graphically on the preliminary plan, and on the final plat accompanied by a statement describing the responsibility for maintenance.
- d. **Restricted Access.** All access shall be graphically indicated on the preliminary plan and final plat or site plan unless otherwise directed by the City Engineer.

4.56 **Curb Cuts.**

4.56.1 The number, location and design of curb cuts shall be subject to approval by the City Engineer or Public Works Director as designated at the time of site plan review. For new development, a common development which includes more than one lot shall be treated as one lot for the purposes of determining the location of curb cuts. Split ownership, planning in phases, construction in stages, or multiple building permits for a project shall not prevent it from being considered a common development.

4.56.2 Curb cuts shall be located and designed to provide safe and convenient ingress and egress to the site, and designed in accordance with City of Corinth standards and the latest edition of the MDOT manual for constructing driveways.

4.56.3 Multiple commercial and industrial curb cuts for driveways within a subdivision on an arterial street are discouraged.

- 45.64 Shared curb cuts and internal access between adjacent similar developments is encouraged.
- 45.65 Curb cuts, except where shared, shall be located a minimum of 10 feet from a parcel or lot line.
- 45.66 No curb cut shall be closer than 20 feet from the point of curvature of a corner radius.
- 45.67 Curb cuts (other than driveways in a single family residential development) shall be located directly opposite one another or separated by a minimum of 150 feet and shall align with median cuts whenever feasible.
- 45.68 Curb cuts in commercial or multi-family developments are limited to one per 300 feet of street frontage. The distance between curb cuts in detached or attached residential developments are at the discretion of the City Engineer or Public Works Director as designated.
- 45.69 Variations from these standards shall be permitted at the discretion of the Planning Commission with counsel from the City Engineer or Public Works Director as designated, where the variation would enhance the safety, efficiency of travel and operation of the roadway. Examples can include the use of joint driveways, cross easements, service drives and alignment of median openings with existing access connections.
- 45.610 Refer to 4.9.5 for additional direction regarding curb cuts for driveways.

4.5.7 Intersections.

- 45.71 Spacing. Intersections on the same side of a street shall be spaced a minimum of 300 feet apart for arterial and collector streets, and 150 feet for local streets, measured from centerline to centerline.
- 45.72 Angle. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two new streets at an angle of less than 75 degrees shall not be acceptable. Not more than two streets shall intersect at any one point unless specifically approved by the Planning Commission upon recommendation of the City Engineer.
- 45.73 Centerlines. The centerlines of two streets intersecting the same road on opposite sides shall be offset as shown and illustrated above and noted in Table 4.2. Offset dimension "C" between intersections is categorized by the type of streets involved. If the two legs creating the offset are different types of streets, the shorter of the offset dimensions "C" shall apply.

- 4.5.8 Radii. Minimum radii of intersections of property lines at arterial and major street intersections shall be rounded with a radius of 25 feet. An increased radius shall be required when the angle of intersection is less than 90 degrees or when the intersection involves an arterial or major street. Property line radii at street intersections involving arterial or collector streets shall be not less than 35 feet. The City Engineer shall determine the appropriate corner radii and make recommendation to the Planning Commission.

4.5.9 Curves.

- 45.91 Horizontal. The minimum centerline radius permitted for each street classification is shown in Table 4.2.
- 45.92 Vertical. Every change in street grade shall be connected by a vertical curve designed to afford a minimum sight distance of 200 feet as measured from a driver's eyes, which are

assumed to be 4½ feet above the pavement surface, to an object four inches high on the pavement. Vertical curves shall be of standard parabolic design.

4.5.10 Turnarounds (cul-de-sac).

4.5.10.1 Minimum Radii. The minimum radii for all public streets and roads on the turnaround end of the cul-de-sac shall be 50 feet for right-of-way and 40 feet for the paving surface.

4.5.10.2 Temporary Dead-end Streets. Streets that are allowed to be temporary cul-de-sacs that are not intended to be opened for 12 or more months, must be constructed with a turnaround having an outside roadway diameter of at least 80 feet, and a street property line diameter of at least 100 feet. When the road is extended, the developer will be responsible for removing the turnaround and sodding the residual land to return to the pertinent property owner. While the road is closed it shall be posted with a sign stating that the road will be extended in the future and open to through traffic.

4.5.10.3 Permanent Dead-end Streets. No permanent dead-end streets shall be allowed that will serve fewer than 8 dwellings or more than 16 dwellings. Such streets shall be no longer than 800 feet in length, and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet, and a street property line diameter of at least 100 feet.

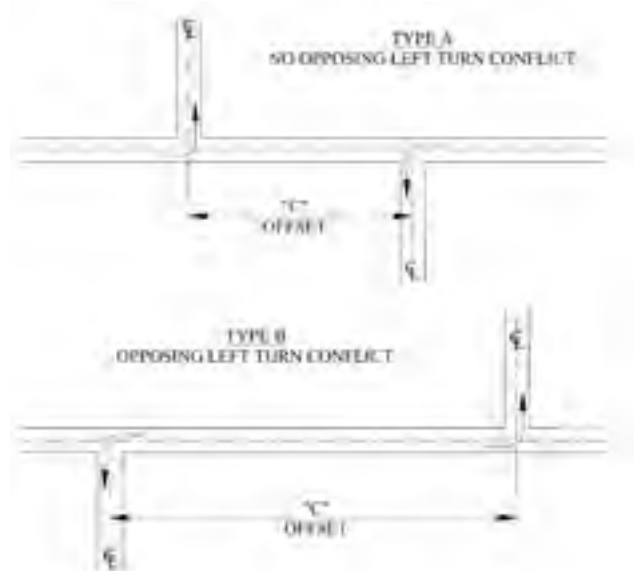
4.5.11 Sight Distance. The minimum sight distance for the various street and road types are shown in Table 4.2. Stopping sight distance is measured in feet in accordance with the AAS-HTO publication A Policy on Geometric Design of Highways and Streets, as amended.

4.5.12 Grades. All streets shall have a minimum topographic gradient of 0.5%. Grades on arterial streets shall not exceed ten percent. Grades on all other streets shall not exceed 12%. The maximum allowed gradient within 100 feet of intersecting centerlines shall be a maximum of five percent.

4.5.13 Tangents and Center Radii.

4.5.13.1 Minimum Centerline Tangents. Permitted minimums on approach to intersections are shown in Table 4.2.

4.5.13.2 Tangents Between Curves. Between curves there shall be a centerline tangent not less than 300 feet in length on arterials, and 100 feet on all collector streets. No tangent is required on minor, loop, or cul-de-sac streets.



4.6 Application of Street Type Cross Sections.

4.6.1 Application of Street Types.

4.6.1.1 Proposed new development and redevelopment designs shall appropriately incorporate established street types in development designs.

46.12 New streets and streets proposed for improvement shall be established according to the zoning district in which they are located as stated in Table 4.3 Street Types by Zoning District projected function and anticipated traffic volumes.

4.62 Street Type Design Parameters. Specific design elements for each street type are reflected in the following tables and illustrations. The travel lane width refers to the distance between the stripe and excludes curb and gutter and any required shoulder (typically 1'-2') on roadways without curb and gutter or when bike lanes are not present adjacent to the travel lane. In the absence of stripe, the travel lane shall be measured from the center of the roadway to the nearest edge of the gutter pan.

Table 4.3 Street Types by Zoning District

	Low Intensity		Moderate Intensity				Higher Intensity					Special			Overlay			
	A	RCN	SN10	SNS	TNDH	TNHN	MR	SCO	DG	NC	DTC	LI	HI	INST	PUD	HP	NCO	FLO
Rural Street	■		■	■	.	■	■	.	■				
Local Street																		
Main Street	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Avenue		■			■	■	■	■	■	■	■	■	■	■	■			
Boulevard																		
Traditional Alley	■	■	■	■	■	■	■	■	■			
Green Alley	■	■	■	.	.	■			

Note: Indicated street types for zoning districts may be proposed, but the City Engineer has final authority to approved which type will be authorized.

4.6.3 Rural Street

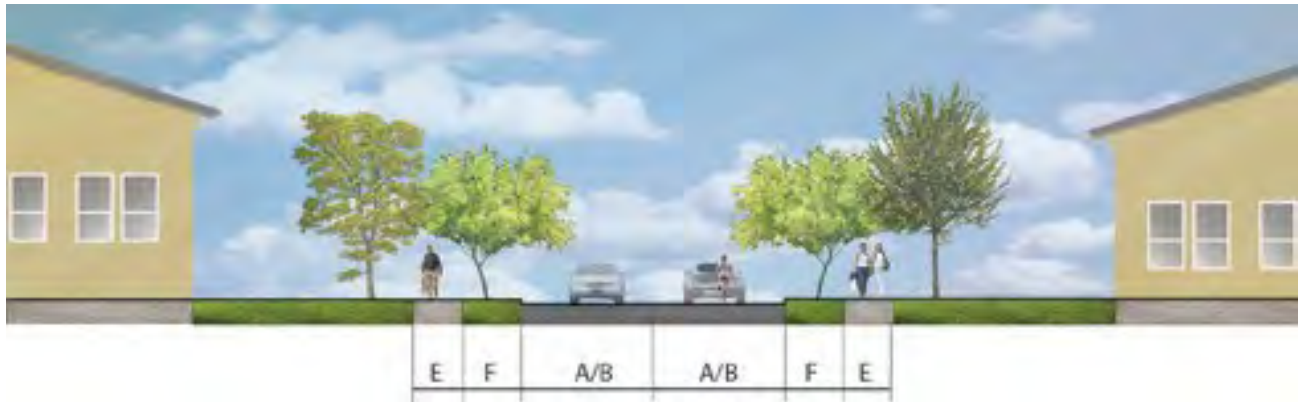


Rural Street - In rural and transitional areas of Corinth where stormwater and wastewater do not feed into sewers, other forms of drainage must be provided. Along encompassed streets, open channel drainage ditches are typical and must be accommodated within special cross-sections. These sections could accommodate rain gardens or biofiltration as well. In many areas where environmental concerns such as floodplains occur, sensitive streets can offer the lightest imprint on the natural landscape while providing much-needed connectivity for all modes of travel. Examples of rural streets would be West Linden Street, East Kendrick Road, and Gaylean Road.

Rural Street	
Design Elements	Description
Number of Lanes	2 (max.)
Parking	No
Sidewalks	No. Shared use path required
Bicycle Facilities	Shared use path
Drainage	Open swale, rain gardens, or bioswales
Median	No
Streetscape	Natural or informal
Shoulders	Reinforced turf
Lighting	Optional

Local Street Design Specifications		
Component	Description	Dimensions
A	Travel lane	10'-11' lanes
G	Multi-Use Path	12' wide, asphalt or concrete, recommended for rural streets with posted speeds of 40 MPH or more
H	Grass Verge or Open Swale Drainage	5' (min.) both sides, swales can be planted as rain gardens or bioswales
I	Optional Paved Shoulder	4' (min.), recommended for rural streets with posted speeds of 35 MPH or less
	Target speed	20-40 MPH, depending on land use context

4.6.3.1 Local Street.

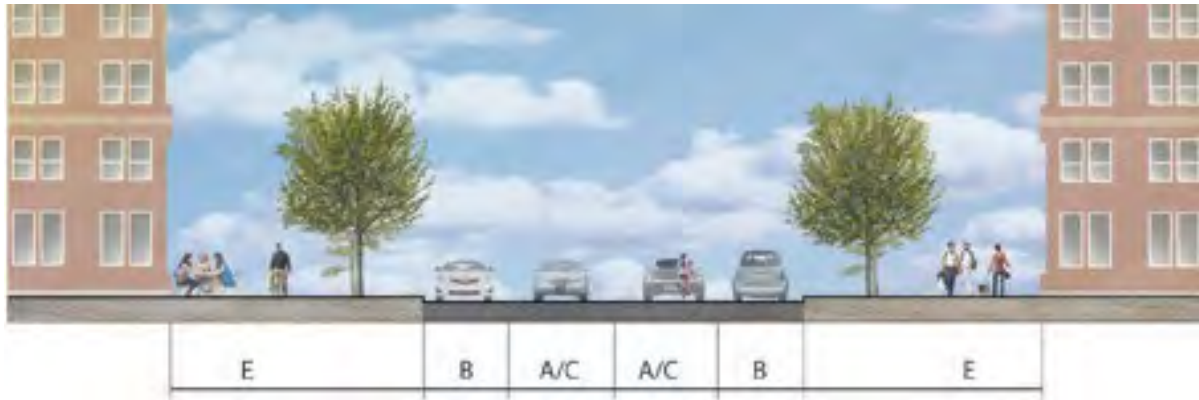


Local Streets provide access to individual lots, accommodate pedestrians and serve as low speed bicycle and vehicle routes. Local streets should be relatively short in total distance related to the other street typologies, and serve as the street that fronts residential development. For multi-family frontages, the parking is accommodated in parallel bays adjacent to distinct travel lanes; for single family frontages, the street is a shared cartway where two moving directions of traffic share space with parked vehicles in a “yield” condition. Streetscape is more formal, with street trees in a regular planting spacing, and sidewalks on both sides of the street. Neighborhood streets serving primarily residential uses would be considered local streets.

Local Street	
Design Elements	Description
Number of Lanes	2 (max.)
Parking	Yes; Parallel or yield (informal)
Sidewalks	Yes
Bicycle Facilities	Routes / shared
Drainage	Closed (curb + gutter); rain gardens / bioswales (optional)
Median	No
Streetscape	Configuration dependent on context
Lighting	Pedestrian scale

Local Street Design Specifications		
Component	Description	Dimensions
A	Travel Lane	10' dedicated lanes (max. for typical multi-family frontage condition); 24'-27' two-way yield (for typical single-family frontage condition)
B	Parking	7' parallel in bays (for typical multi-family frontage condition); informal curbside in yield condition (24'-27' street width for typical single-family frontage condition)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target Speed	20 MPH (max.)

4.6.3.2 Main Street.



Main Streets are designed to provide connections between neighborhoods and districts, as well as providing access to Avenues and Boulevards from local streets. Main Streets are highly walkable and serve as the primary street for commercial or mixed-use centers. On-street parking is provided in either a parallel or angled configuration. Due to high anticipated pedestrian activity, design speeds are kept low. This condition also allows bicycles to share space with automobiles in general travel lanes, negating the need for distinct bike lanes. Additional landscaping and traffic calming techniques that are ideal on Main Streets include street trees, curb bulb-outs, and a relatively high density of street furniture and public art. Pedestrian-scale street lighting should be installed, and utilities should be located underground, in alleys or other streets to the greatest extent possible. Sidewalks are required on both sides of the street, and will ideally be at least 12 feet from the back of curb to the building face, to provide space for activities such as outdoor cafes and strolling. Fillmore Street, Waldron Street, Cruise Street, and Wick Street in Downtown Corinth would be considered Main Streets.

Main Street	
Design Elements	Description
Number of Lanes	2
Parking	Yes; Parallel or angled (back-in angled preferred)
Sidewalks	Yes
Bicycle Facilities	Sharrows; Shared Lane
Drainage	Closed (curb + gutter); Permeable parking (optional)
Median	No
Streetscape	Formal; Tree wells in hardscape walkway
Furnishings	Bike racks / street furniture; public art
Lighting	Pedestrian scale

Main Street Design Specifications		
Component	Description	Dimensions
A	Travel Lane	10' (parallel parking); 13' (angled parking)
B	Parking	8' (parallel); 20' (angled)
E	Sidewalk	12' (min.); 20' (preferred); 5' (min.) tree wells
C	Bicycle Facilities	Sharrows in travel lane
	Target Speed	20 MPH

4.6.3.3 Avenue.



An avenue is a walkable, low-speed street that carries a mixture of through and destination traffic. Avenues provide access to abutting commercial, residential, and mixed land uses, and accommodate cars, pedestrians, and cyclists. Avenues can have between two and four travel lanes, and can have planted medians and side planting strips. They may also have on street parking, and will have sidewalks and some form of on or off-street bicycle accommodations. North Fillmore Street, North Polk Street, Main Street, and Cass Street would all be considered Avenues.

Avenue	
Design Elements	Description
Number of Lanes	2-4
Parking	Optional; parallel if provided
Sidewalks	Yes
Bicycle Facilities	Bike lane or separated lane
Drainage	Closed (curb + gutter)
Median	Optional in 2-lane; required in 4-lane; accommodate left turn bays or flush median for left turns
Streetscape	Formal; street trees in median and tree lawn / verge; tree wells in hardscape walkway
Furnishings	Bike racks / street furniture; public art
Lighting	Yes; vehicle scale on 4 lane; pedestrian scale on 2-lane

Avenue Design Specifications		
Component	Description	Dimensions
A	Travel Lane	10'-11'
B	Parking (Access Lane)	8'
D	Median / Flush Median	10'-11' (spot and flush)
E	Sidewalk	6' (min.) 8' (preferred); 16'-20' with tree wells (neighborhood commercial)
C	Bike Lane	6' (min.)
C	Protected Bike Lane	One-way: 7' + 3' separator (preferred) 6'+2' separator (constrained segment); Two-way: 12' + 4' separator (preferred) 10'+2' separator (constrained segment)
	Target Speed	35 MPH (4 lane); 25 MPH (2 lane)

4.6.3.4 Boulevard.



A boulevard is a regional travel facility that typically consists of commercial frontage, with multiple intersections and access to businesses. Boulevards have a more formal streetscape pattern, and occur in primarily developed areas. Boulevards include a closed drainage system and accommodations for pedestrians and bicycles in a facility such as a shared use path that is separated from moving traffic. Boulevards can include an access lane to afford local trips an alternate to reentering the through lanes, and to create store frontage with on-street parking. Boulevards are typically four or more lanes, and occur in built up areas with commercial uses. A long-range vision of US Highway 72 could be considered as a boulevard, and other streets could develop into boulevards as commercial development intensifies. A good candidate for this treatment is Harper Road as more commercial development occurs along the corridor.

Boulevard	
Design Elements	Description
Number of Lanes	4 through; +2 on access lanes
Parking	Only on access lanes in multi-way configuration
Sidewalks	Yes
Bicycle Facilities	Shared Use Path; sharrows in access lane/ multi-way configuration
Drainage	Closed (curb + gutter)
Median	Yes, with left turn bays
Streetscape	Formal; street trees in median and tree lawn / verge; tree wells in walkway in multi-way configuration
Furnishings	Benches, trash receptacles, bike racks on access lanes in multi-way configuration
Lighting	Yes; vehicle scale on main lane; pedestrian scale on access lanes

Boulevard Design Specifications		
Component	Description	Dimensions
A	Travel Lane	11'-12' (main lane); 10'-11' access lane
B	Parking (Access Lane)	8'
D	Median / Verge	16'-22' (center); 18'-22' (side, in multi-way)
E	Sidewalk	6'-10' (main lane); 16'-20' with tree wells (with building, frontage, multi-way)
G	Shared Used Path	10' (min.) - 12' (preferred)
	Target Speed	35 MPH (main lane); 15 MPH (access lane)

4.6.3.5 Downtown/Traditional Green Alley.



Existing alleys in Corinth occur downtown as back-of-building service access to downtown storefronts. These alleys are generally 12'-14' wide and are fully paved from building edge to building edge. These alleys can be cleaned up by having new aprons put in at the block ends and concrete headers to provide a clean straight edge when buildings and utility infrastructure are an uneven alley edge. Alleys also provide an opportunity to incorporate stormwater storage and infiltration if paved with permeable pavers (Green Alley). New alleys that are 14' wide with a 20' minimum right-of-way can also be incorporated into new developments.

Alley	
Design Elements	Description
Number of Lanes	1 (signed one-way, or two-way yield lane)
Parking	No
Sidewalks	No
Bicycle Facilities	Shared
Drainage	Drain to catch basins at centerline or permeable pavers
Median	No
Streetscape	Permeable pavers or pavement for green alleys
Lighting	Optional

Alley Design Specifications		
Component	Description	Dimensions
A	Travel Lane	14' typical (downtown) 20' (new traditional development)

4.7 Easements.

- 4.7.1 Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least five feet wide for side lot lines and 15 feet wide for rear lot lines.
- 4.7.2 The City Engineer shall determine if a drainage easement shall be provided whenever any stream or important surface drainage course is located in an area that is being subdivided. If the City Engineer determines that a drainage easement is warranted, the sub-divider shall provide an adequate easement area along each side of the stream for the purpose of widening, deepening, sloping, improving, or protecting the stream or drainage course. The City Engineer shall determine the adequacy of the drainage easement.
- 4.7.3 Easements for City of Corinth water or sewer shall meet the minimum essential widths required for each utility type according to the City of Corinth specifications. Additional easement width may be required for utilities located at depths 10' or more.

4.8 Required Infrastructure Improvements.

- 4.8.1 Cost of improvements. The total cost of all improvements required by this article shall be borne by the developer. These costs shall include the cost of all improvements within the development, and may include all or a portion of the cost of improvements outside the development which are necessary to serve the development, as determined by the Board of Mayor and Aldermen.
- 4.8.1.1 A warranty bond or certified check shall be posted by the developer which is available to the City of Corinth, for an amount of not less than 15% of the total estimated construction cost as approved by the City Engineer.
- 4.8.1.2 Each developer shall warrant and guarantee to the city all materials and workmanship to be free from defects for a period of one year from the date of acceptance of any improvements by the Board of Mayor and Aldermen.
- 4.8.1.3 Any work performed by the City of Corinth on facilities guaranteed by the warranty bond or certified check during the warranty period shall be charged to the developer and billed by the City of Corinth Public Works Department. Any arrears shall be sufficient cause for the City of Corinth to notify the developer and call the developer's warranty bond or certified check to use for completion of required facilities.
- 4.8.1.4 Should the Board of Mayor and Aldermen find that extraordinary hardship may result from strict compliance with these regulations, they may consider the regulations to the minimum amount that will allow substantial justice to be done and the public interest secured.
- 4.8.2 Water Mains. In order to insure adequate water pressure in new subdivisions and in order to provide ample water for fire protection no water main shall be less than eight inches, or a size required by applicable code per the City Engineer.
- 4.8.3 Sanitary sewage disposal.
- 4.8.3.1 Every subdivision within the city shall be connected to a public sewer main or shall be provided with a complete sewerage system which will adequately and safely serve the area platted, as approved by the Mississippi Department of Environmental Quality and the City Engineer.
- 4.8.3.2 To insure adequate service with a minimum of maintenance, no sewer main shall be less than eight inches in diameter or as required by the City Engineer.

4.8.4 Street Design and Construction Standards.

- 4.8.4.1 The developer shall install a minimum of eight inches of three-fourths inch crushed limestone for a base. The base materials must conform to the classes and groups chosen in the pavement structure design as set forth in the Mississippi Standard Specifications for State Aid Road Construction as issued by the Office of State Aid Road Construction of the Mississippi Department of Transportation (latest edition). The surface shall be a minimum of three inches of hot bituminous (asphalt) pavement or as approved by the City Engineer.
- 4.8.4.2 Streets shall be constructed with concrete curb and gutter and base shall extend a minimum of one foot beyond the back of the curb and gutter. Materials and installation shall be in accordance with the Mississippi Standard Specifications for State Aid Road and Bridge Construction (latest edition). Additional structure thickness may be required based on the road type, anticipate use, or within the radius of a cul-de-sac.
- 4.8.4.3 The hot bituminous pavement conforming to the Mississippi Standard Specifications for State Aid Road Construction as issued by the Office of State Aid Road Construction of the Mississippi Department of Transportation (latest edition) shall be installed in a minimum of two lifts. The first lift shall be two inches of hot bituminous pavement. The final lift of hot bituminous pavement surface course shall not be installed until the earlier of three years from acceptance of all other required improvements by the City of Corinth or until all construction in the development is complete including, but not limited to, sidewalks, buildings, driveways and residences.
- 4.8.4.4 A performance bond in favor of the City of Corinth shall be posted for the final lift of hot bituminous pavement surface course upon acceptance of all other required improvements by the City of Corinth. The guarantee posted for the final lift of hot bituminous pavement surface course shall be for an amount as approved by the City Engineer. The date of the placement of the final lift of hot bituminous pavement surface course shall be submitted to and approved by the City Engineer.
- 4.8.4.5 The installation of curb and gutter along all streets to be constructed and dedicated to the City of Corinth is required. In certain instances involving development of single-family residential subdivisions with lots having an average width in excess of 100 feet and an average lot area of one-half acre or more, the Corinth Planning Commission may, upon the recommendation of the City Engineer, waive the installation of curb and gutter within the development; provided, however, that the Planning Commission and the City Engineer shall take into consideration the topographic and drainage features of the land to be subdivided prior to making such determination.
- 4.8.4.6 Street alignment shall be designed to eliminate sharp curbs and street jogs. No street plan will be approved with intersections which offset less than 125 feet between center lines. Streets shall intersect as nearly at right angles as possible and in no case at an angle of less than 60 degrees.
- 4.8.4.7 Tangents of at least 100 feet on all curves will be required unless there are local conditions that would warrant a shorter tangent. In each event, the board of aldermen shall have the power to grant a modification provided no traffic hazard would result.
- 4.8.4.8 Cul-de-sacs and dead-end streets will not be approved except in cases where the topography or surrounding development would warrant them or unless a dead-end street is for the purpose of connecting future development. Cul-de-sacs shall in no case exceed 400 feet in length and shall terminate in a circle with a radius of not less than 50 feet. For other dead-

end streets, the board of alderman may require temporary easements for its turnaround facilities.

48.4.9 Street corners shall have a radius of not less than ten feet at the property line and not less than 15 feet at the curb line on residential streets. Curb radii connecting into arterial streets or major streets shall have a radius of not less than 25 feet.

48.4.10 Street grades of local streets shall comply with good engineering practice and shall not exceed ten percent or be less than 0.1%. Street grades of arterial streets and major streets shall not exceed five percent.

48.4.11 Grades approaching intersections shall not exceed five percent for a distance of not less than 100 feet from the center line of said intersection.

48.4.12 Streets shall be graded to a minimum line of 7 feet back of the curb line with a rise of not less than eight inches nor more than 15 inches from the flow-line of the gutter unless the topography is such as to make this prohibitive.

4.8.5 Storm Drainage.

48.5.1 All new developments or existing developments that increase the impermeable surface area or otherwise disturb existing site conditions must meet the requirements set forth in the city's Stormwater Management ordinance.

48.5.2 Storm drainage shall be comprised of a minor (active) and major (passive) components. These components function to remove excess runoff produced by precipitation and convey it offsite or to a stormwater management facility with minimum inconvenience, life hazard, and property damage. The minor drainage component includes the following facilities: curb and gutter area of the street, roadside ditches, inlets, storm sewers, culverts, channels, or other conveyance designed to convey the runoff from the 25-year storm. The major component comes into operation once the minor component's capacity is exceeded. The major drainage component facilities may consist of excess capacity in storm sewers, culverts, streets, property line drainage swales, and other natural and lined channels. The capacity of the major component shall have capacity to convey the 100-year storm to a stormwater management facility associated with the development.

48.5.3 Where deemed necessary by the City Engineer, other drainage facilities, culverts, and bridges will be required. Before any additional facilities are required, the City Engineer shall take into consideration the particular drainage conditions and drainage needs of the area and of the street or streets involved. Storm drainage systems shall comply with "Mississippi Standard Specifications for State Aid Road and Bridge Construction" and the city's Stormwater Management ordinance.

48.5.4 Where an area's stormwater management facility cannot connect to an existing storm drainage facility capable of carrying the additional stormwater, such area shall not be subdivided until access to such storm drainage facilities are available, or drainage easements to cross the intervening properties have been obtained and filed with Chancery Clerk.

4.8.6 Sidewalks.

48.6.1 Sidewalks (or alternative walkways where authorized) are required for new development in all zoning districts except the AG and RC districts. They shall be provided within the street right-of-way or adjoining public easement on the entire frontage, and connect or join exist-

- ing sidewalks on adjacent properties. For new or infill development, new sidewalks shall connect to the existing sidewalk. Shared use paths may alternatively be used where authorized.
- 4862 Minimum sidewalk width is five feet. Additional width may be required. Where sidewalk obstructions are unavoidable a continuous four-foot-wide path around the obstruction shall be provide upon a field review and approval by the City Engineer.
- 4863 Sidewalks shall be ADA compliant and ramps shall be constructed at street corners. Sidewalks shall not be required to cross driveways if the driveway already provides an ADA compliant connection.
- 4864 Sidewalks shall be constructed at the right-of-way line and at least five feet behind the curb to allow for landscaping and street trees when feasible.
- 4865 Sidewalks shall be concrete. Asphalt sidewalks are prohibited without approval of the city. Sidewalks must be constructed of concrete mix with a strength of 3,500 pounds per square inch, a minimum of four inches thick, shall slope 1/4 inch per foot in width, and shall have saw cuts installed every five feet and expansion joints installed every 20 feet.
- 4866 Crosswalks shall be provided to connect external pedestrian circulation to a site and safely convey pedestrians to the site destination; and shall be striped in conformance with the latest edition of the Manual on Uniform Traffic Control Devices. The layout of the crosswalk shall be in the ladder style and shall be a minimum of 10' wide, regardless of the sidewalk or crossing width.
- 4867 Alternative pedestrian systems may be provided in lieu of public sidewalks upon recommendation of the Planning Commission and Parks Commission and approval of the Mayor and Board of Aldermen. Alternative systems shall link all lots with activity areas such as open spaces or parking areas, shall be paved, and shall provide for the ownership and maintenance of such systems.
- 4.87 Utilities. Underground electric utilities and street lighting within subdivisions located inside the corporate limits shall be installed at the expense of the subdivision developer in accordance with policies in effect at the time of preliminary subdivision plat approval.
- 4.88 Street and Traffic Control Signs. Street name signs and traffic control signs shall be installed at all street intersections in accordance with city standards the expense of the developer.
- 4.89 Erosion Control. Erosion control along roadways shall be installed in accordance with the requirements of this ordinance and the Mississippi Department of Environmental Quality.

4.9 Parking and Loading Requirements.

- 4.91 General Provisions. In all districts, off-street parking facilities for the storage or parking of motor vehicles for use of occupants, employees and patrons of the buildings hereafter erected, altered or extended after the effective date of this ordinance, shall be provided and maintained as described below and provided in Article 3.
- 4.91.1 Whenever a use is increased in floor area, additional parking spaces shall be provided in the amounts specified for that use, if the total parking space is inadequate to serve the increased floor area.
- 4.91.2 Maximum Number of Spaces. No use may exceed the minimum parking standards by more than 10%.

- 491.3 Parking Pavement. Except as noted below all parking spaces, drives and aisles shall be surfaced with asphalt or concrete and shall not include any type of gravel or loose rocks. All new construction and all renovations to existing buildings which exceed 50% of the value of the property shall be required to have all parking areas, drives and other vehicular maneuvering areas surfaced with asphalt pavement or concrete.
- 491.4 All parking areas, drives and other vehicular maneuvering areas shall be maintained by the property owner so that pot holes, subsidence, vegetation infiltration, and similar failures are addressed in a timely manner.
- 491.5 Whenever a use is increased in size or units of service, additional parking spaces shall be provided as specified for the use if the existing parking space is inadequate to serve the increased activity.
- 492 Parking Space Size. Parking spaces shall be 9 feet by 18 feet in size. Disabled Persons Parking. Parking shall be provided as required by the Americans with Disabilities Act (ADA).
- 493 Parking Reduction.
- 493.1 The Director of Planning and Community Development may authorize up to a 25% reduction in the total number of parking spaces required when parking requirements cause the potential demolition of a historic structure or environmental features such as tree stands or streams. Such waiver may be issued at the request of the applicant after determination that reduction will not unreasonably increase parking congestion. The applicant shall not disturb the features for which the reduction is granted.
- 493.2 Applicant Submitted Parking Data. The Director of Planning and Community Development may accept a lower number of parking spaces than required in this Article based upon a phased development plan or applicant-submitted parking data such as a shared parking analysis or appropriate standards from The Institute of Transportation Engineers (ITE) or other credible sources.
- 494 Off-street Automobile Parking and Storage Requirements and Prohibitions.
- 494.1 Off-street automobile parking or storage space shall be provided as required herein or in Article 3 for all enumerated uses. Required parking for uses not specifically named shall be determined by the use most similar that is listed in the ordinance at the discretion of the Director of Planning and Community Development.
- 494.2 No heavy duty class 5, 6, 7 or 8 truck as classified by the United States Department of Transportation, low-boy trailer, flatbed trailer, and or similar trailers, machines, or heavy equipment shall be parked in any residential district other than for service and delivery purposes. However, Director of Planning and Community Development may issue a permit to allow an individual to park a Class 5, 6 or 7 vehicle in any residential zone if the vehicle is to be used for public safety, first response, utility repair or maintenance, communication infrastructure repair or maintenance, or any other purpose that serves to protect public health and safety in the event of an emergency.
- 494.3 The parking of Class 5, 6, or 7 vehicles in any residential district, when such vehicles are used for any purpose other than those described above, may be allowed only as a special exception granted in conformance with section 9.4.
- 494.4 Off-street parking in any residential district shall not exceed a coverage of 40% of the area located within the required front yard.

4.95 Alternative Parking Arrangements and Shared Parking.

4951 Off-site parking, other than handicapped spaces, may be provided within 500 feet of a use upon approval of the Director of Planning and Community Development under the following guidelines:

- a. The required distance is measured from the property line to the property line of the nearest point of the off-street parking facility to be used.
- b. The parking spaces shall have vehicular access to a street or alley and be equal in area to at least the minimum requirements for the specific use unless a reduction is granted where the use is located on a street where on-street parking or parking facilities are available.
- c. All off-street parking requirements are met for each activity per time of day.

4952 Off-street parking facilities for commercial, industrial, public, or semipublic uses shall be provided on the same lot or premises as the building or use for which they are required unless such spaces are provided collectively by two or more buildings or uses on adjacent lots in a single parking area located within the boundaries of those adjacent lots; or an alternative location is approved by the Planning Commission.

4953 Shared Parking. Any shared parking analysis shall follow the guidelines provided in the Urban Land Institute's "Shared Parking" publication, a copy of which is on file in the office of the Director of Planning and Community Development. Any off-site or shared parking shall require the recording of a perpetual easement prior to occupancy.

4954 Combined Parking Spaces. The required parking spaces for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use at the same time, except that the parking space required for uses whose peak attendance will be at night or on Sunday may be assigned to a use which will be closed at nights or on Sundays.

4.96 Driveways.

4961 Driveways providing access to off-street parking spaces shall be wide enough to permit easy movement of vehicles into and out of the parking spaces.

4962 Driveways and curb cuts serving residential uses shall not exceed 20 feet in width, the minimum width shall be at the discretion of the Director of Planning and Community Development.

4963 The City Engineer prior to construction shall approve driveways or curb cuts for commercial, industrial, public, or other uses.

4964 To the greatest possible extent, all parking lots shall be designed so that vehicles do not need to back into the roadway to exit the parking lot.

4965 Lots with Easements. Lots using an easement and shared driveway shall meet the standards of 9.1.11.7.

4966 Curb cuts for driveways shall meet all applicable standards of 4.5.5.

4967 Driveway entrances and exits of parking areas shall not be counted in determining the required parking area.

4968 Detailed plans shall be submitted for approval of all curb cuts or driveways in commercial or industrial districts prior to issuance of a building permit.

4969 All parking spaces shall be used for parking purposes only. Any other use of such space, including repair work or servicing of any kind (other than in an emergency), or the requirement of any payment for the use of such space shall be deemed to constitute a separate commercial use, and to be in violation of this ordinance.

497 Off-street Loading and Unloading Spaces. Every building or structure used for business, trade or industry shall provide as indicated herein for the loading and unloading of vehicles. Such space shall have access to a public street or alley.

4971 Retail business: Minimum of one space of 500 square feet for each 10,000 square feet of floor area, up to a maximum of five spaces.

4972 Wholesaling, industry, truck terminal: Minimum of one space of 500 square feet for each 20,000 square feet of gross floor area.

4973 No signs shall be displayed in any such vehicle standing space except signs to direct the orderly use of such space.

4974 Loading areas must not interfere with the safe movement of vehicles and pedestrians and must be separated from and not interfere with required parking.

ARTICLE 5. SITE DESIGN STANDARDS.

In order to fully implement the goals of Envision Corinth 2040 supplementary development standards are required to insure that new development, renovation, and reconstruction are designed, sized, and sited to achieve functionally efficient, economically productive, pedestrian friendly, aesthetically pleasing environments. These standards are intended to contribute to the stability, vitality and long term livability of the city. The purpose of this article is to achieve those goals for the citizens of the City of Corinth.

5.1 Applicability and Exemptions.

- 5.1.1 Except as otherwise provided below, the standards in this Article shall apply to all land located in the city with the exception of the following development activities:
- 5.1.1.1 Routine maintenance related to plumbing, mechanical, or electrical systems of buildings and sites.
 - 5.1.1.2 All plumbing, mechanical and electrical equipment when such work is entirely within the interior of a building.
 - 5.1.1.3 Construction or alteration necessary for the compliance with a lawful order of the city's Fire Department, Police Department, or Public Works Department related to the immediate public health or safety.
 - 5.1.1.4 Any interior alterations, repairs, or renovation which do not change the principal use of the structure.
 - 5.1.1.5 Demolition or wrecking, repair, construction, reconstruction, alteration, rehabilitation, moving, demolition, or change in use for either land or buildings within any historic district as approved by the Historic Preservation Commission.
 - 5.1.1.6 Building permits for buildings less than 100 square feet.
 - 5.1.1.7 Expansion of existing uses not exceeding 20 percent of the gross floor or lot area of the existing development.
 - 5.1.1.8 Building permits for the restoration of a building when restoration is required as a result of damage or destruction by fire or natural causes provided said permit is applied for within six months of the occurrence of fire or natural causes.
 - 5.1.1.9 Property identified, permitted, and under development at the time of adoption of the ordinance from which this article is derived.
- 5.1.2 Any development, including parking lots, in existence before adoption of this ordinance must comply with the requirements of this article in the following circumstances:
- 5.1.2.1 Any change requiring an increase in the number of parking spaces. However, when parking lots are expanded, parking lot buffers take priority over landscape islands and when circumstances do not permit both.
 - 5.1.2.2 Any addition, exterior renovations or remodeling which increases the square footage of a structure by more than 30 percent.
- 5.1.3 When an exterior renovation or remodeling is less than 30% of existing square footage, five percent of the total permitted cost for projects valued at \$10,000 dollars or more shall be used for landscaping that complies with this article.

5.2 Historic Compatibility.

For property in designated Historic Districts, compliance with additional standards as may exist elsewhere in the municipal code is required.

5.3 Downtown Residential Overlay District Design Standards

- 5.3.1 General. When considering other properties for the design of a project, properties on the same side of the street within the same block should be considered first, then all properties on the block, then properties on the same side of the street on adjacent blocks, and so on continuing down the street.
- 5.3.2 Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any property that does not require a building permit, provided such work involves no alteration to exterior architectural features and new work remains at least as conforming as it did before the repair.
- 5.3.3 Orientation and Spacing. New construction and new additions shall be sited in harmony with compliant properties in the neighborhood in terms of setback, orientation to the street and spacing.
- 5.3.4 Yards required.
- 5.3.4.1 Front yard. The front yard building setback line shall be then lesser of 25 feet from any existing or proposed right-of-way line or the average setback of other houses on the block. In undeveloped blocks, adjacent blocks shall be considered to determine the average setback.
- 5.3.4.2 Side yard. The side yard building setback line on each side of the lot shall be not less than 7½ feet, measured from the side lot line to the nearest building or structure.
- 5.3.4.3 Side yards on corner lots. The minimum width of side yards along the intersecting streets shall be 10 feet, and all accessory buildings shall comply with this setback from the intersecting street.
- 5.3.4.4 Rear yard. The rear yard building setback line shall be not less than 25 feet, measured from the rear lot line to the nearest building or structure.
- 5.3.4.5 Accessory Buildings. Accessory buildings must comply with the same yard setback requirements as principal buildings and have the same front setback as the principal building, except that utility/lawn buildings and pool buildings of 256 square feet or less, attached or detached carports open on at least 1 side, and enclosed garages not sharing a common wall with the primary structure and less than 33' in length shall have a minimum rear lot line setback of 5 feet and a minimum side lot line setback of 5 feet, except side lot setback lines along intersecting streets of a corner lot.
- 5.3.4.6 Percentage of lot coverage. Buildings, including accessory buildings and structures, shall not cover more than 60% of the area of any lot, except that lots smaller than the minimum lot allowed in the applicable zoning district may be considered a Lot of Record and Section 500 will apply.
- 5.3.4.7 Conflict. In the event Section 5.3 is in conflict with setback requirements found in other sections of this ordinance, Section 5.3 shall apply.
- 5.3.5 Landscaping. Landscaping is a primary contributor to the charm of the district. Efforts should be made to plant green space that is harmonious to the neighborhood. At minimum, 10% of the front setback should consist of landscaping, exclusive of turfgrass and hardscape surfaces. Non-living ground covering such as mulch or pebbles designed to complement living plants shall be considered a part of the 10% area so long as it is proportionate to the living plantings and in the immediate area.

Landscaping shall be positioned to afford proper visual clearances for traffic at all times and plants with a mature height of greater than 2' shall not be planted between the street and sidewalk within 30' of an intersection.

5.36 Pedestrian Facilities and Driveways. Pedestrian facilities and driveway connections shall be provided that are compatible with the neighborhood. These facilities shall be maintained by the adjacent property owner at all times.

5.36.1 Pedestrian sidewalks shall be provided in the right-of-way in front of all new construction buildings. These facilities shall be installed in accordance with ADA regulations applicable at the time of construction, shall be consistent with the width of the sidewalks in the immediate area whenever possible and shall continue through all intersecting walkways and driveways.

5.36.2 Driveway connections are to be made by way of a solid surface driveway apron between the street and sidewalk and be formed into the adjacent street curb.

5.36.3 Driveway and parking surfaces shall be made by way of a solid surface material such as concrete, asphalt, and brick or geotextile systems designed for parking areas.

5.37 Fencing. Fencing may be ornamental or for privacy and shall be constructed of materials and finishes that are harmonious with the neighborhood. This shall not be construed to prohibit modern materials or architectural styles. Fencing is subject to the following conditions:

5.37.1 Fencing shall not be of concrete, concrete block, wire, mesh, or galvanized chain link material.

5.37.2 Fencing shall not be finished in bright or garish colors.

5.37.3 Structural components of wood fencing shall be on the inside face of the fence or shall be covered on both sides.

5.37.4 All components of the fence including posts, braces, and guy wires must remain on the owner's property and shall not extend to a neighboring property or right-of-way. The owner of the fence shall be responsible for providing survey of the property lines when deemed necessary for conformity by the Building Official.

5.37.5 Fencing with a height no greater than 8' above finished lot grade is permitted on side yards and rear yards.

5.37.6 Fencing within the front yard is limited to decorative fencing with a height no greater than 48" above finished lot grade. The front yard is considered any part of the property in the front setback area from the front property line to the deepest portion of the front façade of the house. Decorative fencing of wrought iron, aluminum, steel, wood, or PVC designed to resemble wood is required.

a. Fence infill is limited to 50% of the total area of the fence, and no solid material width greater than 4" is allowed, except at corners and posts.

b. Front yard fences shall be constructed to afford proper visual clearances for traffic at all times.

5.38 Drainage. Drainage shall not be consolidated or directed in a way that adversely effects a neighboring property. Consolidated drainage should be directed to the street gutter or other drainage structure when possible.

- 5.3.9 Primary Entrance. To promote a pedestrian friendly environment, the primary entrance shall be located on the street facing side of the primary structure within a porch designed as a prominent architectural feature. The threshold shall be located at a height above the street curb that is consistent with other compliant buildings in the neighborhood with the same number of stories.
- 5.3.10 Windows. Windows on the front façade shall be compatible with the neighborhood in terms of style and percentage of total wall area. Long, Uninterrupted walls should be avoided.
- 5.3.11 Exterior Finishes. Exterior surfaces of all buildings should be finished in exterior grade architectural grade masonry or natural materials consistent with the contributing buildings in the neighborhood. Synthetic materials designed to resemble approved materials may be used so long as they include architectural features similar to their approved counterparts in the neighborhood. Exterior finish materials shall be installed in their finished form according to manufacturer's recommendations prior to the expiration of the building permit.
- 5.3.11.1 Finishes designed to be painted shall be painted in hues consistent with the neighborhood. Generally, color choices shall not be bright or garish.
- 5.3.11.2 Vinyl Siding on all facades must be installed in accordance with manufacturers recommendations and:
- a. Shall be installed over a minimum of 7/16" structural sheathing with a moisture barrier
 - b. Shall be installed with fasteners approved for exterior use
 - c. Shall not be installed over foamboard
- 5.3.11.3 EIFS shall include architectural borders, features, and color consistent with the neighborhood and shall be limited to a maximum of 25% on the front façade
- 5.3.11.4 Prohibited Materials.
- a. Materials not designed for exterior use.
 - b. Unfaced concrete, whether poured or in brick or block form is prohibited as a finish material visible from outside the property unless treated with an architectural finish compatible with the neighborhood.
- 5.3.12 Roof Height and Pitch. The mean roof height and pitch of all new buildings shall be compatible with compliant buildings in the neighborhood with the same number of stories. Roof pitch of primary roof sections on contributing buildings is generally within a range of 6/12 to 12/12.
- 5.3.13 Maintenance. Facilities required in this section must be maintained at all times to the minimum standards required in this section.

5.4 Parking Lot Design Requirements.

- 5.4.1 Applicability. These standards are applicable for the following development conditions:
- 5.4.1.1 All parking lots of ten or more spaces
 - 5.4.1.2 Parking lots under expansion and creating a total of ten or more spaces.
- 5.4.2 Parking Lot and Driveway Entrances.
- 5.4.2.1 Drive entrance widths shall meet the following standards.
- a. One-way driveways shall be a minimum of 12 feet and a maximum of 14 feet wide.

- b. Two-way driveways shall be a maximum of 24 feet wide.
- c. Three-way driveways shall be a maximum of 36 feet wide.

5.422 Vehicular and pedestrian cross-access shall be provided to adjacent properties.

5.423 Entrances and exits should be clearly defined with appropriate signage.

5.424 Unlimited access across the frontage of a property is not permitted.

5.4.3 Interior Design of Parking Lots.

5.431 Surfaces Permitted. Required parking must be solidly surfaced with asphalt or similar material. Alternative permeable solid surfaces may be allowed on areas of limited use at the discretion of the Director of Planning and Community Development and the City Engineer.

5.432 Setback Required. Parking lots shall be setback from property lines 5 feet.

5.433 Parking Spaces.

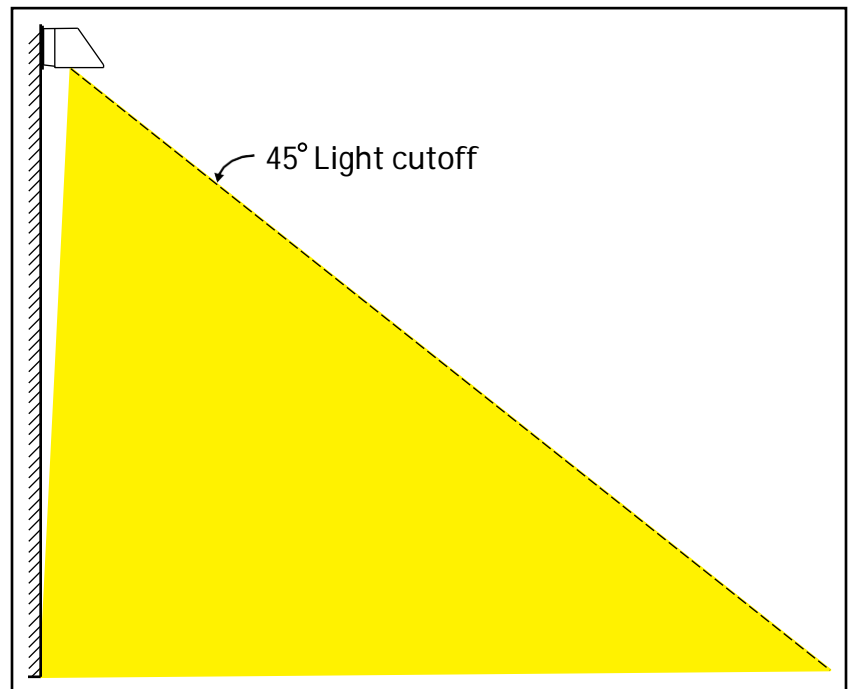
- a. Dimensions and Number. Required parking spaces shall conform to those set out in Article 3, Uses and Use Conditions.
- b. Marking. Parking spaces shall be delineated by white striping unless otherwise required by ADA. Reflective striping is encouraged.

5.434 Pedestrian Circulation.

c. Sidewalks. Sidewalks are required along all public and private streets as required in Sec. 4.8.6.

d. Internal pedestrian circulation shall be provided to create interconnected walkways safely conveying pedestrians from adjacent streets and parking destination.

e. Crosswalks shall be designated by white pavement striping or materials of a different color and texture from the



surrounding surface but conforming to the overall color scheme of the development.

5.435 Loading Areas. Loading docks, overhead doors, and truck parking shall be positioned, or screened in such a way as to not be visible from the public street. (See Sec. 5.5.3 Screening)

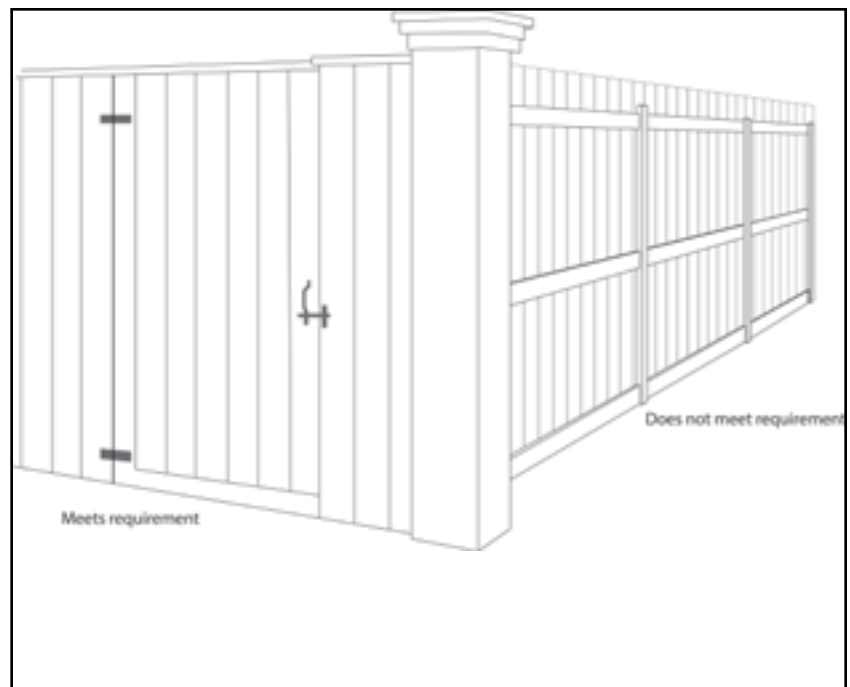
544 Standards for Parking Islands.

544.1 Types of Islands.

- a. Median Islands. An island with a minimum width of eight feet inside the curb shall be placed at a minimum every other parking bay or no more than 100 feet apart and along a primary internal and external access drives. They shall be planted with a large canopy tree every 50 linear feet or a small canopy tree every 35 linear feet.
- b. End of Aisle Islands. The end of every parking aisle shall have a landscaped island and ten parking spaces is the maximum number that can occur before a landscaped island is proposed.
- c. Mid-bay Islands. One island, not less than nine feet wide and 18 feet long, measured from back of curb, shall be installed for each 100 linear feet of parking area and shall cap ends of rows and landscaped according to landscape standards (See Sec. 5.7).

544.2 Landscaping of Parking Islands.

- a. Parking Island Trees. Required parking lot islands shall contain a minimum of one large, shade or canopy tree per island. Tree placement shall be designed so that, at the maturity of ten years, the minimum tree canopy coverage of all parking spaces will be 40 percent.



Trees may be selected from the list contained in the appendix and shall have a caliper of two and one half inches or greater. Each tree planting area shall have a three-foot depth of quality, root growing soil.

- b. Landscaped areas shall be covered by at least 75% with grass or another surface approved by the Director of Planning and Community Development or their designee. Planting shall be established prior to building occupancy.

544.3 Specific Standards for Parking Lots Based on Number of Spaces.

- a. Parking areas with less than 20 spaces must provide a minimum landscaping totaling 15% of the total parking area. It must be landscaped with shrubs at one per every 15 square feet of landscaped area; and one canopy tree for every five parking spaces, with a minimum of two trees planted.
- b. For parking lots with more than ten spaces, there shall be a minimum of one tree per five parking spaces. A minimum of 65% of the required parking lot trees shall be provided

within the interior of the parking lot.

- c. In parking lots of 20 or more spaces, a parking island of 100 square feet or larger must be provided every ten parking spaces. Additional permeable area may be required by the city if necessary to ensure adequate growth of trees.

5.4.4.4 Alternative Compliance.

- a. Requirements of the parking lot landscaping may be altered if professionally designed and approved low impact development (LID) stormwater management elements are approved at the discretion of the Site Review Committee. Seventy-five percent of the total LID stormwater management element area must be covered with appropriate vegetation and canopy trees tolerant of post-construction conditions. Canopy trees shall be planted at a maximum of 40 feet on center.
- b. Permanent sculptures or other public art or vertical architectural structures that are non-intrusive but interrupt the horizontal sight lines of a parking lot, may be credited for up to 20% of the total landscape requirements at the discretion of the Site Plan Review Committee.

5.4.5 Parking Lot Perimeter Design. A landscaped buffer at least five feet wide shall be installed around the perimeter of all parking lots that abut the public right-of-way, except as provided in the applicable front setback requirements.

5.4.5.1 In this buffer, one large tree is required every 50 linear feet or fraction thereof, or one small tree every 35 linear feet or fraction thereof.

5.4.5.2 All newly planted trees shall be planted in a permeable area of at least 25 square feet for small trees and at least 60 square feet for large trees. Additional permeable area may be required by the city if necessary to ensure adequate growth of trees.

5.5 Site Lighting and Building Illumination.

5.5.1 Lighting and Illumination Generally.

5.5.1.1 Applicability. The provisions of this section shall apply to any and all exterior artificial light sources not otherwise having specific regulations specified within this ordinance.

5.5.1.2 Exemptions. The following are exempted from the requirements of this section:

- a. Lighting fixtures and standards required by federal, state, county, or city agencies, including street lights within public rights-of-way.
- b. Outdoor lighting fixtures used or required by law enforcement, fire, and emergency services, transportation or similar governmental agencies to perform emergency or construction repair work, or to perform nighttime road construction on major thoroughfares.

5.5.2 Site Lighting Standards.

5.5.2.1 Brightness. Streets, driveways, parking lots, walks and service areas shall be adequately illuminated as evenly as possible, not exceeding an average of 3 foot-candles diminishing to zero at a boundary and demonstrated by a site lighting plan illustrating compliance.

5.5.2.2 Photometric Survey Required. A photometric survey prepared by a licensed design professional may be required by the Director of Planning and Community Development to assist in discerning the planned lighting.

- 5523 Light Trespass Prohibited. Lighting shall not extend beyond site boundaries. Luminaries shall be shielded, shaded, or directed to prevent light from being cast on adjacent property or interfering with the operation of vehicles.
- 5524 Certain Effects Prohibited. No exterior light shall have any blinking, flashing, or fluttering light, or other illuminating device which has a changing light intensity or brightness of color.
- 5525 Design. Lighting fixtures shall be compatible in style with the architecture of their associated buildings.
- 5526 Height Limited. Light fixtures (pole) should be proportional to the height and building mass of the structure but in no event shall exceed 25 feet. Freestanding light fixtures shall not exceed 14 feet when adjacent to a residential property.
- 5527 Glare Prohibited. There shall be no direct or reflected glare from floodlights, high temperature processing, combustion, welding, or otherwise, so as to be visible at the property line or right-of-way.
- 5528 Safety Hazard. Any artificial light source which creates glare observable within the normal range of vision from any public walk or thoroughfare under normal weather conditions is considered a safety hazard and is prohibited.
- 5529 Nuisance. Any artificial light source which creates glare observable within the normal range of vision, under normal weather conditions, from any property other than the property where the light source is located is considered a nuisance and is prohibited.
- 55210 Building Lighting Standards. Exterior lighting of buildings, properties, developments, signs or other features, and for any use, including, but not limited to, residential, commercial and industrial uses, shall meet all of the following requirements:
- a. All exterior light fixtures shall be fully shielded and installed so that no direct light spills over onto adjacent properties or rights-of-way.
 - b. Because of their unique requirement for nighttime visibility and their limited hours of operation, stadiums, ball fields, playing fields and tennis courts are exempted from the general standards of this section. Lighting for these outdoor recreational uses shall be shielded to minimize light and glare trespass onto adjacent and nearby properties and public streets. They must, however, have a cut-off time established as a condition of approval.
 - c. Flashing, spinning, sweeping or strobing lights are prohibited.
 - d. No installation or erection of any lighting which may be confused with warning signals, emergency signals or traffic signals shall be permitted.

553 Cut-off Fixtures Required.

- 5531 Pole mounted light fixtures shall be full cut-off that direct emitted light at 90 degrees or less. Where necessary, cut-off design fixtures or shields shall be installed to manage fugitive light throw.
- 5532 Building-mounted light fixtures shall be full cut-off to direct light at 45 degrees or less except for low intensity decorative lighting not exceeding 45 watts per bulb or incandescent equivalent.

5.6 Other Design Standards.

5.6.1 Fences and Walls.

- 5.6.1.1 Fences and walls shall be of design and materials compatible with surrounding development, and shall meet the Fence use standards of Article 3. Fences and walls shall be constructed such that the “finished” part of the fence or wall is located toward and facing the exterior of the property.
- 5.6.1.2 Barbed wire, woven wire or electric fencing may be used in agricultural or industrial applications only.
- 5.6.1.3 Fences or walls topped with or containing metal spikes, broken glass, razor wire or similar material are prohibited.
- 5.6.1.4 Uncoated chain link and other wire material fences shall not be permitted in a front setback except for athletic or play surfaces.
- 5.6.1.5 Chain link fencing shall be green or black vinyl coated.
- 5.6.1.6 In a front yard the maximum height of fences and walls shall be four feet above grade.

5.6.2 Retaining Walls.

- 5.6.2.1 Retaining walls shall meet the retaining wall use standards of Article 3.
- 5.6.2.2 Retaining walls less than three feet tall may be constructed of treated timbers, split-faced concrete block, retained earth wall, flat-faced concrete block, or poured-in-place concrete with either a flat or decorative face.
- 5.6.2.3 Retaining walls three feet or more in height shall only be constructed of split-faced concrete block or poured-in-place concrete with a decorative face and designed by an engineer or architect.

5.6.3 Screening.

- 5.6.3.1 Screening of nuisance activity such as auto repair vehicle storage areas, equipment or material storage areas, loading docks and similar functions shall provide screening to conceal such activities from public view.
- 5.6.3.2 Utility apparatus and all HVAC equipment shall be screened by architectural elements consistent with the design of the principal structure. Parapets shall be extend above the highest level of any roof mounted equipment.
- 5.6.3.3 Walls and fencing (including retaining walls) may be used within a required buffer area. Where used, such walls and fencing may consist of a six-foot masonry wall, opaque chain link fence, a fence of approved decay-resistant wood, or a combination of such materials that provides 100 percent visual screening upon installation provided it is approved by the city.
- 5.6.3.4 Outside Storage and Waste Disposal Areas.
 - a. Combinations of berms, landscaping, walls, and buildings, shall be used to screen outside storage areas. Wooden or chain-link fences as a screening device for garbage collection areas is prohibited. Garbage collection areas shall be enclosed on all four sides by opaque material consistent in design and color of materials with that of the principal structure.

- b. Trash containers and waste oil and grease containers must be visually screened on all sides including gates. Combinations of berms, landscaping, walls, fences and buildings shall be used to screen containers and enclosures. Screening shall be at least two feet taller than the container.
- c. Outside storage areas and waste containers shall be located to the side or rear of principal structures, constructed with wash down facilities.

5.6.35 Loading and Utility Service Areas.

- a. All loading and utility service areas not screened by an intervening building shall be screened from view from any public street right-of-way for their entire length except for necessary access.
- b. Screening shall be provided by either:
 - i. A closed fence or wall which is at least six feet high and is compatible with materials and color of the principal building; along with additional natural evergreens, shrubs or trees so that no more than two-thirds of the surface area of the closed fence or wall is visible from the street within three years of erection of the structure
 - ii. With natural evergreen shrubs or trees which can be expected to reach six feet or a greater height within three years of planting.

5.7 Building Form and Materials.

5.7 Form. When adjoining a residential zone, structures shall be compatible with the character of single-family residential structures. Compatibility shall be determined by comparing the consistency of existing and proposed design elements, colors, materials, height, bulk and landscaping.

5.7.11 Building facades shall be oriented parallel to the streets they face. Main entrances shall be visible as a means of creating continuous streetscapes.

5.7.12 Multiple buildings on a site must be clustered to create plaza or pedestrian mall areas. Where this cannot be achieved, buildings shall be connected by means of pedestrian walkways defined by separate paving textures and accented by landscape areas.

5.7.13 False or stage-set facades are prohibited. Materials and colors used on the street façade shall continue to the sides and rear of the building.

5.7.14 The maximum, unbroken façade plane along any street frontage is limited to 60 feet and must be interrupted by visually discernible projections, recesses, portals, courtyards, plazas, or other architectural design elements. Façade breaks shall have a minimum depth of 12 inches.

5.7.15 Multiple-family Building Design. Building designs that create variety and do not look monotonous if replicated throughout the development are required. Such designs must include all of the following elements.

- a. Building elevations, garages, carports, and all accessory structures shall have the same level of design, aesthetic quality, and architectural detailing.
- b. Porches, varied roof lines, and varied façade depths shall be provided to create variety and individuality of each building.
- c. Windows and projecting wall surfaces shall be used to break up larger wall surfaces, establish visual interest and provide visibility of the street and other public spaces encouraging social interaction.

- d. Protective entry courts, common vestibules, covered breezeways, or enclosed stair halls shall be used to reduce the number of visible doors unless designed in a row house or townhouse manner oriented toward the street.
- e. Garages, when provided, shall be designed to be integrated with the building design or sited so as to avoid long monotonous rows of garage doors and building walls. Garages shall be oriented so that they do not visually dominate the building façade or the streetscape.

5716 Inappropriate Façade/Appropriate Façade.

- a. No flat-faced cement block or metal surfaces shall be visible from the exterior of any building as a primary surface material or mansard.
- b. Parapet facades may be used when unified construction with a primary surface of a wall and of the same material and color. The parapet shall be designed so reverse side of its elements are not visible to public view. False mansards are prohibited.
- c. Parapet facades must be used on flat roof structures where roof mounted building equipment is used. Parapets shall extend above the highest level of any roof mounted building equipment on all sides.
- d. Excessively tall foundation or basement walls and their visual impact must be avoided by blending them into their setting through the use of appropriate colors, building materials, or vegetation.

5717 **Materials.** Building materials must suit the architectural style of a building and be consistent or complementary throughout. Exterior surface materials shall be selected from among the following: brick, cementitious stucco, stone, vertical board and batten, wood or cementitious siding and approved architectural concrete masonry unit. A maximum of 2% of exterior surface may be clad with EFIS.

5718 Roof design shall be appropriate to the architectural style of a building. Where exposed to public view, roof material shall be selected from enameled standing seam metal, concrete or clay tiles, copper metal, or wood textured (architectural grade) or composition asphalt shingles. The use of plastic, fiberglass, other metal, or glass visible to public view is prohibited.

572 **Design Detail.**

5721 Wall surfaces shall be composed of at least 75% a single material and color.

5722 Walls that can be seen from an arterial or major collector street shall be treated as a building front façade.

5723 No less than 50% of the horizontal distance of any building front shall be designed with arcades, windows, entrances, awnings, or similar features.

5724 Retail front facades (front and sides open to public view) shall be glazed with clear glass no less than 30% of the first story. Other uses may provide the authentic appearance of such transparency.

5.8 Landscape Standards.

581 **Exemption.** The construction of single family homes on individual lots shall be exempt from these landscape standards.

582 Landscape Plan Required. A landscape plan shall be provided for site plan review, subdivision applications, or master planned development applications. The landscape plan shall be prepared by a qualified professional landscape architect or landscape designer, or certified arborist and shall contain the information specified in the appendix.

5821 Parking lots shall be landscaped as required in the standards of Section 5.4.

5822 Stormwater management facility areas shall be landscaped.

583 Compliance with Approved Landscaping Plan.

5831 No building permit shall be issued unless the landscape plan complies with the provisions of this ordinance. Standards for installation and maintenance of landscaping are located in the Appendix.

5832 A certificate of occupancy shall not be issued until required landscaping is complete or provision has been made to provide financial surety for completion of the required landscaping.

5833 A temporary certificate of occupancy valid for a period of 30 days with extensions not to exceed an accumulation of 180 days may be granted if all of the following conditions exist:

- a. Except for the completion of landscaping installation, occupancy would normally be allowed.
- b. Completion of the required landscaping before a permanent certificate of occupancy is issued would result in hardship to the applicant as applied to this case, if so determined by the Director of Planning and Community Development .
- c. At the time the conditional temporary certificate of occupancy is requested, the developer/owner shall make financial arrangements (by certificate of deposit, or letter of credit) satisfactory to the city in the amount equal to the value of required landscaping remaining to be installed.
- d. Any owner/developer wishing to make such financial arrangements must also grant the city access to the land to install or complete the required landscaping in the event the landscaping installation has not been completed at the end of the required extension period. Such financial arrangements shall be released when the required landscaping is completed.

584 Site Landscaping Requirements.

5841 A minimum of 15% of the pervious surface of any lot or building site shall be landscaped with at least one tree per 1500 square feet and four shrubs per 2,000 square feet. The remaining pervious area shall be completely covered with live turf grass, ground cover, or permeable pavers and may include foundation planting.

5842 Any adjacent public right-of-way, if planted and maintained by the developer, shall be included as a credit toward a required landscaped area if approved by the City. Plantings in a public right-of-way must be carefully considered due to potential for conflicts with underground utilities and will require approval of the City Engineer.

5843 Street trees shall be planted along all streets at the rate of one large tree every 50 feet, or one small tree every 35 feet.

585 Credit for Existing Material.

- 5851 Landscape areas shall incorporate existing natural vegetation to the extent feasible. If the natural vegetation is inadequate to meet the required landscaping standards, additional plant material shall be required.
- 5852 Existing native habitat or vegetation located within planting areas that are preserved and meeting the requirements of this section may be counted toward the requirements.
- 5853 Credit toward landscaping requirements may be granted at the discretion of the Director of Planning and Community Development for existing fences and walls on abutting property that meet the landscape requirement.
- 5854 Landscaping in Right-of-way. Owners may landscape and maintain the area within the non-paved street right-of-way abutting their land. Credit toward landscaping requirements may be granted at the discretion of the Director of Planning and Community Development.

586 **Buffers and Street Trees.** A landscaped buffer shall be provided along the perimeter of all lot lines adjacent to streets as follows:

- 5861 Buffers shall be a minimum width of eight feet exclusive of street right-of-way.
- 5862 Street trees shall be planted in the buffer at a rate of one tree per 40 linear feet of buffer, at a minimum three-inch caliper. Trees may be grouped together or evenly spaced.

587 **Site Preparation.**

- 5871 **Grading.** Areas of natural vegetation along property lines should be preserved wherever possible and incorporated into the site's overall landscape design.
- 5872 **Slope.** Transitions of grades between adjacent property ownerships should be as smooth as practical and in no event shall exceed a slope of greater than 4 to 1.

588 **Stormwater Management System Standards.**

- 5881 Any required stormwater detention and retention ponds shall be located to the side or back of a development unless integrated as a site amenity.
- 5882 The use of properly designed, low impact development (LID) or green techniques for stormwater management are encouraged, wherever practical. LID best management practice (BMP) design elements from the Mississippi Department of Environmental Quality's *Stormwater Runoff Management Manual*, Volume 2, Chapter 4 are acceptable.
- 5883 All surface stormwater detention system exterior slope faces shall be 4:1 or less. Also, surface stormwater detention systems shall have at a minimum, a four foot wide landscape area along the top perimeter with maintenance access as required. These areas are to be landscaped with shrubs at a minimum ratio of one per very 15 square feet.
- 5884 The specie type and density of trees and shrubs used in retention areas shall be approved at the discretion of the Director of Planning and Community Development upon the advice of the City Engineer.

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ARTICLE 6. ENVIRONMENTAL STANDARDS.

6.1 Tree Preservation and Protection.

- 6.1.1 Purpose. The purpose of tree preservation and protection is to:
- 6.1.1.1 Aid in stabilizing the environment's ecological balance by contributing to the processes of energy and soil conservation, air purification, oxygen regeneration, pollutant neutralization, groundwater recharge, and the reduction of stormwater runoff, while at the same time aiding in noise, glare, and heat abatement by preserving the existing tree canopy;
 - 6.1.1.2 Ensure that the stock of native trees and vegetation is maintained and replenished; and
 - 6.1.1.3 Provide visual buffering and enhance the beautification of the city.
- 6.1.2 Principles. This section shall be administered according to the following principles.
- 6.1.2.1 Preservation of existing trees shall be the first, best, and standard approach.
 - 6.1.2.2 If preservation cannot be achieved, mitigation must be completed.
 - 6.1.2.3 In lieu of mitigation, payment may be made to a tree escrow account if such has been established by the city in an amount agreed to by the city.
- 6.1.3 Applicability.
- 6.1.3.1 These standards apply to all subdivisions of two or more lots, any commercial site plan greater than 15,000, any parking lot greater than three spaces, or any residential development greater than one acre.
 - 6.1.3.2 Trees cleared for agriculture or forestry purposes, for the installation or maintenance of public utility easements, or the safety and protection of property are exempt from these standards. However, a 50-foot undisturbed buffer adjacent to property lines, water bodies, and perennial and intermittent stream banks is required.
- 6.1.4 Approval Required. Prior to clearing of any site to which these standards apply, the following shall be required:
- 6.1.4.1 Tree Inventory to indicate the following information:
 - a. The general location, size, type, and quality of existing tree masses and specimen trees.
 - b. Identification and information regarding trees to be removed and retained.
 - 6.1.4.2 Approval by the Site Plan Review Committee. The Site Plan Review Committee shall review the tree inventory and proposed tree removal. The Committee shall determine the appropriateness of the proposed action based on the criteria of this section. In granting any approval under this section, the Site Plan Review Committee shall determine any required mitigation associated with the proposed tree removal actions.
- 6.1.5 Site Design Guidelines for Tree Preservation and Protection.
- 6.1.5.1 Design shall consider potential for retaining existing site topography and existing vegetation.
 - 6.1.5.2 Parking lots shall be designed to preserve the maximum number of existing significant, specimen, and heritage tree.

6.1.5.3 Curb cuts shall minimize damage to existing trees and tree groves and shall be placed in areas that cause the least damage.

6.1.6 **Tree Retention Standards.** Trees identified to be retained shall utilize the following protection methods:

6.1.6.1 Install four-foot high perimeter fencing at the extreme outer edge of the drip line.

6.1.6.2 There shall be no activity of any kind inside the perimeter other than hand-brush clearing.

6.1.6.3 No land clearing or building permits shall be issued until the perimeter of all protected trees and tree groves have been properly fenced.

6.1.6.4 Fill (or other soil disturbance) shall be prohibited, as well as any vehicle traffic or material storage in areas under the drip line of trees to be protected.

6.1.6.5 Major changes in drainage patterns which may negatively affect existing trees shall be avoided.

6.1.6.6 Any person who intentionally damages a protected tree shall be in violation of this article and subject to the penalties prescribed in this ordinance.

6.1.7 **Tree Mitigation Requirements.**

6.1.7.1 The intent of this section is to leave undisturbed as many existing significant, specimen and heritage trees as possible. Mitigation is required for removal of significant, specimen, and heritage trees removed. Determination shall be made as to the number of trees to be removed greater than 6 inches in caliper.

6.1.7.2 For trees to be removed, the number of trees required for mitigation shall be based upon the number existing significant, specimen, and heritage trees estimated to be removed.

6.1.7.3 Trees in poor health and/or hazard trees will not require mitigation

6.1.7.4 Existing significant trees located within a building footprint, street, driveway, sidewalk, pathway, or utility easement shall generally not require mitigation.

6.1.7.5 **Replanting.**

c. For each existing significant tree removed, replacement trees shall be planted at one, two-inch caliper tree per tree removed, measured at diameter at breast height.

d. **Smaller Trees.** The Director of Planning and Community Development may approve the use of trees less than two-inch caliper for the planting of medium tree species (dogwoods and red buds) or greater than two-inch caliper on an equal total caliper basis, e.g. two, three-inch caliper trees equals three, two-inch caliper trees.

e. **Placement of Trees.** The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.

6.2 Flood Damage Prevention.

All development in the city's jurisdiction must comply with the Flood Damage Prevention Ordinance contained within Chapter 12 of the City Code of Ordinances.

6.3 Erosion Control.

Any land disturbance not subject to permitting by the State of Mississippi shall be required to control sedimentation and erosion from and on the development site using best management practices approved by the City Engineer.

6.4 Stormwater Management.

6.4.1 Purpose. The purpose of these regulations is to safeguard persons, protect property, prevent damage to the environment and promote the public welfare by guiding, regulating, and controlling the design, construction, use and maintenance of all stormwater facilities and development.

6.4.2 Post Development Discharge. Post-development discharge rates shall not exceed pre-development discharge rates from any development site. Engineering detail and documentation including a stormwater plan for the site shall be required at the time of application as specified herein.

6.4.3 Illicit Discharges and Connections.

6.4.3.1 It shall be unlawful for any person to allow discharges to the city stormwater drainage system that are not composed entirely of stormwater runoff, or to contribute to increased non-point source pollution and degradation of receiving waters.

6.4.3.2 It shall be unlawful for any person, or to allow others under its control, to throw, deposit, empty, drain, discharge or to permit to be thrown, deposited, emptied, drained or discharged into the city stormwater drainage system or watercourses located within the city limits any materials, including but not limited to pollutants or waters containing pollutants that cause or contribute to a violation of applicable water quality or stormwater standards.

6.4.3.3 Discharge Exemptions. All of the following activities are exempt.

- a. Discharges specified in writing by the city or other authorized enforcement agency as being necessary to protect public health and safety.
- b. Water line flushing performed by a government agency or utility authority.
- c. The following activities and discharge of any other water source not containing pollutants:
 - i. Landscape irrigation or lawn watering
 - ii. Rising groundwater
 - iii. Ground water infiltration to storm drains
 - iv. Uncontaminated pumped ground water
 - v. Foundation or footing drains (not including active groundwater dewatering systems);Crawl space pumps
 - vi. Air conditioning condensation
 - vii. Springs
 - viii. Non-commercial washing of vehicles
 - ix. Natural riparian habitat or wetland flows
 - x. Swimming pools
 - xi. Firefighting activities
 - xii. External building wash down
- d. The prohibition shall not apply to any non-stormwater discharge permitted under NPDES permit, waiver, or waste discharge order issued to the discharger and administrated under the authority of the Federal Environmental Protection Agency, provided that the discharge is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been

granted for any discharge to the stormwater drainage system.

6434

Illegal Connections.

- a. The construction, connection, use, maintenance or continued existence of any illegal connections to the city stormwater drainage system is prohibited. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
- b. A person is considered to be in violation of this chapter if the person connects a line conveying sewage to the city's stormwater drainage system, or allows such a connection to continue.
- c. Improper connections in violation of this section must be disconnected and redirected, if necessary, to an approved onsite wastewater management system or the sanitary sewer system upon approval by the appropriate city department or other authorized enforcement agency.

6435

Low Impact Design Encouraged. To balance growth needs with environmental protection, reduce municipal infrastructure and utility maintenance costs (e.g. streets, curbs, gutters, sidewalks, storm sewer), reduce stormwater management costs, preserve the integrity of ecological and biological systems, protect water quality by reducing sediment, nutrient, and toxic loads to water bodies, and to preserve trees and natural vegetation, low impact design is encouraged for all non-residential projects and all residential projects containing more than ten dwelling units. Natural and vegetated stormwater management systems such as swales, constructed wetlands, and bioretention cells may be used to manage stormwater and comply with federal and local stormwater regulations. All low impact stormwater systems shall meet the intent and specifications specified in Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas, Volume 2, Stormwater Management, published by the Mississippi Department of Environmental Quality (MDEQ) or current version thereof, unless otherwise specified in these regulations.

644

Additional Stipulations.

6441

Lakes, ponds, creeks, low impact design features, and similar areas will be accepted for maintenance only if sufficient land is dedicated as a public recreation area or park or if such area constitutes a necessary part of the drainage control system. Such areas must be approved by the park and playground commission and accepted by the board of aldermen before approval of the plat.

6442

Areas subject to periodic flooding caused by poor drainage facilities will not be accepted by the Board of Aldermen unless the subdivider makes necessary provisions to eliminate such flooding.

6.5 Riparian Buffers and Bank Stabilization.

65.1

Riparian Buffer Required. A minimum 25 foot undisturbed vegetated buffer is required along all perennial streams and around all other water bodies including wetlands. A minimum ten foot undisturbed vegetated buffer is required along all intermittent streams.

65.2

Exceptions. Ephemeral streams, ditches, and man-made ponds and lakes located outside of natural drainage ways shall not be subject to the provisions of this subsection.

65.3

Measurement. The buffer shall be measured landward from the top of bank of streams, the mean

high water line of all ponds and lakes, and the upland edge of wetlands.

- 6.5.4 Permitted Uses and Activities. The following uses and activities shall be permitted by right in all riparian buffers subject to any other conditions required by this ordinance.
- 6.5.4.1 Natural or pervious footpaths no more than four feet in width providing a homeowner direct access to the stream or water body.
- 6.5.4.2 Passive recreational and educational uses that require limited areas of disturbance and minimal impervious surfaces including non-motorized recreational and greenway trails constructed of natural or pervious surfaces located no closer than 25 feet from the stream or water body within existing or planned public or private easements, approved as part of a site specific development plan.
- 6.5.4.3 Buffer planting that does not require grubbing or grading of more than 100 square feet or the removal of natural cover for more than 48 hours.
- 6.5.4.4 Streambank stabilization including live staking and other natural planting techniques to control erosion.
- 6.5.4.5 Maintenance of plant materials as needed, including pruning, trimming and removal of dead or dying plant materials, including underbrush, invasive plant management, and removal of hazardous trees where owners' property or adjacent properties, or the health and safety of the general public or employees are in danger of damage or where slope stabilization could be negatively affected where otherwise consistent with the requirements of this ordinance.
- 9.5.4.6 Maintenance, operation and reconstruction of existing roads, streets, railroad lines, utilities and associated structures undertaken pursuant to best management practices, provided activities shall not increase the impervious area by more than 200 square feet and disturbed areas are restored to an acceptable usable condition as required by the City Engineer.
- 6.5.4.7 Normal maintenance, repair and reconstruction of private or publicly-owned structures undertaken pursuant to City Engineer approved best management practices; provided, that reconstruction of any structures shall not significantly impact the performance of buffers, and shall not increase structural footprint.
- 6.5.4.8 Site investigation work and studies necessary to prepare land use applications, including soils tests, water quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of the buffer shall be the minimum necessary to carry out the work or studies.
- 6.5.4.9 Education activities, scientific research, and outdoor recreational activities, including but not limited to, interpretive field trips, bird watching and hiking and associated interpretive signage that will not have a significant effect on the buffer.
- 6.5.4.10 Emergency activities that are required due to acts of nature or emergency utility repairs that are necessary to prevent an immediate threat to public health, safety or property.
- 6.5.5 Prohibited Uses and Activities. Any use or activity not expressly permitted by 6.6.4 shall be prohibited.
- 6.5.6 Protection During Development and Construction. Existing vegetation in riparian buffers shall be protected during all development and construction activities unless expressly permitted by the city for removal. Buffers shall be effectively demarcated in the field to prevent accidental disturbance. The drip line of trees within the buffer shall be protected even when they lie outside the minimum

buffer and shall be included in the demarcated area. The method of demarcation shall be approved by the city and must at minimum be consistent with generally accepted best management practices.

6.5.7 Discharge. No stormwater shall be directly discharged into a jurisdictional wetland without onsite pretreatment.

6.5.8 Use of Natural Streambank and Shoreline Stabilization Required. Unless otherwise approved by the City Engineer, only natural streambank and shoreline stabilization may be used along any perennial stream or water body. Natural stabilization includes bioengineering techniques such as live staking, root wads, tree revetments and the limited, strategic use of large rocks. Loose gravel, sand, rip rap, wire mesh and similar materials not commonly used in bioengineering shall not be used.

6.6 Grading and Clearing.

6.6.1 Permit Required. No land greater than one acre in size shall be graded or disturbed prior to issuance of a Grading and Clearing Permit. Application for said permit shall indicate the following:

6.6.1.1 Area to graded or otherwise disturbed

6.6.1.2 Extent and manner in which natural stormwater flow is to be altered

6.6.1.3 Erosion Control Plan

6.6.1.4 Compliance with tree protection and preservation standards of this ordinance

6.6.1.5 Compliance with the City of Corinth Storm Damage Prevention Ordinance

6.6.2 Area Limited. Clearing and grading shall be limited to that portion of a lot or development tract for which a valid building permit has been issued or for which a preliminary plat has been approved.

6.6.3 Stabilization Required. All lots or tracts cleared or graded shall be stabilized with man-made or vegetative cover as required by the landscaping provisions of this ordinance.

6.6.4 Activities Exempted. Any activities related to commercial tree harvesting, agricultural operations, and the creation or extension of public infrastructure or other activities occurring within a public right-of-way for which a certificate of zoning compliance is not required shall not be subject to the grading and clearing regulations, but shall meet any and all other applicable regulations contained within this ordinance.

ARTICLE 7. SIGN REGULATIONS.

7.1 Purpose.

For the purpose of this ordinance, the following sign regulations are hereby established to:

- 7.1.1 Ensure that signs are designed, constructed, installed, and maintained so that the public safety and traffic safety are not compromised.
- 7.1.2 Protect property values within the City of Corinth.
- 7.1.3 Protect the general public from damage or injury caused by, or partially attributable to the distractions and obstructions which result from improperly designed or situated signs.
- 7.1.4 Allow and promote positive conditions for legible and effective sign communication, while avoiding nuisances to neighboring roadways and properties.
- 7.1.5 Encourage and allow signs which are appropriate to the planned character of each zoning district.
- 7.1.6 Provide a pleasing overall environmental setting and community appearance which is vital to the continued economic attractiveness of the city.

7.2 General Provisions.

- 7.2.1 Sign Definitions. See Article 10.2. Definitions.
- 7.2.2 Nonconforming Signs. See Article 3 for provisions governing nonconforming signs.
- 7.2.3 Abandoned Signs. If it shall appear the Director of Planning and Community Development shall so find, that a sign or sign frame has been abandoned or is in nonuse for a period in excess of 180 days, the Director of Planning and Community Development shall notify, in writing, the owner of the land and the owner of the sign, if known, to remove the sign within 30 days of said notice. If the sign and/or frame are not removed, the city may remove subject sign and assess costs of removal to the sign owner and land owner jointly and severally.
- 7.2.4 Signs in a Historic District. Signs in a historic district must be approved by the Corinth Preservation Commission.
- 7.2.5 Sign Permit Required. Unless otherwise exempt, a permit shall be obtained prior to the installation or placement of a sign by either the property owner or sign contractor.
- 7.2.6 Sign Permit Application. Application for a sign permit shall require all of the following information and any other information deemed necessary by the Director of Planning and Community Development or the appropriate board to determine compliance with the requirement of this ordinance.
 - 7.2.6.1 The location, size, character, height, and setback for every proposed sign.
 - 7.2.6.2 No permit may be issued for a sign unless all existing sign frames or poles are removed or designated to be reused.
- 7.2.7 Sign Permit Expiration. A sign permit shall expire after six months if the approved sign is not constructed or is constructed inconsistent with the approved permit and an amended permit is not pending.
- 7.2.8 Signs Exempt from Permitting. The following types of signs are exempt from permitting requirements but shall otherwise comply with the terms of this section:

- 7281 Bulletin boards not over 12 square feet in area advertising public, charitable, or religious institutions, when located on the premises of said institutions.
- 7282 Canopy signs on canopy structures other than marquees, provided such signs shall not be illuminated, and shall contain no advertising other than the name of the building, the name of the owner, or the name of the occupant and his street address.
- 7283 Construction signs not over 12 square feet in area denoting the name of the architect, contractor, or engineer when placed upon work actually under construction.
- 7284 Directional signs not exceeding four square feet, limited to two per site access and indicating direction only.
- 7285 Memorial tablets or signs, and names of buildings cut into the masonry surface or constructed of bronze or other incombustible materials.
- 7286 Professional name plates not exceeding two square feet in area including signs for permitted home occupations.
- 7287 Signs of public service companies indicating danger, and other public service and safety signs.
- 7288 Temporary signs required by this ordinance or other resolutions or regulations imposed by the Board of Aldermen provided such signs shall not remain in place longer than five days after completion of the hearing or stated activity.
- 7289 Political signs erected within 60 days before the election and removed within ten days after the election.
- 7290 Public art murals.
- 7291 Public safety signs required by the State of Mississippi, United States Government, or the City of Corinth.

729 Signs Prohibited.

- 7291 Pennants, spinners, streamers, balloons and similar devices.
- 7292 Animated signs; provided however, that temporary street banners approved by the Board of Mayor and Aldermen shall be exempt from this prohibition.
- 7293 Flashing signs.
- 7294 Strips or strings of lights outlining property lines, sales areas, roof lines, doors, window, wall edges, or other architectural features of a building; provided however, this prohibition shall not apply to Christmas lights or other seasonal decorations.
- 7295 Signs on public property, other than those erected at the direction or with the permission of a public authority having jurisdiction.
- 7296 Signs which are not securely affixed to the ground, or otherwise affixed in a permanent manner to an approved supporting structure, including but not limited to portable signs.
- 7297 Signs visible from a public right-of-way that use the word "stop" or "danger" or otherwise present or imply the need or requirement of stopping, caution, the existence of danger, or

which for any reason are likely to be confused with any sign displayed or authorized by a public authority.

- 7298 Signs which blend with or can be confused with traffic signals.
- 7299 Signs which contain reflective materials, which present a hazard or danger to traffic or the general public.
- 72910 Signs which exhibit more than two faces.
- 72911 Signs which contain works or pictures of an obscene, indecent, or immoral character, which could offend public morals or decency.
- 72912 Beacon lights, flashing lights or oscillating lights.
- 72913 Signs which are structurally unsound or which are rendered structurally sound by guy-wires or unapproved facing or bracing.
- 72914 Signs attached to, suspended from or painted on any vehicle, including a trailer, which is parked on or visible from any street or public place and which is regularly left stationary from more than 1/2 of the daylight hours on a regular business day, provided, however, this prohibition shall not apply to those signs which are required to be affixed to service vehicles by the requirements of any state, federal, or local regulations. Nor is this prohibition to be construed as prohibiting the identification of a firm or its principal products on a vehicle operating during the normal course of business.
- 72915 Roof signs.
- 72916 Mobile signs.
- 72917 Portable signs.
- 72918 Side-by-side signs.
- 72919 Stacked signs.
- 72920 Temporary signs.
- 72921 The placing, tacking, painting, hanging, or otherwise affixing of any kind of sign, outdoor advertising, or poster so as to be visible from the public highways on the walls of buildings, barns, sheds, trees, fences or any other structure except as otherwise provided in this ordinance is prohibited. Such signs and those that are in violation of Chapter 21 of the City Code of Ordinances may be removed and discarded by the city without notice or compensation.
- 72922 Signs may not be put on trees or utility poles, or painted or drawn upon rocks or natural features, or on any motor vehicle or tractor trailer parked in the front setback of a business or directly adjacent to a public right-of-way. Such signs that are also in violation of Chapter 21 of the City Code of Ordinances or that are located on public property or rights-of-way may be removed and discarded by the city without notice or compensation.

7210 Sign Lighting.

All lighted or illuminated signs shall be constructed to prevent any undue glare in any direction which may interfere with traffic or become a nuisance to adjoining property. No sign or similar device shall flash or move; provided, however, that signs providing noncommercial public service information such as "time and tempera-

ture” are permitted.

7211 Calculating Sign Size.

72111 The total area of any business sign, whether freestanding, mounted, or painted upon the outside wall or canopy of a building shall be by means of the smallest square or rectangle, that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not include any supporting framework, bracing or other means of support.

72112 The total sign area for any freestanding or projecting sign with one or more faces shall be computed by adding together the area of all sign faces visible from one point.

72113 The total sign area for wall-mounted signs shall be based upon the width, in linear feet, of the front, sides, or rear of any building facade upon which the sign is located.

7212 Calculating Sign Height.

72121 Sign height shall be calculated from the ground level to the uppermost top of the frame or calculated area as stated in Table 7.2.

72122 No sign attached to any building shall project above the roofline or roof parapet of such building.

7213 Calculating Permitted Size.

72131 When determining the maximum allowed sign area, the calculation shall be made from the linear foot of building frontage at the principle entrance facing a street

7214 Regulations for Specific Sign Types.

72141 Commercial banners and temporary signs:

- a. One commercial banner per business may be erected for a period not to exceed 15 days on three occasions per calendar year.
- b. A permit shall be obtained to erect any commercial banner.
- c. Commercial banners shall be limited to 20 square feet in size.
- d. Commercial banners shall be affixed to the building and be able to withstand the elements and remain intact and suitable for public display.

72142 On-premises directional signs, not exceeding two square feet, may be erected in any district, provided they are not within the right-of-way of any street.

72143 Noncommercial Message Signs – Any sign or banner permitted under this ordinance is allowed to contain noncommercial messages and/or images in addition to or in lieu of any other messages and/or images, without regard to whether such noncommercial messages and/or images are related to the premises upon which such sign or banner is located.

72144 Flags and Flagpoles. See Section 3.2.7, Accessory Uses and Equipment.

72145 Sign Requirements for Specific Uses. Mixed Tenant Shopping Complexes (Shopping Center) or Mixed-Use (Commercial and Residential) Centers may provide entrance signage that shall be no more than ten square feet for each business to be located in the center, when no freestanding signs are to be used in the center. The total sign face size, in aggregate, may

Table 7.1 Table of Permitted Signs															
■ = Permitted □ = Special Exception	Low Intensity		Moderate Intensity				Higher Intensity					Special			Stnd
	Agricultural	Rural Center	Suburban NBHD 10	Suburban NBHD 5	Traditional NBHD - Historic/Infill	Traditional NBHD - New	Mixed Residential	Suburban Corridor	Downtown Gateway	Neighborhood Center	Downtown Core	Light Industrial	Heavy Industrial	Institutional	Exceptions
Zoning District	A	RCN	SN10	SN5	TNDH	TNDN	MR	SCO	DG	NC	DTC	LI	HI	INST	
Free Standing Sign	■	■	■	■	■	■	■	■	■	■	■	■	■	■	1
Wall Sign	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2
Billboard (Outdoor Advertising Sign)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-
Temporary Banner	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-
1. Freestanding signs are permitted for institutional uses regardless of zone.															
2. Wall signs are permitted for institutional uses regardless of zone.															
3. Signs permitted in commercial and industrial districts shall not be installed with 100 feet of any residential district.															

Table 7.2 Table of Sign Sizes						
Sign Type	Permitted area	Min/Max Size	Min/Max Height	Number	Location and Other Criteria	Exceptions
Free Standing Sign	2 sf/ft of bldg. frontage	None/48 sf	None/8 ft	1/50 ft. frontage	2 ft. setback	Max. height in SCO is 16'.
Wall Sign	1sf/ft of bldg frontage or lease space	20% of allowed size/100 sf 200' for greater than 30 setback	6 ft/height of wall	1/wall	Size may be distributed among walls.	-
Billboard - Conventional (Outdoor Advertising Sign)	135 ft	135 ft	25ft/35 ft	1	Min. separation of 1000 ft from any other billboard	-
Temporary Banner	40 ft	None/40 ft	None/Height of wall	1/entity	Attached to wall	1
1. Shall not apply to banners established and maintained by Main Street Corinth or the City of Corinth.						

be no larger than 100 square feet. Alternately the master plan sign option in Section 7.4 may be used.

7215 Distribution of Permitted Size.

72151 When buildings face more than one street, the total allowed sign area may be distributed to the other street frontages.

72152 Digital billboards.

- a. Except as specifically provided in this section, no digital billboards shall be permitted in any zoning district within the City of Corinth.
- b. No digital billboard shall be located within 1,500 linear feet of another digital billboard. For the purpose of this subsection, the distance between digital billboards shall be measured as the distance between the points at which lines drawn perpendicular to the highway from the location of each billboard intersect with a line along the center of the highway.
- c. Maximum area shall be 300 square feet.
- d. All digital billboards shall be programmable so that there are no effects of movement, blinking, animation, scrolling, flashing, or similar effects in the individual images.
- e. All digital billboards shall be programmed so that the image will change instantaneously as seen by the human eye, and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change.
- f. There shall be a minimum of eight seconds between copy changes.
- g. All digital billboards shall be equipped with automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, with accordance with the following:
 - i. All such signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
 - ii. The maximum brightness of light emitted from a changeable message sign shall not exceed 0.3 foot candles over ambient light levels measured at a distance of 150 feet.
 - iii. Any measurement required shall be taken from a point within the highway right-of-way at a safe distance from the lane of the main travel way and as close to perpendicular to the face of the digital billboard as practical. If perpendicular measurement is not practical, valid measurements may be taken at an angle up to 45 degrees from the center point of the sign face.
 - iv. Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by this section, and that the present intensity level is protected from end user manipulation by password protected software or other approved method.
 - v. The owner of any digital billboard shall demonstrate, at the city's request and the satisfaction of the city's Director of Planning and Community Development or his designee that such digital billboard does not exceed the maximum brightness set forth in this section.
- h. Digital billboards shall be monitored and remotely frozen in one position or disabled in the event of a malfunction until said malfunction is repaired.

- i. The owner(s) of a digital billboard must reasonably coordinate with relevant public agencies for and the display of real-time emergency information such as amber alerts or natural disaster directions. Owners shall also reasonably accommodate public agencies for the display of public service information if space is available.
- j. Base of mounting poles shall be covered with a brick veneer with remainder of pole painted a color complimentary to the brick veneer. Base shall be equal to half of the height of the mounting pole.
- k. All existing non-digital billboards may be replaced by a digital billboard provided that two additional existing billboard sign structures within the City are removed and not replaced.

7.3 Special Provisions.

7.3.1 Specific District Sign Requirements.

7.3.1.1 In the Traditional Neighborhood Development District, one monument sign not to exceed five feet in height and 20 square feet in sign area. In addition, one wall sign not to exceed 20 square feet in sign area is allowed.

7.3.1.2 Signs in Historic Districts. All signs proposed in a Historic District are subject to the approval of the Corinth Preservation Commission. The Corinth Preservation Commission may impose conditions more strict than those expressed in this article based on their review and criteria under Certificate of Appropriateness process.

- a. Businesses are limited to one wall or projecting sign and two window or door signs for each façade that has a public entrance. Each window sign may cover no more than 15% of one window or door, and each wall sign may cover no more than 15% of the façade of the building. Where only one window sign is proposed, the percentage from the second allowed sign may be aggregated to allow 30% coverage of one window. Business identification, “branding symbols”, logos, product or service advertising signage, symbols, borders, decals, decorative elements, and lettering are considered cumulatively when evaluating proposed signage. All such elements shall be included in the calculation of sign coverage for any projecting, hanging, awning, window, door, wall, or marquee signs.
- b. When signage elements as described above are proposed for multiple windows or doors on a façade:
 - i. For businesses located on two public right-of-ways (corner properties), aggregate window signage is restricted to windows located along the respective street frontage.
 - ii. Window signage materials shall be restricted to muted, translucent, and semi-opaque hues. Signs shall not contain flamboyant or overly large lettering or overly decorative elements.
 - iii. Information that identifies the hours of operation of the business on one window or door shall be excluded from this calculation if it is no larger than approximately 10” x 15”.
 - iv. Business signs that project over public rights-of-way shall maintain a minimum clear height of eight feet above the sidewalk; shall not project more than 42 inches from any building or be within 24 inches of any curb line or pavement edge; and shall maintain a minimum spacing of ten feet between adjacent signs.
- c. The use of franchise or corporate signage architecture is prohibited. Buildings or structures, other than allowable signs, shall not be designed to use the building or structure itself as advertising.

- d. Where permitted, freestanding, ground signs shall not exceed eight feet in height and 20 square feet in sign area, and must meet all other requirements for ground signs in this chapter.
- e. Only one interior illuminated business sign per business shall be located within a three-foot radius of, and visible from, any exterior window. Such sign shall not flash or move and may not exceed four square feet. If any interior illuminated sign is located within a three-foot radius of, and visible from, any exterior window, the sign shall measure no more than four square feet and shall not flash or move.
- f. In multi-story mixed-use buildings, street level commercial tenants may have all signage as outlined above. All upper story commercial tenants may display an entry sign in the building first floor directory, and may propose a sign on the upper level only if the tenant occupies the entire floor.
- g. All signs not in compliance with this ordinance shall be removed 60 days after the effective date of this ordinance.
- h. Marquee or other signage replicating historic signage in the district may be exempted from size, lighting, or other standards if authorized by the Preservation Commission.

7.4 Alternative Compliance by Master Sign Plan.

741 As an alternative to the above prescribed conditions, a Master Sign Plan for a proposed or existing development may be approved by the Planning Commission during the approval process for the proposed use.

742 The purpose of a Master Sign Plan is to provide for the establishment of signage criteria that are tailored to a specific development or location, and which may vary from specific ordinance provisions. The intent is to provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings and signs.

743 A Master Sign Plan shall include the location, size, height, construction material, color, type of illumination and orientation of all proposed Signs either permanent or temporary.

744 A Master Sign Plan containing elements which exceed the permitted height, area and number of Signs specified in this ordinance may be approved by the Planning Commission only upon written findings that:

7441 The development site contains unique or unusual physical conditions, such as topography, proportion, size or relation to a public street that would limit or restrict normal Sign visibility; or

7442 The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest or other distinguishing features that represent a clear variation from conventional development; or

7443 The proposed signage incorporates special design features such as logos, emblems, murals or statuary that are integrated with the building architecture.

7444 The construction and placement of individual Signs contained in the approved Master Sign Plan shall be subject to the issuance of sign permits in accordance with this ordinance.

7.5 Penalty.

All persons failing to comply with the provisions of this section shall be in violation of this ordinance and shall be subject to punishment as provided in Article 9, Section 9.10 of this ordinance.

ARTICLE 8. ADMINISTRATIVE BODIES.

8.1 Purpose.

The purpose of this section is to define and, where appropriate, establish the various public bodies and staff positions required for the development, implementation and update of *Envision Corinth 2040* and the administration and enforcement of this ordinance, and to enumerate their duties, powers, limitations and scope of jurisdiction related thereto.

8.2 Board of Mayor and Aldermen.

821 The Board of Mayor and Aldermen of the City of Corinth shall have the final authority to approve, deny, modify or otherwise change applications for amendments to the text, official zoning map, appeals, variances, special exceptions, conditional uses and any other provisions of this ordinance.

822 Duties. The duties of the Board of Mayor and Aldermen shall include, but not necessarily be limited to the following.

8221 Acting upon requests for the subdivision of land and buildings.

8222 Acting on requests for zoning amendments.

8223 Hearing and deciding appeals as specified in this ordinance.

8224 Holding public hearings on matters related to and in keeping with the provisions of this ordinance.

8225 Appointing the members of the Planning Commission.

8226 Hiring required staff to ensure the implementation of *Envision Corinth 2040* and the sound administration and enforcement of this ordinance.

8.3 Planning Commission.

831 Creation. The Planning Commission is hereby established and is vested with the rights and responsibilities as provided in MCA 1972, § 17-1-17. The planning commission shall consist of five (5) members who shall serve staggered terms of five years.

832 Responsibilities. The duties of the Planning Commission shall include but not necessarily be limited to the following:

8321 Keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failure to vote indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record.

8322 Prepare periodically a comprehensive plan for the future development of the City of Corinth, including among other things, recommendations relative to all aspects of location, size and arrangement of streets, parks, public grounds, railroads, transportation, platting of public and private property, grouping of public and private buildings and housing, appearance and beauty, and financial planning of said city or any portion thereof.

8323 Make recommendations in connection with the execution and detailed interpretation of the Corinth Comprehensive Plan, and propose changes and adjustments in the plan as may be deemed desirable from time to time.

- 8324 Implement the statement of purpose, goals, objectives of *Envision Corinth 2040* and its continuous planning process as it relates to this ordinance and other city codes, ordinances and policies.
- 8325 Make recommendations to the Board of Mayor and Aldermen upon any matter relating to zoning regulations of the city including proposals for changes to the zoning code or map to further the purposes of city planning as authorized.
- 8326 Make recommendations regarding the approval and disapproval of subdivision applications.
- 8327 To hear and decide to approve or deny requests for special exceptions as authorized in this ordinance.
- 8328 Act on through approval or disapproval, site plan applications, as established in Article 9.
- 8329 To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance as authorized.
- 83210 Act upon, by approval or disapproval, applications for variances from the terms of this ordinance as authorized.
- 83211 Adopt rules necessary to the conduct of its affairs, and in keeping with the provisions of this ordinance. Meetings shall be held at the call of the chairman and such other times as the board may determine. The chairman, or in his absence the vice-chairman, may administer oaths and compel the attendance of witnesses.
- 83212 Perform other related duties and responsibilities as may be required by ordinance or by the Board of Mayor and Aldermen.

8.4 Board of Adjustment.

- 841 There shall be created a Board of Adjustment, consisting of five members who shall be qualified voters, and appointed by the Board of Mayor and Aldermen. The members of the initial board of adjustment shall serve respectively for one (1), two (2), three (3), four (4), and five (5) years. A member may be removed for cause by the Board of Mayor and Aldermen after written charges have been filed against him and a public hearing held by the Board of Mayor and Aldermen. Vacancies shall be filled by appointment by the Board of Mayor and Aldermen for the unexpired term of the member. Members may also be reappointed to succeeding terms. Members of the Board of Adjustment shall elect their own chairman to serve for a period of one year, and be eligible for reelection.
- 842 Responsibilities. The duties of the Planning Commission shall include but not necessarily be limited to the following:
- 8421 Keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failure to vote indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record.
- 8422 Hear and decide applications for special exceptions in accordance with the procedures of Section 9.3.
- 8423 Hear and decide applications for variances in accordance with the procedures of Section 9.4.

- 8424 Hear and decide appeals by any person aggrieved, or by any officer, department, board, or bureau of the city affected by any decision of the building inspector.
- 8425 To permit the extension of a zoning district where the existing boundary line of a district divides a lot or parcel of land in single ownership as shown on the tax records, provided the distance involved does not exceed fifty feet.
- 8426 To permit the reconstruction of a conforming or nonconforming building which has been partially or totally destroyed by fire or act of God if the board decides that there are compelling reasons for the continuance of the particular use.
- 8427 To permit the erection and use of a building or the use of premises in any location for a public service corporation for public utility purposes if the board deems it reasonably necessary for the public convenience or welfare.
- 8428 To interpret the provisions of this ordinance in all cases where the actual street layout varies from the street layout as shown by the official zoning map.

8.5 Site Plan Review Committee.

- 85.1 Creation. The Site Plan Review Committee is hereby designated as the committee whose purpose and responsibility as related to this ordinance shall be to use its individual and collective technical expertise to coordinate and expedite the review, processing, recommendation, and pre-hearing procedures assigned to them by this ordinance.
- 85.2 Composition. The Site Plan Review Committee shall consist of the following members or designated representatives, and will be chaired by the Director of Planning and Community Development:
- Director of Public Works.
 - Fire Chief and Fire Inspector.
 - Chief of Police.
 - Director of Planning and Community Development.
 - Building Official.
 - Representative of the Planning Commission.
 - Others as deemed appropriate by the Mayor.
- 85.3 Responsibilities. The duties of the Site Plan Review Committee shall include but not necessarily be limited to the following.
- 85.3.1 Review and recommendation of pre-application development layout review, provided sufficient data to permit a responsible evaluation of all permitted development is submitted. Such review shall include any site plan for an existing structure on a lot that is reduced in size through the subdivision process.
- 85.3.2 Review and recommendation of official zoning map amendments as they impact on delivery of city services.
- 85.3.3 Review of subdivisions to complete recommendation of the preliminary plat.
- 85.3.4 Review variance requests and make recommendations to the Planning Commission.
- 85.3.5 Recommend from time to time legislation which may be desirable to further the purposes of city planning.

- 8536 Implement the statement of purpose, goals, and objectives in the comprehensive plan and continuous planning process as it relates to this ordinance and other city codes, ordinances and policies.
- 8537 Ensure that all procedures for permits, amendments and variances follow the applicable requirements and procedures as established by this ordinance.
- 8538 Complete all other tasks or projects that may be brought to the committee's attention by the Mayor, Board of Mayor and Aldermen, Director of Planning, the Director of Public Works, the City Engineer, or other member of the Site Plan Review Committee.

8.6 Downtown Residential Overlay District Design Review Board

- 861 The Downtown Residential Overlay District Design Review Board will consist of 5 members whose primary residence as listed on their State issued ID is within the Downtown Residential Overlay District.
- 862 Appointment. Four members will be appointed by the Board of Mayor and Aldermen at the recommendation of the Planning Commission. One member will be appointed by the Board of Mayor and Aldermen at the recommendation of the Mayor.
- 863 Terms of Service. Upon adoption of this ordinance, members will serve four-year terms. Members may voluntarily step down at any time, and members may be removed by the Board of Mayor and Aldermen for cause after public hearing in a meeting of the Board of Mayor and Aldermen.
- 864 Authority.
 - 8641 The Design Review Board shall make design standard recommendations to the Planning Commission for recommendation to the Board of Mayor and Aldermen as necessary to implement and maintain the Downtown Residential Overlay District.
 - 8642 The Design Review Board will meet in sufficient regular intervals to advise the Building Inspector on the application of the ordinance review all building permit applications for new construction and front façade renovations in the Downtown Residential Overlay District prior to the issuance of a building permit.
 - 8643 A quorum of 3 members is required to render a decision.
 - 8644 The meetings of the Design Review Board shall be governed by the general rules of parliamentary procedure as provided in Robert's Rules of Order.

8.7 Department of Planning and Community Development.

- 871 Creation. The Department of Planning and Community Development is hereby created and designated with the authorities as outlined below or as otherwise assigned by the Board of Mayor and Aldermen.
- 872 Responsibilities. The responsibilities of the Department of Planning and Community Development shall include but not necessarily be limited to the following:
 - 8721 Coordinate the creation, maintenance or update of *Envision Corinth 2040*.
 - 8722 Develop and propose policies, projects and procedures designed to implement the comprehensive plan.
 - 8723 Conduct such inspections of buildings, structures and use of land as are necessary to determine compliance with the terms of this land development code. This duty shall include

complete coordination and cooperation with the Department of Public Works, the Building Department, as well as other city officials and the Planning Commission to correct any violations found to exist.

- 8.724 Serve as a liaison to, provide support for, and coordinate the activities of all appropriate boards and commissions of the City of Corinth as assigned or requested.
- 8.725 Serve as a liaison and provide staff support to the Board of Mayor and Aldermen.
- 8.726 Account for all fees collected and maintain the current fee schedule.
- 8.727 Review all requests for land development code amendments, applications for subdivision approval, variance requests and special exceptions and other development matters, and make recommendations concerning their disposition.
- 8.728 Coordinate matters before the Planning Commission.
- 8.729 Coordinate the subdivision approval process.
- 8.7210 Enforce or cause the enforcement of this ordinance.

8.8 Director of Planning and Community Development.

- 88.1 **Designation.** A Director of Planning and Community Development is hereby designated for the purpose of facilitating city planning in Corinth and leading the affairs of the Department of Planning and Community Development.
- 88.2 **Responsibilities.** The duties of the Director of Planning and Community Development shall include, but not necessarily be limited to the following:
 - 88.21 Supervise the creation, maintenance, or update of the comprehensive plan and provide an update the comprehensive plan at least every five years.
 - 88.22 Manage the affairs of the Department of Planning and Community Development.
 - 88.23 Supervise the maintenance of the official zoning map in good and useful condition and properly record on the map all of the amendments to the ordinance that change the boundaries of a zoning district.
 - 88.24 Maintain permanent and current records of documents and proceedings under this land development code.
 - 88.25 Provide and maintain a continuing program of education and public information on zoning and subdivision matters.
 - 88.26 Receive, file, and transmit to the Site Plan Review Committee, the Planning Commission, or the Board of Mayor and Aldermen all appeals and all applications for subdivisions, site plans, variances, amendments, and special permits and other appropriate matters.
 - 88.27 Issue applications and other forms as needed.
 - 88.28 Provide public information relating to this ordinance.
 - 88.29 Register and maintain records and maps on nonconforming uses, structures and undeveloped lots.
 - 88.210 Define words or phrases of this ordinance which are not found under Section 10 or Section 3.

- 88211 Coordinate the site plan review process and the preliminary and final subdivision plat approval process.
- 88212 Grant administrative waivers as defined and limited in this ordinance.
- 88213 Ensure that all public notice requirements are met.
- 88214 Establish the deadlines for applications, appeals and agendas.
- 88215 Coordinate all applications and appeals through the Department of Planning and Community Development and the City Clerk's office and Board of Mayor and Aldermen agenda.

8.9 Building Official.

- 891 Designation. A Building Official is hereby designated for the purpose of assisting in the administration of this ordinance.
- 892 Responsibilities. The duties of the Building Official shall include, but not necessarily be limited to the following:
 - 8921 Review and issue certificates of zoning compliance.
 - 8922 Conduct enforcement actions as specified in Section 9.9.
 - 8923 Other duties as may be set forth in this code.

9.0 ADMINISTRATIVE AND APPLICATION PROCEDURES.

9.1 Subdivision of Land.

- 9.1.1 Compliance with the subdivision standards and approval process described in this ordinance is required for any division of land as defined in Article 10.
- 9.1.2 Exemption. The following are exempted from the subdivision approval process but may be subject to more restrictive state regulations:
- 9.1.2.1 The sale, exchange, or combining of parcels of land between one or more owners of adjoining properties, provided additional lots are not created, and that the resulting parcels are not less than the minimum sizes required by this ordinance. This provision does not apply to land exchanges in existing subdivision or an action that would by default create a subdivision.
- 9.1.2.2 Any division, partition, or sale of land by judicial decree.
- 9.1.2.3 Division of land into two parcels provided that each parcel is greater than one acre exclusive of existing road right-of-way or major road right-of-way to be reserved, and is zoned Agricultural, Estate Residential, or Suburban Residential.
- 9.1.3 Process. The subdivision of land in the City of Corinth shall occur in three steps:
- Pre-application Conference
 - Preliminary Subdivision Application
 - Final Subdivision Application
- 9.1.4 Official Plat Required. Before any tract or parcel of land within the city shall be considered for division into two or more residential lots, or any non-residential lot, the tract or parcel of land shall be surveyed and platted by a licensed professional surveyor. All plans and specifications for construction of required improvements shall be prepared by a registered professional engineer.
- 9.1.5 All subdivisions that create two or more lots shall be reviewed by the Site Plan Review Committee. Subdivisions with three or more lots are to be reviewed by the Planning Commission.
- 9.1.6 Pre-application Conference:
- 9.1.6.1 Sketch Plat. Prior to the filing of a subdivision application of five or more lots, an applicant shall meet with the Planning Department to discuss the subdivision review process. Applicants are advised to submit a sketch plat for informal advice as to the appropriateness of the proposed subdivision. This step does not require a formal application, fee, or filing of plat. A pre-application sketch plat should contain the information and be presented in the form listed in Appendix Sketch Plat Standards.
- 9.1.6.2 The Director of Planning and Community Development may waive the pre-application conference if it is determined unnecessary because the applicant has sufficient knowledge of the requirements of this ordinance or has previously submitted completed applications in the City of Corinth.
- 9.1.6.3 Purpose. The purpose of the conference is to:

- a. Acquaint the applicant with the requirements and procedures of this ordinance.
- b. To determine the appropriate application process as provided for in this ordinance.
- c. To discuss the proposed subdivision layout and design.

9.1.7 Preliminary Subdivision Application.

9.1.7.1 Submittal Requirements:

- a. An application for preliminary subdivision approval shall contain the information and be presented in the form listed in the Appendix A.3, Preliminary Plat Standards.
- b. Reserve tracts. Where a proposed subdivision is part of a larger tract, and the area of the un-subdivided portion is less than 20 acres, a sketch plan shall be submitted for the entire property showing the extension of future streets, storm drainage, and sewers to ensure that subsequent development of the reserve tract has been adequately addressed.

9.1.7.2 Preliminary Infrastructure Plans:

- a. Plans. Preliminary plans and specifications shall be submitted for review and recommendation by the Planning Department and City Engineer. Written approval of the City Engineer is required before the preliminary plat may be considered by the Planning Commission.
- b. Preliminary utility plan. A utilities plan shall be submitted showing existing and proposed utilities on and adjacent to the tract. The plan shall include the location, size and invert elevation of sanitary and storm sewers; location and size of water mains, and fire hydrants. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers. Also, electric, gas, and cable utilities and any required retention/detention shall be shown.
- c. Preliminary grading and stormwater control plan. An overall grading and stormwater control plan shall be prepared showing existing and proposed contours at two-foot intervals. Both existing and proposed contours shall be shown on the same drawing.
- d. Preliminary erosion control plan. An overall erosion control plan shall be submitted as part of the overall grading and drainage plan.

9.1.7.3 Planning Commission Review. During its review of any preliminary or final subdivision application, the Planning Commission shall consider the proposed subdivision in the context of its intended use and in relation to the public welfare and future development of the area.

- a. All plats shall be reviewed in relation to existing plans, including *Envision Corinth 2040*, this ordinance, major street plans, major utility plans, other public facility plans, and the character of the local community.
- b. Attention shall be given to the need for parks, play areas, schools, public building sites, major streets, the efficiency of the street pattern, and the suitability of the land development.
- c. Due regard will be shown for the preservation of outstanding natural and cultural features such as scenic spots, watercourses, and historic sites.
- d. The Planning Commission shall consult other agencies and confer with the developer from time to time during the course of its examination to ensure the purposes of the subdivision regulations and the orderly growth and development of the city is being accomplished.

- 9.1.7.4 Review Time frame:
- a. Application for preliminary subdivision shall be filed with the Department of Planning and Community Development for review and hearing before the Planning Commission at least 30 calendar days prior to the meeting at which it is to be considered.
 - b. The Planning Commission shall, within 60 calendar days of receipt, act upon each application by approving, approving with conditions, or denying the application. The Planning Commission shall state the reasons for its actions.
- 9.1.7.5 Approval Conditions:
- a. Conditional approval of a preliminary plat does not constitute approval of the final plat. It is instead an expression of approval for the layout submitted on the preliminary plat that is to serve as a guide to the preparation of the final plat.
 - b. Preliminary plan approval is valid for two years from the date of approval. If a final plat(s) has not been recorded within the approval period, the preliminary plan approval shall be null and void.
 - c. The applicant may request an extension of time for the approval period. Requests for extensions shall be submitted in writing to the Planning Commission prior to the expiration date. The subdivider shall indicate the reasons for the extension and the estimated time for finalizing the development. When granted, extensions shall be for no more than two year periods.
 - d. The recommendation of the Planning Commission shall be submitted to the Mayor and Board of Aldermen for final action.
- 9.1.8 Final Subdivision Approval.
- 9.1.8.1 An application for final subdivision approval shall conform substantially to the preliminary plat as approved and may constitute only that portion of the approved preliminary plat which is proposed to be recorded and developed at the time.
- 9.1.8.2 Application for approval of the final plat shall be submitted in writing to the Planning Commission at least 30 calendar days prior to the meeting at which it is to be considered. An application for final approval shall contain the information and be presented in the form given in the Appendix 4, Final Plat Standards
- 9.1.8.3 The City Engineer shall certify that the applicant has complied with one of the following alternatives:
- a. All improvements have been installed by the sub-divider or another party in accordance with the requirements of these regulations and with the action of the Board of Aldermen, giving approval of the preliminary plat, receiving a warranty bond, and accepting maintenance of utilities and streets; or
 - b. A bond, certified check or letter of credit equivalent to 150% of the approved construction cost estimate has been posted in favor of the city by the applicant.
- 9.1.8.4 After the final plat has been approved by the Planning Commission, it shall be submitted to the Board of Aldermen and, if approved, shall include the certificates signed by the Mayor and the City Engineer.
- 9.1.8.5 A duplicate original of the final plat on mylar shall be submitted to the City Clerk and recorded in the city plat book of subdivisions as specified below.

9.1.86 A digital copy shall be submitted in a both Autocad and PDF formats.

9.1.9 Recording of Final Subdivision Plat.

9.1.91 Upon approval of the final plat by the Mayor and Board of Aldermen, the submission of any required bond, and the recording of the final plat in the office of the Chancery Clerk of Alcorn County, building and related permits may be issued and lots may be conveyed by the owner. Prior to such approval and submission of the required bond, no building or related permits shall be issued and no lots shall be conveyed by the owner.

9.1.92 Within 30 days following approval of a final plat by the Board of Mayor and Aldermen, such plat must be recorded in the office of the clerk of the chancery court and a copy of the recorded plat submitted to the Director of Planning and Community Development. Failure to record such plat within the time specified will result in rejection of all pending building and related permits, and no other building or related permits will be issued for any building to be erected within the subdivision until such time as the final plat is recorded.

9.1.93 No bond shall be released by the city until such time as all improvements have been accepted for maintenance and the final plat recorded in the office of the Chancery Clerk.

9.1.94 The provisions of this section are applicable to all subdivisions previously approved and accepted by the Mayor and Board of Aldermen. Final subdivision plats for such subdivisions shall be recorded as provided by this section within ten days following the effective date of this ordinance.

9.1.95 Digital Records. The subdivision developer must provide to the city, at the time of acceptance of the subdivision improvements, a digital representation of the final subdivision plat and all improvements to be accepted by the city. Digital record drawings shall consist of one file for each sheet of "as built" plans and one file for each sheet of the final plat. All digital files shall be in a format as required by the City Engineer.

9.1.10 Modification of Final Subdivision Plat. In addition to satisfying all other applicable requirements of this ordinance, any amendment, alteration, or vacation of a previously-approved final subdivision plat, or any part thereof, must comply with this section and applicable state law. Any party seeking such an amendment shall submit a petition including

9.1.101 A description of the nature of and reason for the amendment

9.1.102 An accurate description of the property, including a copy of the plat to be amended and a copy of the proposed amended plat; and

9.1.103 The written consent of all persons adversely affected by or directly interested in the proposed change.

9.1.104 The applicant shall be responsible for contacting and obtaining consent from all such persons. Before approving any such change, the Board of Mayor and Aldermen shall make a finding that all such persons have given written consent to the proposed change. If the Board of Mayor and Aldermen find that all such persons have not given written consent, the amendment shall not be allowed. See Miss. Code Ann. § 17-1-23.

9.1.11 Subdivision Design Standards.

9.1.111 General Design Objectives. The subdivision of land within the City of Corinth shall provide for the efficient and orderly development of the site within the context of the general area in which it is located and adhere to the following principles:

- a. Provide a safe and convenient circulation system minimizing pedestrian and vehicle conflicts, and traffic congestion.
- b. Provide lots and parcels which are suitable for the type of development anticipated and are in conformance with the zoning regulations.
- c. Encourage the protection of the natural environment such as topography, mature vegetation, highly erodible soils, and the area prone to periodic inundation due to flooding and wetlands.
- d. In addition to the requirements established in this ordinance, all subdivision plats must comply with the following plans, rules, and regulations:
 - i. All applicable local and state statutory provisions.
 - ii. The zoning regulations and building and safety codes, where applicable.
 - iii. The requirements of the County and State Health Departments when applicable.
 - iv. The requirements of the Mississippi Department of Transportation when applicable.

9.1.11.2 Subdivision and Street Names. The proposed names of subdivisions and streets must not duplicate, nor closely approximate phonetically, the name of any other Corinth street or subdivision. The Planning Commission shall have final authority to designate street and subdivision names where conflicts exist with other established streets and subdivisions within the county. Proposed streets, which are in alignment with others already existing and named, shall bear the names of the existing streets. Street names must also be approved by the Emergency Management Director.

9.1.11.3 Phasing of Development:

- a. Purpose of Phasing. The phasing of development permits incremental development. Additionally, when a subdivider intends to develop a portion of a larger tract of land and leaves the balance for future development as a reserve tract, a phasing system may be permitted.
- b. Review Criteria. The review of a phasing plan shall incorporate the following considerations:
 - i. Circulation. A phase plan shall provide for proper circulation and access indicating potential new streets and potential for connections to adjoining properties.
 - ii. Facilities/Utilities. A phase plan shall provide for the logical and orderly improvement of public infrastructure and facilities and extension of utilities within the development.

9.1.11.4 Lots and blocks – General lot design:

- a. Zoning Requirements. All lots shall meet the minimum requirements of the zoning district in which it located and be of sufficient size and shape to accommodate a structure that conforms to appropriate city building and construction codes, housing, and public health codes.
- b. Lot Shape. Wherever possible, lots shall be regular in shape and not have a projection extending from the main body of the lot, if such projection is not functionally needed for the staff of a flag lot or to meet the required side or rear yard of a structure on the lot.
- c. Side Lot Lines. Side lot lines shall be at approximately right angles or radial to the street line unless a variation would yield a better street and lot layout.
- d. Corner Lot Yards. All buildings to be constructed, and all existing buildings to be enlarged, when located on a corner lot, shall maintain the required front yard setback from all streets upon which such lot has frontage.

- 9.1.11.5 Flag Lots. The staff or strip of land providing access from the building site to the street shall be wide enough to accommodate a curb cut or driveway width meeting the design standards of the City Engineer. Flag lots where the access staff exceeds 150 feet in length may be approved after determining that service by fire and emergency vehicles can be accommodated. Up to two lots may have adjoining flag lots and share a driveway easement.
- 9.1.11.6 Lots abutting highways or arterial roads. Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
- 9.1.11.7 Lots with Easements:
- a. Limit. No more than four lots shall be served by a private access easement which shall be no longer than 150 feet without a turnaround, and no longer than 300 feet with a turnaround.
 - b. Encroachment. No structure shall encroach upon an easement.
 - c. Residential Developments. There shall be sufficient lot depth and width to provide a reasonable buildable area for the primary structure, and sufficient depth for accessory uses in addition to an access easement or easements.
 - d. Non-Residential Developments. Sufficient buildable area, parking, and landscaping areas shall be provided in addition to an easement or easements.
- 9.1.11.8 Lots not served by public sewer and water. Any such lot developed or occupied after July 1, 1992, shall require Mississippi State Department of Health approval of any individual on-site wastewater disposal system planned on any residential lot. Whenever the applicant submits a preliminary plan containing more than 34 lots, a feasibility study on wastewater disposal shall be sent to the Mississippi Department of Environmental Quality and a copy of their response shall be submitted with the preliminary plan application to the Planning Commission. All lots must be of sufficient size to allow the installation of an individual wastewater disposal system.
- 9.1.11.9 Building Setbacks:
- a. Building setback lines shall be shown on all lots intended for residential use and on commercial and industrial lots adjacent to residential areas. Such setback lines shall not be less than the requirements of this ordinance
 - b. Restrictions requiring buildings to be set back to such building setback lines shall either be shown on the plat or shall be contained in a separate recorded document or site plan and referred to on the plat.
- 9.1.11.10 Lot Numbering. All lots established for building and common area shall be designated by numbers listed consecutively within a block. Lot numbering may be cumulative throughout the subdivision if the numbering system continues from block to block in a uniform manner.
- 9.1.11.11 Blocks:
- a. The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - i. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - ii. Zoning requirements as to lot sizes and dimensions.
 - iii. Needs for convenient access, circulation, control, and safety of street traffic.
 - b. Block lengths shall not exceed 1,000 feet or be less than 400 feet.

- c. Block widths shall not be less than 200 feet nor more than 400 feet.
- d. Pedestrian crosswalks, not less than ten feet wide shall be required where deemed essential to provide safety, as required by the Planning Commission. Crosswalks shall be designed to connect external pedestrian circulation to a site and safely convey pedestrians to the site destination. Crosswalks shall be striped in conformance with Sec. 4.8.6.6.
- e. Required open spaces, playgrounds, parks, schools or other public facilities shall be provided according to requirements of the zoning district in which the subdivision is located.

9.2 Site Plan Review.

- 921 Purpose of Site Plan Review. Site plan review is intended to ensure compliance with the Land Development Code and other ordinances, to provide the developer with a consolidated review of a development proposal, to promote efficiency in the approval process, and to expedite project implementation. A site plan review fee may be charged in accordance with the adopted fee schedule.
- 922 Applicability. Unless otherwise determined by the Director of Planning and Community Development, a site plan review shall be required according to the requirements of the zoning district.
- 923 Pre-application Conference Sketch Plat. Prior to the submittal of any site plan an applicant may meet with the Planning and Community Development Department to discuss the site plan review process. Applicants are advised to submit a sketch plan for informal advice as to the appropriateness of the proposed site plan. This step does not require a formal application, fee, or filing of plat. A pre-application sketch plan should contain the information and be presented in the form listed in the Appendix Sketch Plan Standards.
- 924 Procedure. Site plans shall be filed with the Director of Planning and Community Development who shall submit the plan to the Site Plan Review Committee to determine if all required information has been correctly and sufficiently submitted. No site plan shall be deemed filed and accepted for official review until the Director of Planning and Community Development determines that all information required by this section, in Appendix A-7, or in any other required ordinance of the City of Corinth has been fully submitted. In all zoning districts other than TND and PUD, a site plan review shall be approvable by the Site Plan Review Committee (and Planning Commission when appropriate) as a single review process. For TNDs and PUDs with multiple phases and sub-phases a two-step approval process may be requested allowing approval of a preliminary site plan for each Phase independently, and subsequent final site plan approval for sub-phases, following the procedure in Sec. 9.2.10 below.
- 925 Compliance. Once the submitted site plan has been accepted for review, the Site Plan Review Committee shall complete their evaluation of the site plan and certify to the Director of Planning and Community Development that said site plan does or does not comply with all ordinances of Corinth, Mississippi.
- 9251 If the site plan does comply and there is no rezoning or other consideration pending, the Director of Planning and Community Development shall approve the site plan or forward the approved site plan to the Planning Commission for approval (as applicable), and so notify the applicant in writing.
- 9252 If a rezoning application or other consideration is pending, the Director of Planning and Community Development shall forward such approved site plan to the Planning Commission and the appropriate city departments along with a written statement that such action is pending, and so notify the applicant in writing.
- 9253 If it is determined that the site plan does not comply, the Site Plan Review Committee shall identify the elements of noncompliance and the additional information needed to complete

the review. Correction of all specified items will be required before further processing of the site plan application.

- 926 Time Period for Review. In all cases, the Site Plan Review Committee shall have up to or a maximum of 45 calendar days from the date the application is determined to be complete to review and recommend either approval, approval with specific conditions, or disapproval of any site plan. The Director of Planning and Community Development may, however, extend the time for the Site Plan Review Committee's consideration to allow time for the applicant to submit additional information that is needed to complete the site plan application. If the site plan application requires approval by the Planning Commission, such extension may require that the application not be heard at the originally scheduled review date before the Planning Commission.
- 927 For an application verified as complete, should the 45 day period expire without action by the Committee, the Director of Planning and Community Development shall add the application to the agenda of the Planning Commission for resolution at their next regularly scheduled meeting.
- 928 Validity. A site plan approval is valid for 18 months. If permits have not been issued within that time-frame, site plan approval is voided unless extended by the Director of Planning and Community Development. The Director may extend the site plan approval for one twelve-month period.
- 929 Site Plan Amendment Procedure. Should the developer of an approved site plan wish to modify any element of the approved site plan; the Director of Planning and Community Development shall determine if the modification is significant enough to require approval by the Planning Commission. Minor waivers, as authorized in this article, may be approved by the Director of Planning and Community Development. Appeals of such decisions would be to the Planning Commission.
- 9210 Site Plan Review Conditions and Approval.
- 92101 A site plan shall provide:
- a. Proposed lot sizes, lot coverage, density, setback provisions, key, vicinity map showing entire project and its relation to surrounding areas, roads, water courses, and other site features are in conformity with the requirements of this ordinance and other applicable ordinances and laws.
 - b. The following ordinance articles along with any other provisions which govern its approval:
 - i. Use standards of Article 3.
 - ii. Mobility and Infrastructure standards of Article 4.
 - iii. Site Design and Landscaping Plan requirements of Article 5.
 - iv. Tree Preservation requirements of Article 6.
 - v. Signage requirements of Article 7.
- 92102 In addition to such general considerations, said plan shall be approved only after consideration of all the following factors.
- a. Ingress and egress to the property and any proposed structures with particular reference to vehicular, bicycle and pedestrian safety, traffic flow and control, provision of services and servicing for utilities, and access in case of fire or catastrophe. The routing of vehicle traffic to and through minor residential streets is discouraged.
 - b. Stormwater management plan in accordance with the requirements of this ordinance.
 - i. The proposed development should provide for proper surface drainage so that removal of surface waters will not adversely affect neighboring properties or public storm drainage systems and will, so far as practical, conserve the water resources

- of the area and avoid flooding, erosion, and detrimental depositing of sediments of any kind. No water shall be impounded on roofs, canopies, or paved areas.
- ii. Surface water shall be disposed of in a manner consistent with sound engineering and ecological practices.
 - iii. The drainage system will be designed so that, except in unusual circumstances, the rate of runoff of surface water from the site in the condition in which it is proposed to be developed will not exceed the rate of runoff from the site in its undeveloped or existing condition.
- c. Conditions on ownership, control and use generally, and conditions on ownership, control, use, and maintenance of open space or common lands to ensure preservation of such lands for their intended purposes.
 - d. All utility connections shall be indicated and shall be in conformity with the standards and requirements for connection to utility companies proposed to serve the property, whether said utility companies are public or private.
 - e. Off-street parking and loading areas, with attention to automotive and pedestrian safety, traffic flow and control, access in case of fire and catastrophe, and screening and landscaping.
 - f. Recreation and open spaces, with attention to the location, size, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties, and relationship to community-wide open spaces and recreation facilities.
 - g. General site arrangement, amenities, and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause a substantial negative impact on such property values.
 - h. Adequate provision for the disposal of all solid, liquid and gaseous wastes and for the avoidance of odor and other air pollutants that may be generated at the site. All applicable pollution control standards shall be observed.
 - i. All setbacks, parking areas, and accessory structures shall be landscaped, located and constructed so as not to interfere with the use of the surrounding property.
 - j. Outside storage areas, service, and machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to setbacks, screen plantings, or other screening methods as required to prevent adverse effect to the environment or nearby property.
 - k. Traffic Impact Analysis. At the discretion of the Director of Planning and Community Development a traffic impact analysis will be required.
 - l. Complete Street Plan. A complete street plan shall be submitted for consideration that includes all existing and proposed infrastructure as it relates to the balancing of bicycle and pedestrian access within the proposed development and the connecting roadways. The plan should address how users on foot or bicycle will navigate into, around, and through the development in compliance with the mobility goals stated in the Envision Corinth 2040.

9.3 Downtown Residential Overlay District Review Procedures

9.3.1 Application.

9.3.1.1 No permit for the alteration of existing property or addition to an existing building shall be issued within the DROD without the approval of the City's Building Official or his agent after a review of the application for compliance with Section 5.3 Design Standards.

9.3.1.2 No permit for new construction or front façade renovation shall be issued for any property within the DROD without the approval of the Design Review Board

9.3.1.3 Application for new construction within the DROD shall be accompanied by information sufficient to show compliance with section 5.3. Professional drawings are not required. At minimum, applications must include:

- a. An application provided by the City Building Official including a section sufficient for the Design Review Board to render a decision and provide feedback.
- b. All normal building permit application requirements
- c. Site plan including all new and existing building footprints on the property with dimensions and measurements to property lines, locations of fencing, landscaping, pedestrian facilities, walkways, driveways
- d. Exterior material list including paint colors, fence materials and style
- e. Front elevation drawing with dimensions to establish building height, roof height and pitch, primary entrance location, and architectural features, finishes, and colors.

9.3.1.4 Application for front façade renovation within the DROD shall be accompanied by information sufficient to show compliance with section 5.3. Professional drawings are not required. At minimum, applications must include:

- a. An application provided by the City Building Official including a section sufficient for the Design Review Board to render its decision and provide feedback.
- b. All normal building permit application requirements
- c. Exterior material list including paint colors
- d. Front elevation drawing with dimensions to represent changes in building height, roof height and pitch, primary entrance location, architectural features, finishes, and colors.

9.3.2 Review. The Design Review Board shall meet to consider permit applications no later than 30 days after the complete application is received by the City Building Official with the intent of ensuring compliance with this ordinance and harmony with the neighborhood.

9.3.3 Decisions and Appeals. Decisions of the Design Review Board shall be made in writing to the City Building Official for inclusion in the property file. Appeals to decisions of the Design Review Board may be appealed to the Corinth Planning Commission.

9.4 Special Exceptions.

9.4.1 Conditions Governing Applications, Procedures. The Board of Adjustment is authorized to hear and decide special exceptions as set forth in this ordinance; to determine whether special exceptions with conditions and safeguards as are appropriate under this ordinance, or to deny special exceptions when not in harmony with the purpose and intent of this ordinance. A special exception shall not be

granted by the Board of Adjustment unless and until the following steps are completed:

- 94.1.1 A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds for which it is requested.
- 94.1.2 Notice is given at least 15 days in advance of the public hearing. Notice of such hearing shall be posted on the property for which special exception is sought in the same manner as required in this article.
- 94.1.3 A public hearing is held.

942 Special exceptions approval.

- 94.2.1 Every special exception authorized shall not be personal to the applicant but shall be transferable and shall run with the land so long as the conditions under which the exception was granted continue. The special exception shall expire if the use granted ceases for more than 6 months.
- 94.2.2 In granting any special exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of this ordinance and punishable under the provisions of this ordinance.
- 94.2.3 The Board of Adjustment may prescribe a time limit within which the action for which the special exception is required shall be begun or be completed or both. Failure to begin or complete, or both, such action within the time limit set shall void the special exception approval. If a specific time is not set, the special exception shall expire within 18 months if no building permit has been issued.
- 94.2.4 The Board of Adjustment may make a finding that it is empowered under the section of this ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
- 94.2.5 When considering any special exception, the Board of Adjustment must determine whether to approve a requested special exception, with any conditions and safeguards determined to be appropriate under this ordinance; or to deny the special exception when determined to be not in the public interest.

9.5 Variances.

- 95.1 Variance Application Procedure and Criteria. A variance from the terms of this ordinance shall not be granted by the Board of Adjustment unless and until written application for a variance is submitted demonstrating all of the following.
 - 95.1.1 That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
 - 95.1.2 That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

- 95.13 That the special conditions and circumstances do not result from the actions of the applicant.
- 95.14 That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
- 95.15 Notice of public hearings was given as required.

952 Public Hearing and Findings.

- 9521 A public hearing shall be held.
- 9522 The Board of Adjustment shall make findings that the circumstance described in the application meets the conditions required by section 9.4.1.1 and section 9.4.1.5 and the sections below:
- a. That the reasons stated in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - b. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious or otherwise detrimental to the public welfare.
- 9523 In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and punishable by law. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.
- 9524 Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this ordinance in the zoning district involved, or any use expressly or by implication prohibited by the terms of this ordinance in that zoning district.

9.6 Interpretations and Appeals.

961 Administrative Interpretations.

- 96.11 In the event there is a question concerning the general intent or meaning of any provision of this ordinance, or the positioning of district boundaries, or of district designation, or other matters relating to the official zoning map, the Director of Planning and Community Development and the **Building Official** shall have the right to make such administrative decisions and interpretations.
- 96.12 Administrative interpretation shall in no manner be construed as permitting or granting a variance to the provisions of this land development code. An administrative interpretation may be appealed to the Board of Adjustment.
- 96.13 **Waivers from Standards.** The Director of Planning and Community Development or **Building Official** may authorize waivers from the strict application of certain standards which derive from unusual situations that create practical difficulty but do not substantially change the intent of the standards in this ordinance, up to ten percent. Standards appropriate for such waivers are limited to lot frontage, parking, setbacks, height, retaining wall height or length, required lot area, and lot coverage. Also, for corner lots, the Director may make a determination as to placement of accessory structures and parking based on the orientation of the

dwelling. Any decision of the Director of Planning and Community Development is appealable by the applicant or any aggrieved party to the Planning Commission.

- 962 Appeals to the Planning Commission. An appeal concerning interpretation or administration of this ordinance may be taken by any persons aggrieved by any decision of the applicable administrative official. Such appeals shall be taken within a reasonable time of the interpretation or administrative action, not to exceed 60 days or a shorter period that may be established by the Planning Commission. Once such appeal is made, the designated administrative official will transmit to the Commission all papers constituting the record upon which the action appealed from was taken.
- 9621 The date for hearing. The administrative official shall set the date of public hearing for an appeal at the next regular meeting of the Planning Commission, provided that sufficient time is available for the required public notice as well as due notice to the parties in interest. The Planning Commission shall decide the matter within 60 days following the date of the hearing. At the hearing, any party may appeal in person or by agent or attorney.
- 9622 Stay of proceedings. If an appeal is filed, the underlying application will not be heard by the Planning Commission until the appeal is resolved.
- 9623 In exercising its authority the Planning Commission may, in conformity with the terms of this ordinance, reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from. In taking such action, the Planning Commission shall have the same powers of the administrative official from whom the appeal is taken.
- 9624 The concurring vote of a majority of members present and voting shall be necessary to reverse any order, requirement, decision, or determination of the administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance, or to effect any variance in the administration of this ordinance.
- 963 Duties of the Administrative Official, Planning Commission, and Mayor and Board of Aldermen on matters of appeal. All questions of interpretation and enforcement are to be first presented to the appropriate administrative official, and that such questions will be presented to the Planning Commission only on appeal from the decision of that administrative official, and that recourse from the decisions of the Planning Commission, including any decision concerning variances and special exceptions, are to the Mayor and Board of Aldermen.

9.7 Development Code Amendments.

- 971 Amendment Authority. The Board of Mayor and Aldermen may, from time to time, on its motion or on petition from a property owner, or on recommendation of the Planning Commission, amend the regulations and districts herein established. No change in regulations, restrictions or district boundaries shall become effective until after a public hearing has been held in relation thereto by the Planning Commission at which parties in interest and citizens shall have an opportunity to be heard. Every proposed amendment shall be referred to the Planning Commission for recommendation. When an application has been made to the Planning Commission for a change in regulations or district boundaries, the applicant shall, prior to the holding of a public hearing on such application, fully comply with the procedures set out in this article.
- 972 Amendment Procedure.
- 9721 Declaration of Public Policy. For the purpose of establishing and maintaining sound, stable and desirable development within the territorial limits of Corinth, this ordinance, of which the zoning map is a part, shall only be amended to:

- a. Correct a manifest error in the ordinance.
- b. To address new information or changing conditions in a particular area or in the municipality generally.
- c. To further the goals of Envision Corinth 2040.
- d. To rezone an area or to extend the boundary of an existing district, or to change the regulations and restrictions thereof, only as reasonably necessary to promote the public health, safety or general welfare.

9.7.2.2 Subject to the Amending Authority established in Sec. 9.6.1., and the declaration of public policy (9.6.2.1), an amendment to the official zoning map may be initiated as noted in Sec. 9.6.3.1; and amendments to the zoning code may be initiated by the Board of Aldermen on its own motion or upon a recommendation by the Director of Planning and Community Development or the Planning Commission, or upon the written request of the owner(s) of the property proposed for change, or the owner's authorized representative.

9.7.2.3 Effect of Protest to an Amendment of the Zoning Map. In case of a protest against such change signed by the owners of 20% or more, either of the area of the lots included in such proposed change, or of those immediately adjacent to the rear thereof, extending 160 feet therefrom or of those directly opposite thereto, extending 160 feet from the street frontage of such lots, such amendment shall not become effective except by the favorable vote of two-thirds of all the members of the Board of Aldermen.

9.7.3 Applications for Amendments.

9.7.3.1 Filing of Applications. All applications for amendments to this ordinance shall be filed with the Director of Planning and Community Development.

9.7.3.2 Contents of Applications. Without in any way limiting the right to file additional material, no application for an amendment to this ordinance will be considered unless it contains:

- a. The applicant's name, address and interest in the application, and the name, address, and interest of every person, firm, corporation or political subdivision represented by the applicant interested in the application.
- b. A description of the proposed amendment to the text of the ordinance or the zoning map.
- c. For a map amendment, a plat showing the land area which would be affected by the proposed amendment, the present zoning classification of the area and of all abutting properties, all public and private rights-of-way and easements bounding and intersecting the designated area and abutting properties.
- d. The error in the ordinance that would be corrected by the proposed amendment or changed or changing conditions in the applicable area or in the municipality generally that make the proposed amendment reasonably necessary to the promotion of the public health, safety or general welfare.

9.7.4 Procedure for Review.

9.7.4.1 Application Processed by Director of Planning and Community Development. Upon receipt of a complete application for an amendment, supplement, change, modification or repeal, of the zoning regulations, restrictions or boundaries properly and completely made as required, the Director of Planning and Community Development shall set the date of the hearing before the Planning Commission and notice the hearing as required. The Director of Planning and Community Development will then transmit copies of the application to the Planning Commis-

sion with staff evaluation for review prior to the hearing. The Planning Commission may, after examination of the application, and if considered necessary, require that the applicant furnish additional reasonable and pertinent information.

- 9.7.42 Disposition by Planning Commission. Upon receipt of an application for an amendment, supplement, change, modification or repeal of the zoning regulations, restrictions or boundaries from the Director of Planning and Community Development, the Planning Commission shall hold a public hearing on the matter after publication of notice as required by law. Upon conclusion of the public hearing, the Director of Planning and Community Development shall forward to the Board of Mayor and Aldermen the recommendation of the Planning Commission, and its findings in the matter, if any.
- 9.7.43 Final Disposition by Mayor and Board of Aldermen. Within 90 days after the date set in the case, advertisement, receipt of the Planning Commission minutes and conclusion of a public hearing, the Mayor and Board of Aldermen shall either approve or deny, in whole or in part, the decision and recommendation of the Planning Commission. Where there is a need for additional information, the Board of Aldermen may remand the case to the Planning Commission for further consideration.

9.8 Public Notice Requirements.

- 9.8.1 Public Hearing Required. No change in regulations, restrictions, or district boundaries or to this ordinance shall become effective until after a public hearing has been held by the Planning Commission. No variance, special exception, or appeals regarding interpretations of the Director of Planning and Community Development shall be acted on until after a public hearing has been held regarding by the appropriate administrative body, at which parties in interest and citizens shall have an opportunity to be heard.
- 9.8.2 Application. Wherever in this ordinance reference is made to this section for procedures for public hearings, an application shall be made in the Department of Planning and Community Development and shall include the following:
- 9.8.21 Name and address of the applicant.
- 9.8.22 For a proposal to amend the text of the ordinance, the proposed amended language.
- 9.8.23 For a change related to property.
- a. The name and address of the owner of the property or person who has have legal authority to act for the owner.
 - b. The present zoning classification.
 - c. The proposed zoning classification or use requested, or variance requested.
 - d. A legal description of the property.
 - e. A sketch plan showing the location and intended use of the site.
- 9.8.24 Any fees or charges established.
- 9.8.25 Any other reasonable material that the Planning Commission may determine pertinent to the application.

- 983 **Noticing Requirement.** Public hearings shall be noticed in print and, where applicable, on-site.
- 983.1 **Published Notice.** At least 15 days in advance of the public hearing date, notice of the time and place of such hearing shall be published in an official newspaper of general circulation in Corinth, Mississippi, in the manner prescribed by state law.
- 983.2 **Posted Notice.** Notice of such hearing shall be posted on the property for which a special exception, variance, or zone change is requested at least 15 days prior to the date of said hearing which shall show the time, date and place of said hearing, the reason for the hearing, the date of the notice and contacts for information.
- 984 **Public Hearing Procedure.**
- 984.1 The Planning Commission shall hold a public hearing within 60 days after the date of filing of the application.
- 984.2 If scheduling such public hearing would extend the meeting agenda of the Planning Commission beyond the maximum length set by Commission policy, the public hearing shall be held at the next regularly scheduled meeting.
- 984.3 When applicable, the Planning Commission shall within ten days of the final hearing, transmit to the Board of Mayor and Aldermen its findings and recommendations or actions.
- 985 **Limitation on Rehearing.** Whenever a petition is filed requesting a change or amendment to the zoning map, and said petition has been finally acted upon by the Board of Mayor and Aldermen, then the Mayor and Board of Aldermen shall not consider any further petition requesting or proposing the same or similar amendment for the same property within six months. For the purpose of this section, a withdrawal shall be considered valid only if the matter is withdrawn by the applicant before it is presented.

9.9 Certificate of Zoning Compliance.

- 991 Occupancy of any building or premises, or part thereof hereinafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure, shall occur only in compliance with this ordinance. Verification of zoning compliance shall be the responsibility of the occupant or entity controlling occupancy.
- 992 **Moving Permits.** The moving or relocation of any building or structure shall require a moving permit from the Building Official and a certificate of appropriateness from the Corinth Historic Preservation Commission as appropriate.

9.10 Enforcement.

- 910.1 **Notice.** If the Building Official determines that any of the provisions of this ordinance are being violated, the person responsible for such violations will be notified in writing indicating the nature of the violation and the action needed to correct it.
- 910.2 **Remedies.** In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building, structure, land subdivision/platting, land re-subdivision or re-platting, or land is used in violation of this ordinance, the city, in addition to other remedies, may institute any appropriate action or proceedings under city ordinance and state law to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use to restrain, correct, or abate such violation, to prevent occupancy of said building, structure or land, or to prevent any illegal act, conduct, business, or use in or about such premises. Specific remedies

include the following as well as any other remedies permitted under Mississippi State Law.

9.103

Specific Remedies. Specific remedies for the violation of any provision of this ordinance include the following:

- 9.103.1 **Permit Revocation.** Building Official may revoke any zoning permit issued by staff after written notification to the permit holder when violations of this ordinance have occurred, when false statements or misrepresentations were made in securing the permit, work is being or has been done in substantial departure from the approved application or plan, or a permit has been mistakenly issued in violation of this ordinance.
- 9.103.2 **Stop Work Orders.** Whenever a building, structure or part thereof is being constructed, demolished, renovated, altered, or repaired in substantial violation of any applicable provision of this ordinance, Building Official may order the specific part of the work that is in violation, or would be when the work is completed, to be immediately stopped. The stop work order shall be in writing, directed to the person doing the work, and shall state the specific work to be stopped, the specific reasons for cessation and the action(s) necessary to lawfully resume work.
- 9.103.3 **Penalties.** Any person violating any provision of this ordinance shall, upon conviction, be guilty of a misdemeanor and shall be fined \$500, or an amount as otherwise determined by the court, for each offense.
- 9.103.4 **Civil Penalties.** The city may establish and pursue civil penalties against any person violating any provision of this ordinance.
- 9.103.5 **Injunction.** The city may, either before or after the institution of other authorized action, seek injunctive relief from any appropriate court, commanding the defendant to correct the unlawful condition or cease the unlawful use of the property.
- 9.103.6 **Order of Abatement.** In addition to an injunction, the city may seek an order of abatement from any appropriate court, directing any or all of the following actions:
- a. Buildings or other structures on the property be closed, demolished, or removed.
 - b. Fixtures, furniture or other movable property be moved or removed entirely.
 - c. Improvements, alterations, modifications or repairs be made or removed.
 - d. Any other action be taken that is necessary to bring the property into compliance with this ordinance.
- 9.103.7 **Withholding Approvals.** Any violation of this ordinance shall constitute grounds for withholding new building permits that are directly related to the violation until the violation has been corrected, including the payment of all fines and fees and the planting of all trees and vegetation required as mitigation.
- 9.103.8 **Subdivision Violations.** The owner of a subdivision shall not transfer title to any lot in such subdivision until such time as the final plat has been approved as required by this ordinance and duly recorded in the office of the Chancery Clerk of Alcorn County, Mississippi. Transfers prior to such approval and recording shall be deemed a violation of this ordinance.
- 9.103.9 **Recording Violations.** The Chancery Clerk of Alcorn County, Mississippi shall not receive, file or record a plat of a subdivision within the jurisdiction of this Land Development Code without prior approval as required in this ordinance. Plats recorded prior to such approval shall be deemed unlawful and invalid.

- 9.10.3.10 Continuing Violations. If a violation is repeated within a two-year period from the date of the initial violation, it shall be considered to be a continuation of the initial violation and shall be subject to additional penalties and remedies. A repeat violation is one which is identical to or reasonably similar to a previous violation for which a warning citation or civil citation has been issued by the city.
- 9.10.3.11 Enforcement Related to Landscaping. If an approved landscape plan is not being complied with in a timely manner or as approved, the Director of Planning and Community Development or the Building Official may issue a stop work order directing all work on the project to cease until a corrective action plan is submitted and approved.

ARTICLE 10. DEFINITIONS.

10.1 Rules of Construction and Interpretation.

Except as specifically defined in this section or elsewhere in the code, all words and phrases used in the Land Development Code shall be interpreted to have their customary meanings as defined in a standard dictionary. To help interpret and apply this ordinance, the following rules shall apply:

- 10.1.1 The particular controls the general.
- 10.1.2 The words “shall” or “must” are always mandatory and not permissive. The words “may” and “should” are permissive and are at the discretion of the decision-makers.
- 10.1.3 Words used in the present tense include the future tense; words used in the future tense include the present tense.
- 10.1.4 Words in the singular include the plural; words used in the plural include the singular.
- 10.1.5 Words of one gender include the other gender, unless the context clearly indicates otherwise.
- 10.1.6 Unless otherwise indicated, the term “days” means days the city is open for business.
- 10.1.7 In computing any period of time prescribed or allowed by this ordinance, the day of the notice or final application, after which the designated period of time begins to run, is not to be included. Further, the last day is to be included unless it is not a working day, in which event the period runs until the next working day.
- 10.1.8 The word “structure” includes the words “building” and “accessory structure.”
- 10.1.9 The word “street” includes the words “road” and “highway.”
- 10.1.10 The word “person” includes an individual, firm, association, organization, partnership, corporation, company, trust, governmental unit, and any combination thereof.
- 10.1.11 The words “Land Development Code,” “Code,” and “LDC” shall mean the Official Land Development Code of the City of Corinth.
- 10.1.12 The words “zoning map” or “Official Zoning Map” shall mean the Official Zoning Map of the City of Corinth.
- 10.1.13 Use of words like “City Council,” “Planning Commission,” “Director of Planning and Community Development,” “Administrator,” and “Engineer” indicates City of Corinth officials and staff as well as their designees.
- 10.1.14 The word “city” capitalized or not means the City of Corinth, MS.
- 10.1.15 The words “this ordinance” mean the Land Development Code unless otherwise specified or implied in the context of the reference.
- 10.1.16 Within the LDC, sections prefaced “purpose and findings” are intended as official statements of legislative finding or purpose. These “purpose and findings” statements are legislatively adopted, together with the formal text of the LDC. They are intended as a guide to the administration and interpretation of the LDC and shall be treated in the same manner as other aspects of legislative history; however, they are not binding standards.
- 10.1.17 The term “subdivision” means the division of a lot, or parcel of land into two or more lots, plats, sites, or other divisions of land, of less than three (3) acres, for the purpose, whether immediate or future, of

sale or of building development. It includes resubdivision and when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

10.2 Definitions.

A

Abandoned personal property or junk: Any scrap, waste, reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition.

Abandoned vehicle or junked vehicle: Any vehicle which is without [a] current license tag or which is (a) wrecked, (b) dismantled, (c) partially dismantled, or (d) inoperative. Storage shall mean being on or occupying the premises for 30 days or more.

Abut: In reference to a building or use, to touch or be situated immediately adjacent to another building or use.

Accessory Amenity: A desirable or useful feature or facility commonly associated with the use of a building or structure (such as a firepit), that may or may not require a building permit for installation.

Accessory building: A subordinate building, not used for residential purposes, the use of which is incidental to that of a main building, and located on the same lot therewith.

Accessory use: A use customarily incidental, appropriate, and subordinate to the principal use of land or buildings, and located on the same lot therewith.

Access way: An area intended to provide entrance or exit for vehicular traffic from a public or private right-of-way to an off-street parking or loading area.

Adjoin: In reference to a building or use, to be located near another building or use.

Administrative official: City staff charged with duties and responsibilities under the terms of this ordinance.

Adult (sexually oriented) uses: See Sexually oriented businesses

Advertising: Any writing, printing, painting, display, emblem, drawing, sign, or other device designed, used or intended for advertising, whether placed on the ground, rocks, trees, tree stumps, or other natural structures, or on a building, structure, milestone, signboard, billboard, wallboard, roofboard, frame, support, fence, or other man-made structure. Any such advertising is a structure within the meaning of the word "structure" as used in this ordinance.

Agriculture: The business of raising or growing of crops, fowl, or livestock, or the sale of agricultural products grown on the premises in any district, provided such use does not constitute a nuisance or health hazard.

Agricultural use, accessory: That equipment on those structures which are normally required in the operation of agricultural uses. No more than two (2) dwellings on each farm shall be classed as agricultural accessory uses, except by specific approval of the board of adjustment, who shall determine all questions of fact in such instances.

Alcoholic beverage: Any inebriating liquid such as beer, wine, spirits, light wine.

Alley: See Street, Alley.

Alterations: As applied to a building or structure, a change or rearrangement in the structural parts, or an enlargement, whether by extending on a side or by increasing in height.

Apartment house: See "Dwelling, multiple."

Arborist: A professional in the practice of arboriculture, which is the cultivation, management, and study of individual trees, shrubs, vines, and other perennial woody plants. See Qualified Professional.

Assisted Living Facility: A type of housing and limited care that is designed for senior citizens or those with physical or mental disabilities who need some assistance with daily activities but do not require full-time care in a nursing home.

Automatic Teller Machine (ATM): See Accessory use.

Automobile wrecking: The collecting, dismantling or wrecking of used motor vehicles, wheeled or track laying equipment, or trailers; or the storage, sale or dumping of dismantled, partially dismantled, obsolete or inoperative or wrecked motor vehicles, wheeled or track laying equipment or trailers or their parts.

Average ground elevation: The elevation of the mean finished grade at the front of a structure.

B

Basement: A floor level below the first story of a building, defined as being when 50% or more of the finished square feet of a floor is less than six feet above ground level (see City of Corinth Building Code for standards).

Bed and breakfast: An owner-occupied private residence which offers short-term overnight lodging and a breakfast meal to guests for compensation.

Berm: Mounds or walls of earth that are molded into landforms in a landscaped area. When berms are used for screening, buffering or any other purpose, the berm shall be constructed such that soil erosion is prevented and sight triangles are unobstructed. Berms shall be constructed with 4:1 or flatter slopes. The surface of the berms shall be completely covered with plant material or durable mulch so that the bare soil is not visible. Allowance for soil settlement shall be calculated at ten percent after the berms are compacted (see also Wall, exterior).

Billboard: A billboard is a sign which is located independent of, or off the premises of, the site to which it is related.

Blighted area: An area which by reason of the presence of a substantial number of slums; deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. If such blighted area consists of open land the conditions contained in the provision in subsection (d) of section 43-35-13 of the Mississippi State Code, 1972, as amended [MCA 1972, § 43-35-13(d)], shall apply. Any disaster area referred to in sub-section (g) of section 43-35-13 [MCA 1972, § 43-35-13(g)] shall constitute a "blighted area."

Block: A parcel of land intended to be used for urban purposes which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks or green strips, rural land or drainage channels, or a combination thereof.

Blue-line stream. A stream that appears as a broken or solid blue line (or a purple line) on a USGS topographic map.

Board of adjustment: The Corinth Board of Adjustment appointed by the Board of Mayor and Aldermen to hear and decide any appeals to the regulations spelled out by this ordinance. The Corinth Board of Adjustment has been dissolved and its duties (variances, special exceptions, and appeals of decisions of the Director of Planning and Community Development) have been transferred to the Planning Commission.

Board of aldermen: The governing body of the City of Corinth, Mississippi, as defined in the MS Code of 1972, as amended.

Boarding house: A dwelling other than a hotel, where, for compensation and by prearrangement for definite periods, meals and lodging are provided for three or more but not exceeding 12 persons on a weekly or monthly basis.

Breezeway: An open structure with roof but no walls, connecting an accessory structure (such as a garage or carport) to a primary structure (such as a dwelling); or connecting two primary structures to each other (such as separate buildings on a school campus).

Brewpub: An establishment selling beer brewed on the premises (see also, Tavern).

Buffer: The use of landscaping, berms, walls, fences or any combination thereof, that at least partially blocks, in a continuous manner, the view from one area to another.

Buffer area/strip: An area with sufficient planting and structural screening which acts as a separation area between two or more incompatible uses or districts.

Buildable area: That portion of a lot bounded by the front setback line and the required side and rear building setback lines, upon which a structure may be placed.

Buildable width: Width of the building site left after the required yards have been provided.

Building: Any enclosed structure having a roof and intended for shelter, housing or enclosure of persons, animals or personal possessions. The main building is that building which contains the principal use of a lot.

Building, alteration of: Any change or rearrangement in the supporting members (such as bearing walls, beams, columns, or girders) of a building, any addition to a building or movement of a building from one location to another.

Building area: The total area, taken on a horizontal plane, at the average ground level of the principal building and all accessory buildings, exclusive of uncovered porches, carports, terraces and steps.

Building code: The current building code as adopted by the governing authorities.

Building footprint: The area of the ground floor of a building included within the surrounding exterior walls and under roof.

Building height: The vertical distance measured from the average ground elevation to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the mean height between eaves and ridge for gable, hip, and gambrel roofs.

Building line, front: The building wall fronting on the street. Such building wall line shall follow and include the irregular indentations of the building. Steps and unenclosed porches shall be excluded for the purpose of this article.

Building, main or principal: A building in which is conducted the principal use of the lot on which it is situated.

Building official/inspector: The person, or his authorized representative, appointed by the Board of Mayor and Aldermen and charged with the responsibility of enforcing the City building codes and issuance of building permits.

Building permit: A permit which a person shall obtain from the building official granting permission to construct or build any structure.

Building setback line: The distance required by this ordinance to be maintained between a given lot line, easement or right-of-way line and any structure foundation: front, rear, or side, as specified. The building setback line is parallel to or concentric with the street right-of-way.

Building site: A single parcel of land occupied or intended to be occupied by a building or structure, and appropriate accessory building or uses.

Business service: Any activity conducted for gain which renders services primarily to other commercial and industrial enterprises, or which services and repairs appliances and machines used in a home or business.

C

Camp: Any land, including buildings, cabins, tents, or shelters, commonly known as a camp or day camp for the purpose of assembly of persons, whether such structures or other accommodations actually are occupied seasonally or otherwise; provided that such operation is of noncommercial nature.

Camping ground: A parcel of land used or intended to be used, let, or rented for occupancy by campers, or for occupancy by camping trailers, tents, or movable or temporary dwellings, rooms, or sleeping quarters of any kind.

Care center: A place meeting all state requirements which provides shelter and personal care for five or more persons regardless of age for any part of the 24-hour day, whether such place be organized or operated for profit or not. The term "day care center" indicates day care service, child or adult care centers and any other facility that within the scope of the definition set forth herein, regardless of auspices. Excluded from this definition is any facility operating as a kindergarten, nursery school or Head Start in conjunction with an elementary or secondary school system, whether it is public, private or parochial, whose primary purpose is a structured school readiness program. Also excluded is any medical care facility such as a convalescent home or nursing home or rehabilitation center, or regulated group home or group care facility

Care home: A private establishment meeting all state requirements for the care of up to four persons which provides shelter and personal care regardless of age for any part of the 24-hour day.

Carport: A roofed structure, fully enclosed on less than three sides, either attached to or detached from a main building, intended for the primary purpose of providing shelter for one or more motor vehicles.

Cementitious stucco. Exterior coating material include traditional Portland cement and other cementitious materials, such as fly ash, ground granulated blastfurnace slag (GGBS), limestone fines and silica fume.

Cemetery, animal: A tract of private land divided into plots for the interment of a dead animal in compliance with applicable state statutes and city ordinances; which may or may not include a columbarium.

Cemetery, human: A tract of land, private or public, divided into plots for the interment of deceased humans in compliance with applicable state statutes and city ordinances; which may or may not include a columbarium.

Certificate of Appropriateness (COA): The approval granted by a Historic Preservation Commission.

Certificate of zoning compliance: A permit issued by the Director of Planning and Community Development indicating that the use of the building or land in question is in conformity with this ordinance, is a use permitted by right or a use permitted by review, or is a legal nonconforming use, or that there has been a legal variance granted, as provided by the Code. This is a check and balance system on the zoning procedure. It means that an inspection has indicated that the use is being carried on at the time of occupancy and the condition of the structure or lot at the time of occupation meets all the requirements and legitimately can continue. No structure or lot shall be occupied until a certificate of zoning compliance has been issued when such is required in the land development code.

Certified sanitary sewer: A public sewage disposal system of a type approved by the Mississippi Air and Water Pollution Control Commission, or individual sewage disposal systems of a type approved by the State.

Church: See Religious Assembly.

City: Whenever used in the text of this ordinance, the City of Corinth, Mississippi.

City clerk: As defined in the Mississippi Code of 1972, as amended.

City engineer: The administrative head of the City of Corinth's engineering staff and the chief technical engineering advisor to the Board of Mayor and Aldermen and other city related officer, or the designated representative of the City Engineer.

Clearing: The removal of vegetation, including tree stumps, or the material damage of landscape materials by disturbing, excavating or removing the underlying soil.

Cluster development: See conservation development.

Columbarium: A facility for the interment of cremated remains.

Commercial Use of Unenclosed Rooftop: A rooftop space or a balcony over a lower floor of a structure that is not completely enclosed by a durable and impervious material. This section applies to use by commercial vendors of food and alcohol. And does not apply to property used for non-commercial purposes. Balconies are not considered to be a commercial use of an enclosed rooftop.

Common area: The areas or facilities of a subdivision, condominium development, or other form of development that is owned jointly or fractionally by all owners in the governing association. These may include, but are not limited to, green space, stormwater management facilities, recreational facilities, and parking areas.

Common interest development, mixed use: A development of commercial, service, or office uses mixed with residential uses.

Common interest development, non-residential: A development of commercial, service, and office uses such as, but not limited to, a shopping center.

Common interest development, residential: A development of residential dwellings whether freestanding or attached, that may or may not have a mixed types of dwellings. There may be individual ownership of the residence, and sometimes the land upon which it is built, or alternatively common ownership of all dwellings and common areas where the dwellings function as rental properties.

Community facilities plan: The part of the Corinth Comprehensive Plan now or hereafter adopted which shows the locations of existing and proposed schools, parks, recreational sites, fire and police stations, libraries and other similar uses.

Comprehensive plan and planning process: The officially adopted plan and comprehensive planning process that contains the elements that provide long range development policies for the City of Corinth and the area subject to urbanization in and around Corinth, Mississippi.

Conforming use: Any lawful use of a building or lot, which complies, with the provisions of this ordinance.

Conservation development: A development design option that concentrates buildings on lots smaller than otherwise allowed in the zoning district in specific areas on the site to allow the remaining land to be used as a buffer or for recreation, common open space, and preservation of environmentally sensitive features while maintaining the overall designated density of the zoning district.

Convalescent, rest, or nursing home: A health facility where persons are housed and furnished with medical or nursing care for short or long stays.

Crematorium: A place at which cremation is carried out.

Comprehensive plan (or general plan): The comprehensive plan for the City of Corinth which has been officially adopted to provide long-range development policies for the area subject to urbanization in Corinth, Mississippi.

Coverage: That part of a lot that is covered by buildings, including the area covered by overhanging roofs.

Country club: A chartered, nonprofit membership club, with or without dining facilities and cocktail lounge, catering primarily to its membership, and providing one or more of the following recreational and social facilities: clubhouse, locker room, pro shop, golf course, horseback riding, swimming, boating, tennis and other similar facilities.

Cul-de-sac (court or dead-end street): A short street having one end open to traffic, and permanently terminated by a vehicle turnaround.

D

Day Care or Home Care: See Care center.

Day care center: See Care center.

Day nurseries, private: Any place, home, or institution which receives six (6) or more young nonresident children for the purpose of cultivating the normal educational aptitude for exercise, play, observation, imitation, and construction.

Dead-end street: Any local street, other than a cul-de-sac which has only one outlet.

Deciduous: Of or referring to a plant which tends to shed its leaves each year.

Deck: A roofless, floored, horizontal accessory structure that abuts a principle structure.

Demolition permit: A permit, which a person shall obtain from the Building Official granting permission to said person to demolish a building or structure.

Density: The intensity of the use of land observing all yard, height and lot coverage provisions of this ordinance.

Design capacity: The maximum number of persons which can be accommodated at any one time with a reasonable degree of comfort, safety, and convenience.

Developer: Any person engaging in developing or improving a lot or group of lots or placing structures thereon for use or occupancy.

Development: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or a drilling operation.

Diameter at breast height (DBH): The diameter of a tree as measured four and one-half feet above grade level.

District: Any section or sections of the City of Corinth for which the regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are uniform.

Dormitory: A building containing sleeping rooms and possibly eating facilities for either transient or permanent occupants.

Drainage, storm: The minor (active) and major (passive) components that function to remove excess runoff produced by precipitation and convey it off-site or to a stormwater management facility with minimum inconvenience, life hazard, and property damage.

Dripline: The periphery of the area underneath a tree, which would be encompassed by perpendicular lines, dropped from the farthest edges of the crown of the tree.

Drive-in commercial uses: Any retail commercial use requiring off-street parking facilities, and catering primarily to vehicular trade such as drive-in restaurants, drive-in theaters, drive-in banks and similar uses.

Driveway: A type of private road for local access to one or a small group of structures, owned and maintained by an individual or group. See also Street, Private.

Dump: A lot or parcel of land or part thereof used primarily for the disposal by abandonment, dumping, burial, burning, or any other means and for whatever purpose of garbage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

Dumpster enclosure: Any area used for the storage of trash or garbage. No refuse storage shall be permitted as part of the landscaped area, but refuse storage is otherwise permitted adjacent to parking areas.

Dwelling: Any building, or portion thereof, which is designed or used as living quarters for human occupancy for 30 days or longer that includes facilities for cooking and a full bathroom (with toilet and bathing facilities). A dwelling may be freestanding (detached) or attached horizontally or vertically to other dwellings. Integral to the definition of each dwelling type is the unit occupancy standard and definition of family.

Dwelling, accessory: A dwelling that is smaller than and subordinate to a primary dwelling on a lot, such as a garage apartment, basement or attic apartment, or guest house.

Dwelling, attached: A residential structure designed for human habitation containing dwellings attached to one to three other dwellings (duplex=2-unit, triplex=3-unit, or quadraplex=4-unit) by common walls that may be horizontal or vertical. No more than two attached dwelling units in such a structure may be at ground level. The individual dwellings in such structures are usually of similar size.

Dwelling, detached: A freestanding structure for human habitation that is designed as a single dwelling, which is not attached to any other dwelling by any means.

Dwelling, duplex: See dwelling, attached.

Dwelling, manufactured home: A transportable residence in one or more sections, meeting HUD standards, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities.

Dwelling, modular home: A dwelling built and delivered to a site in two or more sections, meeting IBC building codes, when connected to the required utilities.

Dwelling, multi-family: A residential structure containing more than four dwellings.

Dwelling, townhouse: A residential structure containing a dwelling (normally 2-3 stories) that is attached, usually via a common vertical side wall, to other such dwelling units.

Dwelling unit: One or more rooms and a single kitchen, designed as a unit for occupancy by only one family for cooking, living, and sleeping.

Dwelling unit occupancy standard: When all occupants of a dwelling unit are not related to each other by blood, adoption, marriage, or foster care, the number of occupants in a unit shall not exceed the number of complete bathrooms (as defined below) multiplied by two, but in no event more than the number of unrelated persons indicated below for the specified dwelling types. A complete bathroom is a room in the unit which contains complete toilet and bathing facilities.

- In detached dwellings (including “zero lot line” or “patio” homes) the occupancy may not exceed three such unrelated occupants.
- In attached dwellings the occupancy may not exceed four such unrelated occupants.
- In multi-family dwellings the occupancy shall not exceed five such unrelated occupants.

Dwelling, zero lot line: A type of detached residential dwelling constructed with one or more walls located upon or near a side or rear lot line (also referred to as “patio homes”).

E

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

Excavate: To dig out, scoop out, hollow out, or otherwise make a hole or cavity by removing soil, sand, gravel, or other material from any property so as to change the grade of such property.

Existing tree: Any tree on a building site before development is proposed, indicated on an approved site plan to be retained.

F

Family: One or more persons who are related by blood, adoption, marriage, or foster care living together and occupying a single housekeeping unit with single culinary facilities, or a group of not more than three persons living together by joint agreement and occupying a single housekeeping unit with single culinary facilities on a nonprofit, cost-sharing basis. Any household employees residing on the premises shall not be considered as a separate family for purposes of this ordinance.

Farmers Market: A food market at which local farmers sell fruit and vegetables and often meat, cheese, and bakery products directly to consumers.

Fence: An enclosure or barrier intended to mark a boundary, screen a view, or prevent intrusion. (See also, Wall)

Fill: The placing, storing or dumping of any materials such as earth, clay, sand, concrete, rubble or non-decomposable waste of any kind upon the surface of the ground which results in increasing the natural surface elevation.

Fire code: The current standard fire prevention code, International Building Code, as adopted by the governing authorities

Firing Range: An indoor facility for firearms training.

Flammable liquids: Any liquid which gives off flammable vapors, as determined by the flash point from an open cup tester as used for the testing of burning oils, at or below a temperature of 80 degrees Fahrenheit, is flammable.

Flood damage prevention code: An overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, land use and control measures, and flood damage prevention code.

Flood, Level of the 100 Year: The highest level of flooding that has a one percent chance of occurring each year.

Floodplain: The land area adjoining a river, stream, watercourse, or lake that has been or may be covered by floodwater.

Flood-proofing: Structural or non-structural adjustments to a building which make it watertight below the base flood level and which enable the building to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood level. Said adjustments are to be certified by a registered professional engineer or architect.

Floodway: The channel of a river or stream, and those parts of the floodplain adjoining the channel which are reasonably required to carry and discharge the flood flow of the various creeks.

Floodway fringe area: The low area or flatlands adjoining the channel of a river, stream, watercourse, ocean, lake, or other body of standing water which has been or may be covered by floodwater.

Floor area: The square footage of all floor space within the outside line of walls and including the total of all space on all floors of a building.

Floor area ratio (FAR): A term that expresses the relationship between the amount of usable floor area permitted in a building (or buildings) and the area of the lot on which the building stands. It is obtained by dividing the gross floor area of a building by the total area of the lot.

Foot candle: A unit of illumination on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Forestry: See Agriculture.

Franchise architecture: A building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature.

Fraternal facility: A fraternity or sorority house that may or may not provide lodging or meals, but which does include meeting facilities.

Freestanding self-serve structures: See Accessory uses.

Free standing sign: A sign that is a sign that is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick.

Frontage: All the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street. If the street is dead-ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.

Funeral homes: See Mortuary or funeral homes.

Future land use plan: That part of the adopted comprehensive plan that identifies the location, area and classifications of proposed land uses both inside the city and out to a designated future urban growth planning area boundary.

G

Garage apartment: An accessory dwelling unit above a private garage. See Dwelling, Accessory.

Garage, private: An accessory building or part of a main building intended primarily for storage of one or more vehicles. See also, Carports.

Garage, public: Any building, other than a private garage, available to the public where vehicles are parked or stored for remuneration.

Garage, repair: A building in which are provided facilities for the care, servicing, repair, or equipping of motor vehicles.

Gasoline, service or filling station: See Service station.

Golf Course: A recreational facility used for the game of golf. See Open space, active.

Governing authorities: Board of Mayor and Aldermen of the City of Corinth, Mississippi.

Grade or grade level: The finished elevation of land either horizontal or sloping, after completion of site preparation for the construction of structures.

Grass: Low growing plants which grow in a spreading fashion to form a solid mat or lawn. Only perennial grasses (those which live for more than one growing season) shall qualify to satisfy the requirements of this ordinance.

Green space: An area of grass, trees, or other vegetation with no impervious surfaces, set apart for recreational or aesthetic purposes in an otherwise urban environment.

Gross floor area: The sum of the gross horizontal areas of the several floors of a structure, including interior balconies and means; all horizontal measurements to be made between the exterior faces or walls, including the walls of roofed porches having more than two walls.

Groundcover: Low growing plants and ornamental grasses which grow in a spreading fashion to form a more or less solid mat of vegetation, and which are generally included in landscaped areas to prevent soil erosion by providing permeable cover for bare earth.

Ground elevation: The height of the ground above sea level expressed in terms of mean sea level or the City of Corinth datum.

Group care home or group care facility: A facility or dwelling unit housing persons unrelated by blood or marriage and operating as a group family household. A group care facility may include halfway houses, recovery homes, and homes for orphans, foster children, the elderly, and battered women and children, and specific treatment providing less than primary health care. See also Care center.

H

Habitable floor: A space in the conditioned space (heated and cooled) of a building for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas are not considered habitable space.

Hardship: An unusual situation on the part of an individual property owner that will not permit the full utilization of their property as is allowed others within the community. A hardship exists only when it is not self-created or when it is not economic in nature. In other words, a true hardship exists only when the literal interpretation of the requirements of the Code would place an individual in an unusual circumstance and would deny the right to use property for any purpose, or create an unnecessary burden, unless relief is granted.

Heavy Equipment: Machinery, trailers, vehicles and similar equipment typically associated with manufacturing, construction or transport. In the case of vehicles, heavy equipment shall that rated greater than 1 ton load limits.

Heliports: A facility where helicopters land and take off.

Historic preservation code: An overall program of protection, enhancement and perpetuation of landmarks, landmark sites and historic districts which represent distinctive elements of the City's cultural, social, economic, political and architectural history; to safeguard, stabilize, promote the City's historic aesthetic and cultural heritage through the Corinth Historic Preservation Commission and the Courthouse Square Historic Preservation Commission. Standards and requirements established by the Corinth Historic Preservation Code.

Historical monuments or structures: Any structure or building existing contemporaneously with and commonly associated with an outstanding person, event, or period of history, and any structure or building in which the relics or mementos of such event or period are housed and preserved.

Home care center: See Care center.

Home Occupation: A gainful occupation or profession conducted by members of a family residing on the premises, and conducted entirely within the dwelling. No stock in trade shall be displayed outside the dwelling, and no alteration to any building shall indicate from the exterior that the building is being utilized in whole or in part for any purpose other than a residential unit, including permitted accessory buildings. The following occupations, subject to the requirements of the above paragraph, are permitted as customary home occupations:

- Antique sales, provided that outdoor display shall be prohibited;
- Professional offices, provided that not more than one paid assistant shall be employed;
- Barber shop or beauty shop operated by only two persons, one of whom must be a resident of the home
- Dressmaker, milliner, seamstress, tailor, interior decorator;
- Teaching, including tutoring, musical instruction, or dancing; this shall be limited to one performing pupil per teacher at any one time; and
- Other similar uses which the board of adjustment shall determine to be customary home occupations.

Uses prohibited: Dancing and band instrument performance in groups, tearooms, tourist homes, convalescent homes, mortuary establishments, animal hospitals, and all stores, shops, and businesses of all kinds not specifically enumerated above.

Hospital: An institution where sick or injured persons are given medical care and may be housed overnight, fed and provided nursing and related services.

Hotel: A building occupied as the temporary abiding place of individuals who are lodged with or without meals, and in which there are more than twelve (12) sleeping rooms usually occupied singly, and in which no cooking facilities are provided in any individual room or apartment.

House apartment: An apartment building under resident supervision which maintains an inner lobby through which all tenants must pass to gain access to the apartments and which may furnish for the exclusive use of its tenants by previous arrangements, services ordinarily furnished by hotels.

I

Irrigation: An adequate supply of water, which can be made available to landscape plant materials including, but not limited to, underground sprinkler systems or hose bibs.

J

Junk: Abandoned personal property.

Junk yard or salvage yard: Any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or wrecked, dismantled, partially dismantled or inoperative motor vehicles or other type of junk. Also, an area of land used for the dismantling or wrecking of used automobiles or the storage, sale or dumping of dismantled, partially dismantled, inoperative, or wrecked automobiles or their parts. Junk yards are not permitted in Corinth.

K

Kennel: An establishment in which more than three domesticated animals more than six months old are housed, groomed, bred, boarded or trained for compensation or offered for sale. (See Services Uses.)

L

Land development code: The Code regulating zoning and land subdivision within the corporate limits of Corinth, MS. Also referred to as the Code in this text.

Landscape architect: A person who is educated in the field of landscape architecture. The practice of landscape architecture includes: site analysis, site inventory, land planning, planting design, grading, storm water management, sustainable design, construction specification, and insuring that all plans meet the current building codes and local and federal ordinances.

Landscaped area: That area within the boundaries of a given site, which is permeable, and primarily devoted to and consists of live landscape material.

Landscape designer: A person educated in the profession of designing decorative and functional alteration and planting of grounds, especially at or around a building site.

Landscape material: Plant materials including, but not limited to, live trees, shrubs, ground covers, grass, flowers, and native landscape materials; also including, but not limited to, inorganic features such as planters, stone, brick, and aggregate forms, water, and other landscape elements when used to enhance live plant materials; provided, however, that the use of inorganic materials or grass in combination with inorganic materials shall not predominate over the use of live, organic plants. Artificial plants do not qualify as landscape material.

Life care community: A type of continuing care retirement community that provides independent living, assisted living and nursing home care. Such facilities require a long-term, up front financial commitment that, in turn, guarantees housing, services, and nursing care all in one location through the end of life. See also Care center.

Livestock: A domestic animal normally raised on a farm such as poultry, swine, cattle, horses, sheep, goats, or similar animals, but not wildlife.

Loading space: A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of a vehicle.

Lot: A lot is a buildable parcel of land of at least sufficient size to meet minimum zoning and yard requirements for uses allowed in its zoning district. Such lot shall have frontage on an improved public or private street that has been approved by the Board of Mayor and Aldermen, as advised by the site plan review committee. Lots may consist of single lots of record, portions of a lot of record, a combination of complete lots of record, or a parcel of land described by metes and bounds. In the case of division or combination, however, no lot or parcel shall be created which does not meet the requirements of the land development code.

Lot area: The total area included within the front, side and rear lot lines.

Lot build-to line: The line at which construction of a building facade is to occur on a lot, running parallel to the front property line without setback, and thus ensuring a generally uniform (or more or less even) building facade line on the street.

Lot, corner: A lot located at the intersection of and abutting on two or more streets.

Lot coverage: The area of a lot covered by impervious surfaces including the building footprint, driveways, impervious patios or terraces, parking pads, and sidewalks.

Lot depth: The average distance from the street right-of-way line to the rear lot line, measured along the side lines of the lot.

Lot frontage: That measurement of a lot or portion thereof abutting on a public street, measured along the street right-of-way line from side lot line to side lot line. Structures on corner lots fronting on a particular street shall be deemed to have frontage on that street.

Lot, frontage, double: A lot, other than a corner lot, which has frontage on more than one street. Also referred to as a through lot.

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

Lot line, front: In the case of an interior lot, the line separating said lot from the street. In the case of a corner or through lot, the line separating said lot from the street which the house will face, to be determined from the request for a building permit. Front lot line is synonymous with street right-of-way line.

Lot line, side: The side lot line is the property boundary line between the front and rear lot lines.

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

Lot lines: The lines bounding a lot as defined herein.

Lot of record: A lot which is part of a subdivision recorded in the office of the county chancery clerk, or a lot or parcel of land described by metes and bounds, the description of which has been recorded in the office of the county chancery clerk and that at the time of recording was a legal, conforming use.

Lot setback line: The line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed.

Lot width: The width of a lot at the front building setback line.

Lounge: See Tavern.

M

Major thoroughfare: A street designed for large volumes of traffic. Major traffic arteries may be classified by the comprehensive plan into several types.

Major thoroughfare plan: That part of the comprehensive plan now or hereafter adopted which includes the adopted major thoroughfare plan, and which sets forth identification, location, dimensions and classifications of existing and proposed public streets, major arterials, minor arterials, collectors, highways and parkways.

Manufacturing, heavy: Businesses that assemble, build, or otherwise create products for sale from raw or pre-processed materials. These shall include but are not limited to creameries, ice plants, breweries, and similar processes.

Manufacturing, light: Businesses that assemble, build, or otherwise create products for sale from raw or pre-processed materials such as, but not limited to, creameries, ice plants, breweries, and similar processes.

Manufactured home development: A parcel of land upon which spaces are rented or leased for placement of two or more manufactured homes.

Medical facility: A facility that offers a range of health services (for humans or animals) to the public, including out-patient and in-patient care, and including long term medical care such as, but not limited to: nursing homes, convalescent home, rest home, medical clinic, dental clinic, public health facility, veterinary clinic or hospital.

Mobile home: A moveable residential dwelling unit designed for year-round occupancy, with no foundation other than wheels, jacks, or skirtings, and capable of being moved, towed or transported by another vehicle. Removal of its wheels and placement upon a permanent foundation shall not warrant reclassification of the mobile home to a residential unit. Mobile homes shall not include modular or prefabricated homes. Mobile homes are not allowed in Corinth.

Monastery or convent: See Religious assembly uses.

Mortuary or funeral home: A business that provides services to families of a deceased person including preparing the body for burial or interment offsite, and funeral services. Such services may include a prepared wake and funeral, the provision of a chapel for the funeral, and cremation.

Motel: A building or group of buildings used for the temporary residence of motorists or travelers. See also Hotel.

Moving permit: A permit, which a person shall obtain from the building official, granting permission to that person to move or relocate a building or structure. Such permit requires a certificate of appropriateness from a Historic Preservation Commission if in a Historic District.

Municipal public buildings and facilities: A City of Corinth-owned or managed building used for purposes such as, but not limited to, administrative functions, police or fire stations, or libraries; or a structure or other facility used for infrastructure related municipal uses such as, but not limited to, sewer lift stations, electric utility substations, water tower, and water pump facilities.

N

Natural disaster: A natural occurrence such as an earthquake, flood, fire, straight line winds, hurricane, or tornado weather event which causes great damage to property.

New construction: The first placement of permanent construction on a site, such as the pouring of slabs or footings, or any work beyond the stage of excavation. For a structure without a basement or poured footings, the start of construction includes the first permanent framing or assembly of the structure or any part thereof or its pilings or foundation, or the affixing of any prefabricated structure or mobile home to its permanent site. Permanent construction does not include land preparation, land clearing, grading, filling, excavation for basements, footings, piers or foundations, erection of temporary forms, installation of sewer, gas and water pipes, or electric or other service lines from the street, or existence on the property of accessory buildings such as garages or sheds, not occupied as dwelling units or not a part of the main structure

Nightclub: See Restaurant.

Nonconforming lot: A lot, the area, width, or other characteristic of which fails to meet requirements of the zoning district in which it is located and which was conforming ("of record") prior to enactment of the land development code.

Nonconforming use: A structure or parcel of land lawfully occupied by a use that does not conform to the regulations of the district in which it is situated at the time of the passage of this ordinance.

Nonconforming use, building or yard, legal: A use, building or yard existing legally at the time of the passage of this ordinance which does not by reason of design, use, or dimensions conform to the regulations of the district in which it is situated.

Noxious matter: Material (in gaseous, liquid, solid, particulate, or any other form) which is capable of causing injury to living organisms by chemical reaction, or of being detrimental to the social, economic, or psychological well being of individuals.

Nursing home: A health facility where persons are housed and furnished with medical and/or nursing care for short or long stays.

O

Offices, professional: A place in which business, clerical, or professional activities are conducted.

Old Town Conservation Overlay District: Neighborhood conservation district as defined in the Land Development Code.

Old Town Corinth: The boundaries of the Courthouse Square Historic Preservation District.

Open space: An area of land that is undeveloped other than recreational uses (which may include some structures) and green space.

Open space, active: Land intended for active recreation uses such as, but not limited to, parks, playgrounds, picnicking, golfing, horse riding, tennis, and walking. The land may be in public, private, or non-profit ownership.

Open space, common: A parcel or parcels of land not occupied by dwellings or other buildings, driveways, or parking areas, which is available to, accessible to, and maintained in a suitable state for the shared use and enjoyment by the owners or occupants of individual dwelling units within a particular development. See also, Common area.

Open space, passive: Land intended for landscape preservation or low-intensity recreation uses such as gardens, walking, arboretums, or urban forest. The land may be in public, private, or non-profit ownership.

Open storage: A depository or place for storing goods related to the establishment on the same premises and not located within a building.

Orphanage: See Group care home or facility.

Overlay district: A set of zoning requirements that is described in this ordinance, is mapped, and is imposed in addition to those of the underlying district. Developments within an overlay district must conform to the requirements of both districts or the more restrictive of the two.

Owner: Any person having a sufficient proprietary interest in the land sought to be developed, subdivided, or rezoned to commence and maintain proceedings to develop, subdivide, or rezone the property according to the provisions specified in this ordinance.

P

Park or Playground: See Open space, active or passive.

Parking lot: The area or parking spaces required by this ordinance in a specific district designed and used for parking automobiles, vehicles, and loading. The parking area shall exclude fire lanes, as defined in the standard fire prevention code. A parking lot is accessory to a principle use.

Parking lot encroachment barrier: Protective barriers which shall be provided, positioned, and secured to prevent any part of an automobile or other vehicle from extending into live landscaping, fences, or walls. Curbing, wheel stops, landscape timbers, railroad ties or bumper rails shall provide protection for all landscaping from vehicular encroachment.

Parking lot perimeter landscape area: That area surrounding a parking lot which is devoted to and consists of landscape materials, fences, or other means of screening the parking lot from the view of the street.

Parking space: A space located on private or public property sufficient in size to store one automobile and meeting the requirements of this ordinance and the disabled persons parking code. The size of parking spaces, which shall include the parking stall and circulation area, are defined in Article 6 of this ordinance.

Patio or terrace: A roofless flat area used for recreational purposes, that may or may not abut a principle structure, usually a dwelling. A patio or terrace with a roof is considered a porch for the purposes of this ordinance.

Pedestrian way: A right-of-way, however designated, either across or within a block, in-tended for use by pedestrian traffic.

Permit: Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

Permitted use: That use of a lot, which is among the uses as a matter of right under the zoning classification.

Person: A corporation, firm, partnership, trust, association, or any other local entity, as well as a natural person.

Planned unit development (PUD): A zoning district in which a mix of land uses may be permitted as authorized and defined in Article 2.

Planning commission: The Corinth Planning Commission as established and appointed by the governing authorities of the City of Corinth, MS.

Planning and community development, director of: The person designated by the mayor who is responsible for the activities and functions of the department of planning, or their designated representative. The Director of Planning and Community Development is designated to administer the land development code, issues Certificates of Zoning Compliance, and to serve as the chief technical planning advisor to the Corinth Planning Commission, the Corinth Historic Preservation Commissions, and to the Board of Mayor and Aldermen.

Planning department: The staff of the Corinth planning department.

Plat: A map, plan or layout showing land subdivision information required by the land development code for developing a subdivision or site plan.

Plat, final: A map of a land subdivision prepared in suitable form for filing, including all necessary affidavits, dedications, and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets and alleys, public areas, and all other dimensions.

Plat, preliminary: A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the land proposed to be subdivided.

Porch: A roofed appendage to a main building (accessible from the front, rear, or side) that may be enclosed by lattice-work, screening, or temporary seasonal windows (see the City of Corinth Building Code for all standards).

Prefabricated homes: A complete home or portions thereof partially assembled away from the actual construction site and transported to the site for final assembly.

Premises: Land together with a structure or structures occupying it.

Principal use: The specific primary purpose for which land or a building is intended to be used.

Private club, recreational: See Recreational club.

Pub: See Tavern.

Public building or facility: A building or facility used for local (other than City of Corinth), state, or federal government uses such as, but not limited to, administrative functions, sheriff or emergency offices, or libraries; or a structure or other facility used for local (other than City of Corinth), state, federal government, or quasi-governmental entities with infrastructure-related uses such as, but not limited to, sewer lift stations, electric utility substations, water tower, and water pump facilities.

Public or private utility: Any person, firm, corporation, municipal department or board duly authorized under state or municipal regulations to furnish such public services as electricity, gas, water, sewer, telephone, television cable, telegraph, transportation or other public services to its subscribers or customers.

Public use: A use owned or operated by a government authority (city, county, state, and federal) for the benefit of the general public.

Public works, director of: That person designated by the mayor and ratified by the Board of Mayor and Aldermen who is responsible for the activities and functions of the department of public works, or their designated representative.

Q

Qualified professional. A professional licensed and registered in the state of Mississippi performing services only in their areas of licensure, certification, or registration. This term shall include only registered arborists, land surveyors, landscape designer, registered engineers, registered architects, and registered landscape architects.

R

Recreational club or facility: A club or facility, private or public, offering a range of recreational and, occasionally, dining options for its members. Such clubs may include, but are not limited to, swimming, golf, racquetball and tennis; and may include dining options, event spaces and limited lodging and guests.

Recreational uses, indoor and outdoor: Commercial uses offering recreational options such as, but not limited to, dance halls, exhibit halls (without permanent seating), skating rinks, billiards, arcade games, miniature golf, driving ranges, and bowling.

Recreational vehicle: A vehicular type portable structure without permanent foundation, which can be towed, hauled or driven and primarily designed as a temporary living accommodation for recreational, camping, and travel use. For the purpose of this ordinance, these include but are not limited to travel trailers pulled behind a vehicle, truck campers, camping trailers, and self-propelled motor homes.

Recreational vehicle park: A parcel of land on which two or more spaces are available for occasional occupancy by recreational vehicles.

Refuse storage: See Dumpster enclosure.

Religious assembly use: A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and associated accessory uses.

Rest home: See Nursing home.

Restaurant: A business establishment that provides prepared food for patrons for consumption on the premises (inside or outside service) or for take-out. Such establishment may or may not provide alcoholic beverages, beer, or light wine and live entertainment.

Retail, outdoor sales business: Businesses that offer merchandise to the public that includes a need for outdoor displays such as, but not limited to, antique or “junktique” shops, garden furnishings, lumberyards, building supplies, construction equipment, farm equipment, industrial equipment, nurseries and greenhouses, vehicle sales, boat sales, recreational equipment sales, recreational vehicle sales, mobile home sales.

S

School, post-secondary: A public or private for-profit or non-profit institution, college, university, business, or trade school that offers education beyond grade 12.

School, preschool through high school: A public or private institution at which persons are instructed in the specifics of learning; for purposes of this ordinance including kindergarten through grade 12.

School, private: Any institution of learning, including colleges and universities, not primarily supported by public taxes.

School, public: Any institution of learning, including colleges and universities, which is supported primarily by public taxes.

Screening: Landscaping, berms, fences, walls, or any combination thereof used to block or significantly obscure, in a continuous manner, the view from one area to another.

Semi-public use: A use owned, operated or maintained by a private, eleemosynary institute or other group generally for the benefit of a selected public group and the community (i.e. religious group).

Service station: Any area of land, including structures, that is used for the retail sale of fuels for vehicles, and may offer installation of minor automobile accessories, and which may or may not offer minor maintenance services (such as lubricating, washing or cleaning), ready to eat food, and convenience merchandise; but must not include storage and rental of vehicles.

Service uses, indoor: Businesses that offers a range of personal services to the public such as, but not limited to: barber shops, beauty shops, hair salons, nail salons, dry cleaners, fitness centers, private clubs, lodges, kennels or other animal boarding facilities, photo studios, print shops, appliance repair, electronic equipment repair, shoe repair.

Sexually oriented businesses: A business which provides various forms of entertainment related to sexual activities, including but not limited to the following:

- **Arcade:** An establishment where, for any form of consideration, one or more motion picture projectors, slide projectors, or similar machines for viewing by five or fewer persons 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.”
- **Bookstore (sexually oriented):** An establishment which has a substantial portion of its stock-in-trade and offers for sale for any form of consideration, any one or more of the following:
 - Books, magazines, periodicals, or other printed matter or photographs, 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.”
 - Instruments, devices, or paraphernalia which are designed for use in connection with “specified sexual activities.”
- **Cabaret (sexually oriented):** 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.”
- **Entertainment establishment (sexually oriented):** An arcade, books store, cabaret, motel, 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
- **Motel (sexually oriented):** A motel or similar establishment which includes the word “adult” in any name it uses or otherwise advertises the presentation of “adult” or “sexually oriented” material, offering public accommodations for any form of consideration, which provides patrons with closed circuit television transmissions, 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.”
- **Motion picture theater (sexually oriented):** 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 por-

tion 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.”

- **Specified anatomical areas:** Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or the female breast below a point immediately above the top of the areolae; or human male genitals in a discernibly turgid state even if completely and opaquely covered.
- **Specified sexual activity:** 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.

Shopping center: A group of retail businesses in attached or detached structures (usually one story) that may include retail stores, offices, restaurants and other businesses having a common parking area, and common ownership or management.

Shrub: Woody or semi-woody perennial plants that are customarily included in landscape designs to provide for lower scale buffering and visual interest.

Sidewalk: A paved, surfaced or leveled area, usually paralleling and separated from the street, used as a pedestrian walkway.

Sight triangle: An area in the shape of a right triangle at the intersection of streets within which clear visibility of traffic, bicyclists, and pedestrians must be maintained..

Signs: Any outdoor display, device, figure, painting, drawing, message, plaque, poster, billboard, or other display surface and its supporting structure which is designed, intended to be used to advertise or inform, any part of the advertising or information contents of which is designed to be primarily viewed from any place on the traveled way of a street or highway. These may include (but not be limited to):

- **Awning:** A building mounted sign that provides additional functionality as a shelter. Lettering or symbols can be incorporated into the drop or valance or the awning surface. Awning signs may be illuminated, but internal illumination is not permitted.
- **Banner, commercial:** Any type of cloth, fabric or other material normally displayed between poles, attached to buildings or other supports which advertises any business, product, goods or service, but not to include “public service” banners.
- **Banner, public service:** Temporary banners(s) used to promote the civic, social, educational, cultural, moral, economic or industrial welfare of the community which are of a general public interest and not for the purpose of private financial gain.
- **Business sign:** A sign, which directs the attention of the general public to a business, product, service or activity, conducted upon the premises where such sign is located. Business signs shall be classified as an accessory business use and shall be permitted in all commercial and industrial zones. Business signs shall only be allowed on the premises upon which such business is located and any other type of “off-premises” business sign, other than shopping center entrance signs and outdoor advertising signs, is prohibited.
- **Construction sign:** The signage to be included on each site requiring a land disturbance permit. Signage shall include at a minimum “Construction Site – No Trespassing”, the contractor’s name, 24-hour emergency contact number for the contractor, the name of the QCP, and a 24-hour emergency contact number for the QCP. Signage shall be visible from the street, public right of way, or proposed public right of way. Signage shall not be larger than 3 square feet and shall be considered a temporary sign in accordance with the City of Corinth’s Land Development Code.

- **Digital billboard:** Any billboard which electronically changes the fixed display screen composed of a series of lights, including light emitting diodes, fiber optics, or other similar technology. Digital billboards include computer programmable, microprocessor controlled electronic, or digital displays that display electronic images, graphics, or pictures, with or without textual information.
- **Flashing sign:** A sign, the illumination of which is not constant in intensity when in use, except that illuminated signs which indicate time, date, temperature or other public service information, shall not be considered to be flashing signs. This shall include traveling messages, or any other electronic or mechanical movement of the message.
- **Freestanding sign:** Any sign supported by supports which are placed on or anchored in the ground and which is independent from any building or other structure.
- **Ground sign:** See Monument sign.
- **Illuminated sign:** A sign in which light is incorporated.
- **Incidental signs:** Business signs customary and incidental to the business conducted on premises such as “self-service,” “Master Charge,” “Visa,” or any other type of sign erected within any building.
- **Marquee:** A sign that is mounted to a permanent canopy. Commercial buildings in the 20th century, particularly hotels and theaters, commonly featured suspended canopies of metal, glass, or wood over entrances. These signs generally included lights or changeable messages.
- **Monument sign:** A sign that is detached from a building and having a support structure that is a solid-appearing base at least the width of the sign structure.
- **Nonconforming sign:** See section 3.1.6 of this ordinance.
- **Outdoor advertising sign:** A sign which directs the attention of the general public to a business, product, service or activity not conducted upon the premises where such sign is located, and commonly known as “billboards.”
- **Pennant:** Any type of cloth, fabric or other material normally displayed on poles, strings, wires or by other means which contains distinctive colors, patterns or shapes and contains no business name, logo or other type of commercial message.
- **Portable signs:** Any business sign or outdoor advertising sign not permanently attached to a building, post, or other type of foundation and which is capable of being moved by means of lifting or rolling on wheels with a minimum of difficulty by disconnection of wiring, bolts, or other anchors.
- **Projecting sign:** Any sign attached to a building, which projects outward from the building, normally at a 90-degree angle.
- **Public Art Mural.** Any picture, painting or other art work applied to and made integral with an exterior wall surface of a building, structure, fence or wall and which contains no copy, lettering, symbols or any references directly related to the promotion of any product, business or service.
- **Sign area:** The entire width within a single, continuous perimeter inclosing the outer dimensions of the actual message or copy area. It does not include decorative trim, customary extensions or embellishments nor any structural elements outside the limits of such display surface and not forming an integral part of the display. For double-face or V-type sign structures, only one display face shall be counted in computing the actual sign area.
- **Temporary signs:** Any business sign or outdoor advertising sign not intended to be permanently located on the premises an usually advertising property “for sale”, “for lease”, “for rent”, and including construction signs advertising the nature of new construction or remodeling of buildings, structures, or other facilities. Such signs shall not be construed to be a “portable sign” as defined above.

- **Wall sign.** Lettering, symbols, and decorative elements that are intended to draw attention to, identify or brand a business that are painted on, applied to, or attached to the wall of a building.
- **Window sign:** Signage, including lettering, symbols, and decorative elements that are intended to draw attention to, identify, or brand a business, that are painted on, applied to (decals), or attached to the front or back of a window or on the glass portion of a door.

Site plan: A plan, to scale, showing uses and structures proposed for a parcel of land as required by the land development code regulations.

Site plan review committee: As established by the land development code, its purpose shall be to utilize to the fullest extent possible its individual and collective technical expertise, to coordinate and expedite the review, processing and pre-hearing procedures as they may apply to the land development code, and all development and building codes and all applicable city codes.

Slum area: Slum area shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such facts or conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Mississippi State Law 43-35-3, as amended [MCA 1972, § 43-35-3].

Stable or riding academy: See Open space, active.

Storage, self-storage facility: A business offering small storage spaces of 25 to 200 square feet designed for storage of household goods by consumers.

Story: That portion of a building, other than a basement, included between the surface of any floor and the ceiling next above it.

Street: Rights-of-way, dedicated to public use, which provide vehicular or pedestrian access to adjacent properties.

Street, alley: A minimal street available for public use which gives a secondary means of vehicular access to the back or side of properties otherwise abutting a public street.

Street, arterial: Streets, roads, or highways having the primary purpose of carrying through traffic (pedestrian, bicycle, transit, and vehicular), and the secondary purpose of providing access to abutting properties.

Street, collector: Streets or roads with the dual purpose of providing access to properties and carrying local traffic (pedestrian, bicycle, transit, and vehicular) within residential, mixed-use, and commercial, and industrial areas. There may be through traffic, but the system primarily provides service access.

Street, cul-de-sac, court, or dead-end street: A short street having one end open to traffic and the other permanently or temporarily terminated by a vehicular turn-around.

Street, curb line radius: The radius used to join two intersecting streets or the curve of a street.

Street, dedicated: A street with its right-of-way which has been given by the owner for public use and has been accepted by the City of Corinth.

Street grade: The combination of slope and elevation of the street upon which a lot fronts. If there is no officially established grade, the existing grade of the street at the center of the street shall be considered the street grade.

Street, half: One half of the right-of-way of a street.

Street, intersection: The place where a street joins or crosses another street at an angle.

Street, limited access: Major thoroughfares to which ingress and egress are provided only at controlled intersections, and which deny access to abutting properties.

Street, line: Public right-of-way line of a street.

Street, local: Residential or rural roads not classified in a higher system, primarily providing direct access to abutting land and to collector streets. They offer the lowest level of mobility and usually carry very little commercial truck traffic.

Street, minor: See street, local.

Street or alley, vacated: A dedicated right-of-way which has been officially closed and abandoned by Ordinance by the Governing Authority, and said right-of-way is divided equally between adjacent properties.

Street, private: Any private way which is platted as a principal means of access for abutting properties but which is not dedicated for public use. Maintenance shall be the responsibility of the adjoining property owners.

Street, public: Any way or place, which is dedicated and accepted for public use, which provides the principal means of access for abutting properties. A public street shall be constructed to city specifications and accepted by the City prior to dedication.

Structure: Anything constructed or erected, the use of which requires a fixed location on the ground, or attached to something having a fixed location on the ground, structures include billboards, manufactured homes, walls, swimming pools, and fences, but do not include marquees, canopies, service or dispensing facilities, whether free standing or attached.

Structural alterations: Any change in the roof, exterior walls or supporting members of a building.

Studio, artistic or teaching: A business use that provides instruction in various forms of artistic, craft, or musical training or space for the creation of art, craft, or music.

Subdivider: Any person, firm, partnership, corporation or other entity acting as a unit, and subdividing or proposing to subdivide land as herein defined.

Subdivision: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or building development by means of an appropriately recorded legal document. A subdivision which reduces the size of an existing lot may require approval of a new site plan for any existing development on that lot.

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

Surveyor, registered land: A registered land surveyor licensed in the State of Mississippi.

T

Tavern: See restaurant.

Temporary use: A use that is intended to continue for only a limited period.

Terrace: See Patio.

Theater: A facility offering entertainment such as, but not limited to, live music, film, or plays inside a structure designed for such entertainment.

Townhouse: See Dwelling, Townhouse.

Tree grove: A stand of native significant or specimen trees with understory vegetation cover intact, drainage conditions unchanged, and general slope and grades unaltered. The extent of a grove shall extend three feet beyond the dripline of the perimeter trees in the grove.

Tree, heritage: Any tree by virtue of its species or size included in the heritage tree list (See Appendix) approved by the Corinth Tree Board. The listed trees are predominantly species native to Alcorn County and of size and maturity important to the health and conservation of Corinth's urban forest. In addition, any hardwood or evergreen tree 36 inches or greater at DBH shall be considered as a heritage tree.

Tree, large: An evergreen or deciduous upright woody perennial plant having a single main stem or several main stems, which is a minimum of two-inch caliper, 12 to 14 foot with the maximum of 16 feet in height at the time of planting and which attains generally more than 30 feet in height at maturity.

Tree, native: A tree that is indigenous to the area.

Tree, protected: Any tree which meets the requirements of being classified as a "significant tree" or is declared by the developer, or required by the Corinth Planning Commission, as to be preserved and protected from clearing or infringement by development.

Tree, significant: Plant materials which meet the following requirements:

- Healthy hardwood and evergreen trees, except pines, with a DBH of 15 inches or greater;
- Healthy pines with a DBH of 24 inches or greater measured at four and one-half feet above grade level.

Tree, small: An evergreen or deciduous upright woody perennial plant having a single main stem or several main stems, which is a minimum of six to eight feet overall height at the time of planting and which attains a minimum height of 15 feet and a maximum height of 30 feet.

Tree, specimen: Any tree identified by the Corinth Tree Ordinances' Master Tree List at least four inches or more DBH that exemplifies a unique color, texture, scent, growth habit, outstanding size, or other distinguishing characteristic that makes it unique compared to other trees found on the site in question.

Truck terminal: Industrial scale uses that provide large facilities for the transport, storage and sale of goods to trade customers, not the retail public.

Turf: See Grass.

U

University/college/business school: An institution at which persons are instructed in vocational, career and academic learning for preparation for employment and education after completion of high school.

V

Variance: A modification of the literal provisions of this ordinance which the Planning Commission or the Board of Mayor and Aldermen are permitted to grant when strict enforcement of said provisions would cause undue hardship (such hardship cannot be self-created or of an economic nature) owing to circumstances unique to the individual property on which the variance is sought.

Vegetation, significant: Any large shrub meeting or exceeding eight feet in height at maturity.

Vehicle repair and maintenance facility: A business that offers services to maintain, repair, clean, and provide other services to automotive vehicles.

Veterinary clinic/hospital: A facility where sick or injured animals are given medical care, which may include overnight care to provide nursing, feeding, post-operative and related services.

Vicinity map: A map of the general surrounding area indicating the location of the property being subdivided.

Vines: Herbaceous or semi-woody plants requiring support upon which to grow and used to provide some screening or buffering effects.

W

Walkway: A hard-surface, all-weather area intended for pedestrian circulation within a development. See also Sidewalk.

Wall, exterior: An enclosing structure made of brick, stone, earth or other materials intended to mark a boundary, screen a view, or prevent intrusion.

Wall, retaining: A structure designed to restrain soil to a slope that it would not naturally keep to (typically a steep, near-vertical or vertical slope). They are used to bound soils between two different elevations often in areas of terrain possessing substantial slopes and /or unstable soil, or in areas where the landscape needs to be shaped and engineered for specific purposes.

Warehouse: See Truck terminal.

Water supply system: Any system approved by the State Health Department and City of Corinth which provides a source, means or process of supplying potable water.

Wavier: A grant of relief from the strict interpretation of a provision of this ordinance. See Sec. 10.2.3.10. Interpretations and Appeals.

Wholesale Use: See Truck terminal.

Wireless communication facility: Towers, antennas, satellite dishes, or similar facilities for distribution of communications with accompanying maintenance structures and equipment.

Y

Yard: An open space at grade between a building and the adjoining lot lines.

Yard, front: A yard located in front of the front elevation of a building unoccupied and unobstructed by any portion of a structure from the ground upward and extended across a lot between the side lot lines and being the minimum distance between the front property line and the outside wall of the main building

Yard, rear: A yard extending across the rear of a lot measured between inner side yard lines and being the minimum distance between the rear lot line and the rear of the main building. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, side: A yard between the building (from the building foundation line) and the side line of the lot and extending from the front building line to the rear building line and being the minimum distance between a side lot line and the outside wall of the side of the main buildings.

Z

Zoning map: The official zoning map or maps which are a part of the Land Development Code and delineate the boundaries of the zoning districts.

APPENDIX

A.1 Landscape Plan Contents

The following, which may from time to time be modified by the Planning Department, are required for any Landscape Plan submittal.

- A.1.1 The date, scale, north arrow, title and name of the property owners;
- A.1.2 The approximate location of existing boundary lines, setback lines and rights-of-way;
- A.1.3 Existing and proposed building foot prints and dimensions of the building coverage, and location of existing and proposed streets, parking spaces and driveways;
- A.1.4 The location and size of paved and landscape areas, in square feet;
- A.1.5 The center-line of adjacent streets;
- A.1.6 The zoning of the site and adjacent properties;
- A.1.7 Location of available water for irrigation;
- A.1.8 Existing and proposed utilities overhead and underground (gas, telephone, water, sewer, cable, etc.);
- A.1.9 General location and labels for all proposed plants;
- A.1.10 Plant lists or schedules with the botanical and common name, quantity, and spacing of all proposed landscape materials at the time of planting, and planting and installation details, as necessary, to ensure conformance with all required standards;
- A.1.11 The location, size, species, and health of all significant and specimen trees and significant vegetation to be retained;
- A.1.12 The location size, species and health of all tree groves to be retained;
- A.1.13 The location, size, species, and health of all significant trees to be removed;
- A.1.14 Proposed retention walls;
- A.1.15 Floodplains and floodways;
- A.1.16 The species, size, and location of new trees to be planted;
- A.1.17 Clear depiction of the limits of soil disturbance to include all areas to be graded;
- A.1.18 All credit and mitigation calculations; and
- A.1.19 The measures to be implemented during construction for the protection of trees and vegetation to be retained that shall include, but not be limited to, fencing, limits of root pruning and restriction on traffic and materials storage.

A.2 Site Plan Standards.

- A.2.1 Contents. The site development plan required to be submitted this ordinance shall include the elements below. These elements may be altered from time to time by the Planning Director.
 - A.2.1.1 Statement of ownership and control of the proposed development.

- A212 Statement describing in detail the character and intended use of the development.
- A213 A dimensioned site plan based on exact survey and or properly recorded plat(s) of the property drawn to scale of sufficient size to show:
- a. Exact location of all buildings and structures.
 - b. All means of ingress and egress.
 - c. A detailed landscape plan.
 - d. Off-street parking and loading areas.
 - e. Refuse collection areas.
 - f. Access to utilities and points of utilities hookup.
 - g. Natural features such as streams, lakes or other topographic features.
- A214 Grading plan, including existing and proposed topographic features on 1 (one) foot contours.
- A215 Location of all utility poles, storm drains and transformers, both on the property or on adjacent rights-of-way.
- A216 Storm drainage and sanitary sewer plans.
- A217 Architectural definitions for buildings in the development; location, size and types.
- A218 Plans for recreation facilities, if any, including buildings for such use.
- A219 Such additional data, maps, plans, or statements as may be required for the particular use or activity involved.
- A2110 Such additional data as the applicant may believe is pertinent to the site development plan.
- A2111 Design professional certification stating that the site development plan is in compliance with all applicable city ordinances except as noted, and standard acceptable practice.
- A2112 Staging plan to be utilized during construction.
- A2113 A signage plan for all proposed uses.

A.3 Standards for Installation of Landscaping.

The following, which may from time to time be modified by the Planning Department, are required for any Landscape Plan submittal.

- A31 Trees and large shrubs must be adequately supported, when necessary, to insure proper growth; and support removed when the trees and shrubs are established, at the direction of the Planning Department.
- A32 Appropriate measures shall be taken to ensure that any landscaped area required by this article shall not be encroached upon by any type of vehicle. All landscaped areas must be protected by an approved encroachment barrier, or bumper stop. A vehicle may overhang a landscaped area, provided that a minimum width of three feet in landscaped area remains.
- A33 The maximum growth height of any landscaping within a corner sight triangle shall be limited to three feet.

- A.3.4 All landscaping soil and fill must be maintained and reasonably free from weeds, refuse, and debris at all times.
- A.3.5 Landscaping elements such as walls and fences shall be constructed in a sound workman-like manner with adequate support or footings and shall be repaired or replaced, as needed, to preserve an attractive appearance and to function as intended.
- A.3.6 Any dead plant material or material which fails to show healthy growth during a three-year period following installation which the Director of Planning determines has failed to show healthy growth must be removed within 60 days, dependent upon seasonal variations, after being identified.
- A.3.7 Replacement of removed plant material must take place within 90 days of removal or notification by the city, whichever occurs first unless an alternative plan for replacement is worked out with the Director of Planning.
- A.3.8 Any replacement plant material must meet the size and other characteristics of newly planted material as required in this ordinance.
- A.3.9 Maintenance of all landscaping is the responsibility of the owners, jointly and severally.
- A.3.10 Trees and large shrubs shall be adequately supported, when necessary, to insure proper insulation.
- A.3.11 Care During Construction
- A.3.11.1 All existing trees and shrubs to remain on the site as required landscaping shall be protected from vehicular movement and material storage over root spaces.
- A.3.11.2 Trees designated for protection must be completely enclosed by a fence. Fencing must be in place prior to any clearing or site work. Fencing must remain in place until all construction has been completed
- A.3.11.3 All plant material that dies within one year after planting shall be replaced with plant material of the required size within thirty days of the plant material's death. This period may be extended if weather conditions inhibit installation of new plant materials.
- A.3.12 Maintenance After Construction
- A.3.12.1 All plant materials shall be maintained in an attractive and healthy condition by watering, mulching, fertilizing, pest management, mowing, weeding, removal of litter and dead plant material, and pruning as necessary.
- A.3.12.2 Dead or diseased plant materials shall be removed and replacement plant materials provided for any required trees or shrubs that die or are removed for any reason.
- A.3.12.3 Landscaping must coordinate with the landscaping of adjacent properties.
- A.3.12.4 Planting must be made so that at maturity service lines, traffic sight lines and adjacent properties are not interfered with.

A.4 Tree Lists

A4.1 The following trees are appropriate for use in fulfilling landscaping requirements of this ordinance.

American Beech (N)	Pin Oak
Bald Cypress (N)	Red Maple (N)
Black Tupelo Gum (N)	Scarlet Oak (N)
Burr Oak	Southern Red Oak (N)
Cedar Elm	Sweet Gum (N)
Chinese Elm	Sugar Maple (N)
Chestnut Oak	Sycamore (N)
Dawn Redwood	Water Oak (N)
Ginkgo	White Oak (N)
Green Ash (N)	White Ash (N)
Hackberry (N)	Willow Oak (N)
Japanese Zelkova	Yellow Poplar (N)
London Planetree	

A4.2 Typical North Mississippi Heritage Trees

The list of Heritage Trees below may be modified from time to time by the City of Corinth.

Heritage Trees			
Common Name	Minimum Diameter at Breast Height (DBH)	Common Name	Minimum Diameter at Breast Height (DBH)
American Holly	12 inches	Oak	20 inches
Ash	18 inches	Osage orange	18 inches
Beech	18 inches	Pecan	24 inches
Black cherry	18 inches	Poplar	20 inches
Black gum	18 inches	River birch	16 inches
Black walnut	18 inches	Shortleaf Pine	12 inches
Chestnut	20 inches	Southern catalpa	18 inches
Cotton wood	18 inches	Southern magnolia	20 inches
Cypress	24 inches	Sweetgum	18 inches
Eastern red cedar	12 inches	Sycamore	24 inches
Elm	24 inches	Water tupelo	18 inches
Hickory	12 inches	Winged elm	12 inches
Maple	18 inches		