

Retail Building, Malls,
Power Centers Setbacks
Requirement Ordinance

NOTICE OF PUBLIC HEARING
OF THE PROPOSED ADOPTION OF AN
ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF
FLOWOOD, MISSISSIPPI AMENDING THE ORDINANCE ESTABLISHING
COMPREHENSIVE ZONING REGULATIONS FOR THE
CITY TO PROVIDE REGULATIONS FOR THE FRONT, SIDE AND REAR YARD
SETBACKS FOR MALLS, POWER CENTERS AND OTHER LIKE DEVELOPMENTS
CITY OF FLOWOOD, MISSISSIPPI

Notice is hereby given to any and all persons interested in or in any way affected thereby that the Mayor and Board of Aldermen of the City of Flowood, Mississippi, will hold a public hearing to consider amending the Ordinance Establishing Comprehensive Zoning regulations for the City to provide as follows:

ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF FLOWOOD, MISSISSIPPI AMENDING ARTICLE III, SECTION 308 OF THE ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY TO PROVIDE THAT FOR RETAIL BUILDINGS, MALLS AND OTHER LIKE DEVELOPMENTS THE SIDE, REAR AND FRONT YARD SETBACKS SHALL BE AS PROVIDED IN ADDED SUBSECTION 308.08

WHEREAS, the City is experiencing growth and with such growth larger and combined retail uses are proposed and being constructed;

WHEREAS, the City desires to adopt front, side and rear yard setbacks to meet the needs of these businesses and the public; and

WHEREAS, the Mayor and Board, after public hearing in accordance with law, desire to adopt this ordinance.

NOW, THEREFORE, be it ordained by the Mayor and Board of Aldermen of the City of Flowood that Article III of the Ordinance Establishing Comprehensive Zoning Regulations for the City is hereby amended to add subsection 308.08 to read as follows:

Article III, subsection 308.08. For retail buildings, Malls, power centers and other like developments where the building{s} are developed in accordance with a comprehensive plan approved by the City, the front, side and rear yard setbacks shall be as follows:

- (a) Front setback - 25 feet.

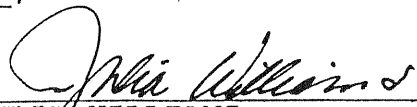
- (b) Side setback - 5 feet.
 (c) Rear setback - 10 feet.
 (d) In determining whether the setbacks are met, the buildings within the development which are owned by different persons shall not be considered as violating the setback requirements provided that the setbacks are met from the property lines of the overall development as proposed in the comprehensive development plan.
 (e) The comprehensive plan shall be submitted for approval to the Architectural Review Board of the City.

SO ORDAINED this the 20th day of April, 1999.

The public hearing will be held before the Mayor and Board of Aldermen on the 18th day of MAY, 1999 during their regularly scheduled meeting which begins at 6:30 p.m. and is to be held at City Hall, 2101 Airport Road, Flowood, Mississippi.

Any person desiring to express his or her views may be present and do so at said hearing or may deliver his or her written statement to the City Clerk prior to said hearing. Written statements so delivered shall be part of the record of said hearing. All inquiries and comments should be addressed to the undersigned, Julia Williams, City Clerk, Post Office Box 5536, 6227 Flowood, MS. 39208.

DATED THIS THE 20th DAY OF April, 1999.


 JULIA WILLIAMS
 CITY OF FLOWOOD

Publish: