

# **SECTION 315: SMART GROWTH DISTRICT**

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Flowood, Mississippi

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**SMARTGROWTH DISTRICT      SECTION 315-1. GENERAL TO ALL PLANS**  
Flowood, Mississippi

**315-1.1      AUTHORITY**

315-1.1.1      The action of Flowood, Mississippi in the adoption of this Code as an overlay zone is authorized under Mississippi Code of 1972 §§ 17-1-1 to 17-1-21 as amended and local ordinances.

315-1.1.2      This Code is adopted as one of the instruments of implementation of the public purposes and objectives of the adopted Comprehensive Plan of the City of Flowood as amended. This Code is declared to be in accord with the Comprehensive Plan of the City of Flowood as amended and is deemed necessary to promote the health, safety, and general welfare of the City of Flowood and its residents.

315-1.1.3      This Code was adopted by and amended by vote of the Mayor and Board of Aldermen.

**315-1.2      INTENT**

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

315-1.2.1      The Region.

- a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors, and coastlines.
- b. That growth strategies should encourage infill and redevelopment in parity with new communities.
- c. That development contiguous to urban areas should be structured in the neighborhood pattern and be integrated with the existing urban pattern.
- d. That development non-contiguous to urban areas should be organized in the pattern of clusters, traditional neighborhoods or villages, and regional centers.
- e. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- f. That transportation corridors should be planned and reserved in coordination with land use.
- g. That green corridors should be used to define and connect the urbanized areas.
- h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

## **SMARTGROWTH DISTRICT      SECTION 315-1. GENERAL TO ALL PLANS**

### **Flowood, Mississippi**

#### **315-1.2.2      The Community**

- a. That neighborhoods and regional centers should be compact, pedestrian-oriented, and mixed--use.
- b. That neighborhoods and regional centers should be the preferred pattern of development and that districts specializing in single-use should be the exception.
- c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- d. That interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips.
- e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
- f. That appropriate building densities and land uses should be provided within walking distance of transit stops.
- g. That civic, institutional, and commercial activity should be embedded in downtowns, not isolated in remote single-use complexes.
- h. That schools should be sized and located to enable children to walk or bicycle to them.
- i. That a range of open space including parks, squares, and playgrounds should be distributed within neighborhoods and urban zones.

#### **315-1.2.3      The Block and the Building**

- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as civic places.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.
- c. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- d. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- f. That Civic Buildings and public gathering places should be provided locations that reinforce community identity and support self-government.
- g. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- h. That the preservation and renewal of historic buildings should be facilitated to affirm the continuity and evolution of society.
- i. That the harmonious and orderly evolution of urban areas should be secured through graphic codes that serve as guides for change.

**SMARTGROWTH DISTRICT      SECTION 315-1. GENERAL TO ALL PLANS**  
Flowood, Mississippi

**315-1.3 APPLICABILITY**

- 315-1.3.1      This Code shall be an overlay option within the existing Comprehensive Plan. Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.
- 315-1.3.2      The provisions of this Code, when inconsistent or in conflict, shall take precedence over those of other codes, ordinances, regulations, and standards, including, without limitation, the other provisions of the Comprehensive Plan (collectively, "Existing Local Codes") except local codes and ordinances dealing with health and safety.
- 315-1.3.3      The Existing Local Codes continue to be applicable to issues not covered by this Code.
- 315-1.3.4      Terms used throughout this Code shall take their commonly accepted meanings or as defined in the Definitions of Terms. In the event of conflicts between these definitions and those of the Existing Local Codes, those of this Code shall take precedence.
- 315-1.3.5      The Definitions of Terms contains regulatory language that is integral to this Code.
- 315-1.3.6      In the event of any conflict or inconsistency between the provisions of Section 315-2.5 any applicable state or federal law, rule or regulation governing similar subject matter, such state or federal law, rule or regulation shall control.

**315-1.4      PROCESS**

- 315-1.4.1      Communities (defined by extent and intensity in Sections 315- 2 and 315-3) are comprised of Transect Zones (defined by the elements appropriate to them in Sections 4 and in the Standards & Tables Section).
- 315-1.4.2      The standards for community types and the standards for each Transect Zone have been determined through a process of public consultation with approval by the Mayor and Board of Aldermen. Once these determinations have been incorporated into this Code and the associated plans, projects that do not require a Variance and projects that that require Warrants only shall be processed administratively without further recourse to public consultation.

## **SMARTGROWTH DISTRICT      SECTION 315-1. GENERAL TO ALL PLANS**

### **Flowood, Mississippi**

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

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

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

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

### **315-1.5      VARIANCES**

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

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

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

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

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

## **SMARTGROWTH DISTRICT      SECTION 315-1. GENERAL TO ALL PLANS**

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

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

### **315-1.6 INCENTIVES**

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

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

**SMARTGROWTH DISTRICT      SECTION 315-2. NEW COMMUNITY PLANS**  
Flowood, Mississippi

**315-2.1 INSTRUCTIONS**

- 315-2.1.1      Section 315-2 is available as an overlay by right pursuant to the requirements set forth in Section 315- 2.2 and 315-2.3 and subject to conditions imposed by the Mayor and Board of Aldermen, if any. The Existing Local Codes remain available by right. This Section shall be applied in its entirety or not at all.
- 315-2.1.2      Incentives for the use of this overlay are listed in Section 315-1.6.
- 315-2.1.3      New Community plans may be prepared by a landowner, a developer, or by the Building and Permit Office.
- 315-2.1.4      New Communities of the types planned according to the provisions of this Code shall be approved administratively by the CRC.
- 315-2.1.5      When developing a New Community Plan, one should consult surveys of existing conditions showing the site, adjacent developments, connecting Thoroughfares, natural features and man-made traces. The design of the New Community Plan shall respond to these existing conditions to the satisfaction of the CRC.
- 315-2.1.6      Each New Community Plan, according to its type, and responding to existing conditions, shall be structured as one or several Pedestrian Sheds as specified in Section 315-2.3.
- 315-2.1.7      New Community Plans allocate the Transect Zones and densities as specified in Sections 315-2.2 and Table 14, while accommodating the environmental requirements as specified in Section 315-2.5.
- 315-2.1.8      Remnants of the site outside the Pedestrian Sheds may be Warranted as Natural Zones (T1), Rural Zones (T2), Sub-Urban Zones (T3) or as Civic Space (CS).
- 315-2.1.9      New Community Plans shall lay out the Thoroughfare network according to the provisions of Section 315-2.6 and Tables 10A and B.
- 315-2.1.10     [Reserved]
- 315-2.1.11     [Reserved]
- 315-2.1.12     New Community Plans shall allocate the Civic Functions according to Section 315-2.7.
- 315-2.1.13     New Community Plans shall detail the plan using the special requirements described in Section 315-2.8.

# **SMARTGROWTH DISTRICT SECTION 315-2. NEW COMMUNITY PLANS**

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

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

### **315-2.2 TRANSECT ZONES**

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

### **315-2.3 COMMUNITY TYPES**

#### **315-2.3.1 Clustered Land Development (CLD)**

- a. A CLD shall be permitted by right for New Community Plans of at least 40 contiguous acres.
- b. A CLD shall consist of no more than one Standard Pedestrian Shed including T2, T3 and T4 Zones as specified in Table 14A. However, a minimum of 50% of the parcel shall be permanently allocated to a Natural or Rural Zone (T1 & T2).
- c. The urbanized area of a CLD shall consist of the Transect Zone requirements of a CLD as specified in Table 14A.

#### **315-2.3.2 Traditional Neighborhood Development (TND)**

- a. TNDs, as well as CLDs, shall be permitted by right for New Community Plans of at least 80 contiguous acres. The simultaneous planning of adjacent parcels is encouraged.
- b. A TND shall consist of one Standard Pedestrian Shed including T3, T4 and T5 Zones as specified in Table 14A. Larger sites shall be designed and developed as multiple Pedestrian Sheds, each with the individual Transect Zone requirements of a TND as specified in Table 14A.

#### **315-2.3.3 Regional Center Development (RCD)**

- a. RCDs shall be permitted by right for New Community Plans of at least 160 contiguous acres. The simultaneous planning of larger and adjacent parcels is encouraged.
- b. An RCD shall be limited to one long (1/2 mile radius) Pedestrian Shed including T4, T5 and T6 Zones as specified in Table 14A, and may be adjoined without buffers by one or more standard (1/4 mile radius) Pedestrian Sheds with the individual Transect Zone requirements of an RCD as specified in Table 14A.



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**315-2.3.4 Transit-Oriented Development (TOD)**

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

**315-2.4 DENSITY CALCULATIONS**

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

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

315-2.4.3 [Reserved]

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

- a. For Lodging: 2 bedrooms for each housing unit.
- b. For Office or Retail: 1000 square feet for each housing unit.
- c. The number of units exchanged shall be approved by Warrant.

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

**315-2.5 ENVIRONMENTAL REQUIREMENTS**

**315-2.5.1 General**

- a. A stormwater management plan shall be submitted to the CRC for approval as part of a Community Plan.
- b. [Reserved]
- c. [Reserved]

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

- a. [Reserved]
- b. Reserved]
- c. [Reserved]

## **SMARTGROWTH DISTRICT SECTION 315-2. NEW COMMUNITY PLANS**

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- d. The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as understory. Sod shall be permitted only by Warrant. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance (Tables 4B and 6).
- e. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
- f. Storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

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

- a. [Reserved]
- b. [Reserved]
- c. [Reserved]
- d. The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as low maintenance understory. Sod shall be permitted only by Warrant. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance (Tables 4B and 6).
- e. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
- f. Storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

#### **315-2.5.4 Specific to General Urban Zones (T4)**

- a. [Reserved]
- b. [Reserved]
- c. [Reserved]
- d. The Public Frontage (Tables 4A and 14D) shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
- e. Impermeable surface shall be confined to the ratio of lot coverage by building as specified in Table 14F.
- f. Storm water management on Thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs.

#### **315-2.5.5 Specific to Urban Center Zones (T5)**

- a. [Reserved]
- b. The riparian corridors of waterways may be embanked and crossed by Thoroughfares as required by the Thoroughfare network.
- c. [Reserved]

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- d. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories, but remains predominantly clear of building frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
- e. Impermeable surface shall be confined to the ratio of lot coverage, as specified in Table 14F.
- f. Storm water management shall be primarily through underground storm drainage channeled by raised curbs.

#### **315-2.5.6 Specific to Urban Core Zones (T6)**

- a. [Reserved]
- b. The riparian corridors of waterways may be embanked and crossed by right or enclosed by Thoroughfares as required by the Thoroughfare network.
- c. [Reserved]
- d. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building frontages. The new landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
- e. Impermeable surface shall be confined to the ratio of lot coverage by building as specified in Table 14F.
- f. Storm water management shall be primarily through underground storm drainage channeled by raised curbs.

#### **315-2.6 STREETSCAPE REQUIREMENTS**

##### **315-2.6.1 General**

- a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
- b. Thoroughfares consist of vehicular lanes and public frontages (Table 16A). The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The frontages contribute to the character of the Transect Zone. They include the types of sidewalk, curbing, planter, and street tree.
- c. Thoroughfares should be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. Thoroughfares that pass from one Transect Zone to another shall adjust their Public Frontages accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one lot, retaining a single public frontage throughout its trajectory.
- d. Within the more rural Transect Zones, (T1 through T3) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be generally decided in favor of vehicular mobility.

## **SMARTGROWTH DISTRICT      SECTION 315-2. NEW COMMUNITY PLANS**

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

#### **315-2.6.2 Thoroughfares**

- a. The standards for vehicular lanes shall be as shown in Table 3.
- b. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14C. The size shall be measured as the sum of lot Frontage Lines.
- c. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only when Warranted by natural site conditions.
- d. Lots shall enfront a vehicular Thoroughfare, except that 20% of the lots within each Transect Zone may enfront a pedestrian passage.
- e. Thoroughfares along a designated Secondary Grid (Section 315-2.8.1a) may be exempted from the specified frontage requirements.
- f. A bicycle network consisting of trails, routes and lanes should be provided throughout as defined in the Definitions of Terms and permitted in Table 14D. The community bicycle network should be connected to existing or proposed networks wherever possible.

#### **315-2.6.3 Public Frontages**

- a. Public Frontages shall be designed as shown in Table 4 and allocated within Transect Zones as specified in Table 14D.
- b. Within the Public Frontages, the prescribed type of trees and lights shall be as shown in Tables 4, 5 and 6. The spacing may be adjusted by Warrant to accommodate specific site conditions.

#### **315-2.6.4 Specific to Districts**

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

### **315-2.7 CIVIC FUNCTIONS**

#### **315-2.7.1      General**

- a. Places for public use shall be required for each New Community Plan and shall be designated on the New Community Plan as Civic Space (CS) and Civic Building (CB).
- b. Civic Spaces are public sites permanently dedicated to open space.
- c. Civic Buildings are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, government, transit, and municipal parking, or for a use approved by the Mayor and Board of Aldermen.
- d. [Reserved]

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

- a. Each Pedestrian Shed shall assign at least 5% of its urbanized area to Civic Space.
- b. Civic Spaces shall be designed as generally described in Table 13 and approved by the CRC and permitted in Transect Zones pursuant to Table 14E.
- c. Each Pedestrian Shed shall contain at least one main Civic Space. The main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, existing Thoroughfare alignments, or other circumstances require otherwise.
- d. Within 1000 feet of every lot in residential use, a Civic Space designed and equipped as a playground shall be provided.
- e. Each Civic Space shall have a minimum of 50% of its perimeter Enfronting a Thoroughfare.
- f. Civic Spaces may be permitted within Districts by Warrant.
- g. Parks may be permitted in T4-T6 Zones by Warrant (Table 14E).

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

- a. The developer shall covenant to construct a Meeting Hall or a Third Place in proximity to the main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.
- b. One Civic Building lot should be reserved for an elementary school. Its area shall be 1 acre for each increment of 100 dwelling units provided by the New Community Plan. The school site may be within any Transect Zone. Playing fields larger than 1/4 of an acre should be outside the Pedestrian Shed.
- c. One Civic Building lot suitable for a childcare building shall be reserved within each Pedestrian Shed.
- d. Civic Building sites shall not occupy more than 20% of the area of each Pedestrian Shed.
- e. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.
- f. Civic Buildings shall not be subject to the standards of Section 4. The particulars of the design of Civic Buildings shall be approved by Warrant by the CRC.
- g. Parking for Civic Buildings shall be adjusted by Warrant. Civic parking lots may remain unpaved if graded, compacted, and landscaped.
- h. Civic Buildings may be permitted within Districts by Exception.

**315-2.7.4 Civic Functions Specific to T1 & T2 Zones**

- a. Civic Buildings and spaces related to education, recreation and culture may be erected within T1 Natural and T2 Rural Zones by Exception.
- b. Those portions of the T1 Natural and T2 Rural Zones that occur within a development parcel are an integral part of the Civic Function allocation and should conform to one or more of the types specified in Table 13.

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**315-2.8 SPECIAL REQUIREMENTS**

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

- a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Exceptions allowing automobile-oriented standards. The frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
- b. A designation for mandatory or recommended retail frontage requiring that a building provide a shopfront at sidewalk level along the entire length of the frontage. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the sidewalk as generally illustrated in Table 7. The first floor shall be confined to retail use through the depth of the Second Layer.
- c. A designation for mandatory or recommended gallery and arcade frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The gallery and arcade frontage may be combined with a retail frontage as shown in Table 7.
- d. A designation of coordinated Streetscape frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
- e. A designation of Terminated Vista locations, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.
- f. A designation for cross block passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings on the first floor.

**Flowood, Mississippi****315-3.1 INSTRUCTIONS**

- 315-3.1.1 For infill projects, the Building and Permit Office shall prepare or have prepared on its behalf, Infill Plans to guide further development.
- 315-3.1.2 Infill Plans shall be prepared in a process of public consultation, as determined and organized by the Building and Permit Office. Infill Plans shall require approval by the Flowood Board of Alderman except for Infill Plans prepared pursuant to Section 315-3.1.3. The requirements of such plans are mandatory and all changes shall require an Exception.
- 315-3.1.3 For any site greater than 80 contiguous acres, the landowner or developer may initiate the preparation of an Infill Plan subject Section 315-2, except that a CLD shall not be permitted as part of an Infill Plan.
- 315-3.1.4 An Infill Plan shall identify, assign, and follow the requirements of the community types described in Section 315-3.3.
- 315-3.1.5 An Infill Plan shall assign Transect Zones and Civic Functions within each community type as described in Sections 315-3.3 and 315-3.4 with detailed provisions for site and building development as described in Section 4.
- 315-3.1.6 An Infill Plan shall consist of two maps: The first shows the Downtowns, the Urban Neighborhoods and the Districts with their various Transect Zones; the second map assigns the Special Requirements as provided in Section 315-3.5.
- 315-3.1.7 Twenty years after the approval is granted; each Transect Zone shall become the next higher Transect Zone, unless denied in public hearing by the Mayor and Board of Aldermen.

**315-3.2 TRANSECT ZONES**

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

**315-3.3 COMMUNITY TYPES****315-3.3.1 Urban Neighborhoods**

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

**315-3.3.2 Downtowns**

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

**315-3.3.3 Specialized Districts (SD)**

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

**315-3.4 CIVIC FUNCTIONS****315-3.4.1 General**

- a. Community Plans shall designate, or allow by Variance, Civic Space (CS) and Civic Building (CB).
- b. Civic Functions may be Warranted so long as they do not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Function requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a Specialized District with its own standards.
- c. Parking for Civic Functions shall be determined by Warrant.



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- a. Civic Spaces may be approved by Warrant in any Transect Zone.
- b. Civic Spaces shall be generally designed as described in Table 13.

**315-3.4.3 Civic Building (CB)**

- a. Civic Buildings shall be approved by Warrant in any Transect Zone on sites reserved for Civic Buildings.
- b. Civic Buildings shall not be subject to the requirements of Section 315-4.8. The particulars of their design shall be determined by Exception.

**315-3.5 SPECIAL REQUIREMENTS**

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

- a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Exceptions allowing automobile-oriented standards. The frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
- b. A designation for mandatory and recommended retail frontage requiring that a building provide a shopfront at sidewalk level along the entire length of the frontage. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the sidewalk as generally illustrated in Table 7. The first floor shall be confined to retail use through the depth of the Second Layer.
- c. A designation for mandatory and recommended gallery and arcade frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The gallery and arcade frontage may be combined with a retail frontage as shown in Table 7.
- d. A designation of coordinated Streetscape frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
- e. A designation of Terminated Vista locations, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.
- f. A designation for cross block passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings on the first floor.

**315-3.6 PRE-EXISTING CONDITIONS**

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

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- 315-3.6.2 Existing buildings that when renovated have at any time received a certificate of occupancy shall not require upgrade to the current Flowood City Building Code and may meet the standards of the Code under which they were originally permitted.
- 315-3.6.3 The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Section.
- 315-3.6.4 Where buildings exist on adjacent lots, the Building and Permit Office may require that a proposed building match one or the other of the adjacent setbacks and heights rather than the provisions of this Code.
- 315-3.6.5 Addition or modification of a building of actual or potential historic value shall be approved by Exception. The architectural harmony (similar materials, window proportions, color range, mass/void ratio, roof type and pitch) of the addition or modification to the original structure shall be a condition of approval.
- 315-3.6.6 The restoration or rehabilitation of an existing building shall not require the provision of parking nor on-site stormwater retention/detention in addition to that existing.

**315-4.1 INSTRUCTIONS**

- 315-4.1.1 Lots and buildings located within a Community Plan subject to this Code shall be subject to the requirements of this Section.
- 315-4.1.2 A landowner or a developer may have Building Plans prepared on their behalf.
- 315-4.1.3 Landowners and developers following Building Plans approved by the Building and Permit Office require only administrative approval by the CRC.
- 315-4.1.4 The requirements described in this Section shall control Building Disposition, Building Configuration and Building Function, as well as their architectural, landscape, parking, signage, and ambient standards.
- 315-4.1.5 Building Plans shall show the following, in compliance with the standards described in this Section:
- a. For preliminary site and building approval:
    - Building Disposition
    - Building Configuration
    - Building Function
    - parking standards
    - architectural standards
    - landscape standards
    - signage standards
    - ambient standards
- 315-4.1.6 Prior to issuing a Certificate of Occupancy for a site or building, the Building and Permit Office shall conduct a final inspection to confirm that the site and building have been completed in accordance with the preliminary site and building approval.

**315-4.2 GENERAL TO ALL TRANSECT ZONES****315-4.2.1 General Building Disposition**

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

- f. Setbacks for principal buildings shall be as shown in Table 14G. In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks. Setbacks may be otherwise adjusted by Warrant.
- g. Rear setbacks for outbuildings shall be a minimum of 12 feet measured from the centerline of the alley or rear lane easement. In the absence of rear alley or lane, the rear setback shall be as shown in Table 14G.
- h. Awnings may encroach the public sidewalk without limit. Stoops may encroach 100% of the depth of a setback. Open porches and awnings may encroach up to 50% of the depth of the setback. Balconies and bay windows may encroach up to 25% of the depth of the setback.
- i. Loading docks and service areas shall be permitted on frontages only by Warrant.
- j. For Buildings on Secondary Grids parking lots may be allowed on the frontage by Warrant (see Section 4.9.1a).

#### 315-4.2.2 **General Building Configuration**

- a. Private Frontage types shall conform to the requirements set forth in Tables 7 and 14I.
- b. Building Heights shall be as described in Table 8 and allocated in Table 14J.

#### 315-4.2.3 **General Building Function & Density**

- a. Buildings in each Transect Zone shall conform to the functions described in Table 10 or 11. Functions not shown require approval by Warrant.
- b. Functions shall be limited by the Actual Parking available to meet the Required Parking as set forth in Table 12. This shall constitute the Base Density.
- c. The Base Density may be adjusted upward by adding the actual parking available for each of two functions within any pair of adjacent Blocks, and the resulting sum then multiplied by the corresponding Sharing Factor (Table 12). The result shall be the effective parking available for calculating an Adjusted Density. Conversely: the effective parking required is the sum of the Required Parking divided by the Sharing Factor.
- d. Within the Long Pedestrian Shed of a TOD, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).

#### 315-4.2.4 **General Parking Standards**

- a. Vehicular parking shall be provided as required and adjusted for mixed-use as shown in Tables 11 and 12.
- b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
- c. Parking shall be accessed by the Alley or Rear Lane, when such are available on the Community Plan.
- d. The required parking may be provided within one-quarter mile of the site that it serves by Warrant. The required parking may be purchased or leased from a Civic Parking Reserve within a one-quarter mile of the site that it serves.

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- e. Parking shall be located within Lot Layers as described in the specific Sections 315-4.4 and following, and shown in Table 16.
- f. Parking lots shall be masked from the frontage by a Liner Building or Streetscreen as specified in Sections 315-4.4 and following.
- g. Within T4-T6 Zones, a minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
- h. Maximum Parking Ratios may be established by the CRC.

**315-4.2.5 General Architectural Standards**

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all Streetscreens over 4 feet high should be 30% permeable or articulated.
- c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.
- d. Openings above the first story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. The Facades on retail frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
- f. Doors and windows that operate as sliders are prohibited along frontages.
- g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
- h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.

**315-4.2.6 General Environmental Standards**

[Reserved]

**315-4.2.7 General Landscape Standards**

- a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer Private Frontage for each 30 feet of Frontage Line as illustrated in Tables 4, 7 and 16D.
- b. Street trees shall be of a type illustrated in Table 6.

**315-4.2.8 General Signage Standards**

- a. One address number no more than 6 inches vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.
- b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not exceed a total of 4 square feet unless otherwise specified in Sections 315-4.4 and following.

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

**315-4.2.9 General Ambient Standards**

- a. Sound levels shall not exceed: 65 decibels by day and 55 decibels after sunset in Zones T1 through T4, and 70 decibels until midnight in Zones T5 and T6.
- b. Average lighting levels measured in foot-candles at the building frontage shall not exceed 1.0 fc at T1 through T3 Zones, 2.0 fc at the T4 Zones, 5.0 fc at T5 Zones and 20 fc at T6 Zones.
- c. Streetlights shall be of a general type illustrated in Table 5.
- d. Outdoor storage shall be screened from view from any frontage by a Streetscreen in conformance with Section 315-4.2.5b.

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

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

**315-4.3.2 Environmental Standards**

[Reserved]

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

**315-4.4.1 (T3) Building Disposition**

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

**315-4.4.2 (T3) Building Configuration**

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

**315-4.4.3 (T3) Building Function**

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

**315-4.4.4 (T3) Parking Standards**

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

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- b. Open parking areas shall be located at the Second and Third Lot Layers, except that driveway aprons and drop-offs may be located at the First Layer. Garages shall be located at the Third Layer as illustrated in Table 16D.
- c. Parking may be accessed from the frontage by means of a driveway.

**315-4.4.5 (T3) Architectural Standards**

- a. In addition to the general specifications shown in Section 315-4.2.5, specific standards shall be as follows:
  - b. The exterior finish material on all Facades shall be limited to brick, wood siding, and/or stucco.
  - c. Balconies and porches shall be made of painted wood.
  - d. Buildings shall have sloped roofs.
  - e. Fences, if provided, shall be at the Frontage Line as illustrated in Table 16D. Fences at Lot Lines may be of painted wood board or chain link.

**315-4.4.6 (T3) Environmental Standards**

- a. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.
- b. Impermeable surface by building shall be minimized and confined to the ratio of lot coverage by building shown in Table 14F.
- c. The management of storm water shall be primarily through retention and percolation on the individual lot or through swales in the public frontage.

**315-4.4.7 (T3) Landscape Standards**

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

**315-4.4.8 (T3) Signage Standards**

- a. There shall be no signage permitted additional to that specified in Section 315-4.2.8.
- b. Signage may not be lit.

**315-4.5 SPECIFIC TO GENERAL URBAN ZONES (T4)****315-4.5.1 (T4) Building Disposition**

- a. In addition to the general specifications in Section 315-4.2.1, specific Building Disposition shall be as shown in Tables 9, and 14F, G & H.
- b. A minimum residential housing mix of three types (none less than 20%) shall be required in the General Urban Zone, selected from Table 9.

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**315-4.5.2 (T4) Building Configuration**

- a. In addition to the general specifications of Section 315-4.2.2, specific Building Configuration shall be as shown in Table 9, and summarized in Tables 14I & J.

**315-4.5.3 (T4) Building Function**

- a. In addition to the general specifications of Section 315-4.2.3, specific Building Function shall be as shown in Tables 10, 11 and 12, and summarized in Table 14K.
- b. Accessory uses of Limited Lodging or Limited Office shall be permitted within an outbuilding.

**315-4.5.4 (T4) Parking Standards**

- a. In addition to the general specification shown in Section 315-4.2.4, parking shall be provided as specified in Table 12.
- b. All parking areas except for driveways shall be located at the Third Layer as illustrated in Table 16D. Garages shall be at the Third Layer.
- c. Parking shall be accessed from a Rear Alley or Rear Lane.

**315-4.5.5 (T4) Architectural Standards**

- a. In addition to the general specifications shown in Section 315-4.2.5, specific standards shall be as follows:
- b. The exterior finish materials on all Facades shall be limited to brick, clapboard, siding, and/or stucco.
- c. Balconies and porches shall be made of painted wood or metal.
- d. Buildings shall have sloped roofs.
- e. Fences, if provided, shall be within the First Lot Layer as illustrated in Table 16D. Fences at other Layers may be of painted wood board or chain link.

**315-4.5.6 (T4) Environmental Standards**

- a. The species of landscape installed shall consist primarily of durable species tolerant of soil compaction.
- b. Impermeable surface shall be confined to the ratio of lot coverage by building, as shown in Table 14F.
- c. [Reserved]

**315-4.5.7 (T4) Landscape Standards**

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

**315-4.5.8 (T4) Signage Standards**

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



**315-4.6 SPECIFIC TO URBAN CENTER ZONES (T5)****315-4.6.1 (T5) Building Disposition**

- a. In addition to the general specifications in Section 315-4.2.1, specific Building Disposition shall be as shown in Tables 9 and 14F, G & H.
- b. Facades shall be built parallel to the principal Frontage Line along a minimum of 70% of its length on the setback shown in Table 14G. In the absence of a building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- c. Buildings shall have their principal pedestrian entrances on a Frontage Line.

**315-4.6.2 (T5) Building Configuration**

- a. In addition to the general specifications of Section 315-4.2.2, specific Building Configuration shall be as shown in Table 8, and summarized in Tables 14I & J.
- b. A first level residential or lodging function shall be raised a minimum of 2 feet from average sidewalk grade.

**315-4.6.3 (T5) Building Function**

- a. In addition to the general specifications of Section 315-4.2.3, specific Building Function shall be as shown in Tables 10, 11 and 12, and summarized in Table 14K.
- b. Accessory uses of Limited Lodging or Limited Office shall be permitted within an outbuilding.
- c. First story commercial shall be permitted throughout and shall be required at mandatory shopfront frontages.
- d. Manufacturing within the first story may be permitted by Exception.

**315-4.6.4 (T5) Parking Standards**

- a. In addition to the general specification shown in Section 315-4.2.4, parking shall be provided as specified in Table 12.
- b. All parking areas shall be located at the Third Lot Layer and masked by a Streetscreen or Liner Building as shown in Table 16D.
- c. Parking shall be accessed from a rear alley.
- d. The required parking may be provided on sites elsewhere within the same Pedestrian Shed by Warrant.
- e. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line. Only underground parking structures may be entered by pedestrians directly from a Principal Building.
- f. The vehicular entrance of a parking lot or garage on a frontage shall be no wider than 30 feet.

**315-4.6.5 (T5) Architectural Standards**

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

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- b. The exterior finish materials on all Facades shall be limited to stone, brick and/or stucco.
- c. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.
- d. Buildings may have flat roofs enclosed by parapets or sloped roofs.
- e. Streetscreens shall be located coplanar with the building Facade line as shown in Table 16D.

**315-4.6.6 (T5) Environmental Standards**

- a. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
- b. Impermeable surface by building shall be confined to the ratio of lot coverage as shown in Table 14F.
- c. [Reserved]

**315-4.6.7 (T5) Landscape Standards**

- a. In addition to the general specifications in Section 315-4.2.7, the First Layer as shown in Table 16D shall be landscaped or paved to match the Enfronting Public Frontage as shown in Table 4.
- b. Trees shall be a species with shade canopies that, at maturity, remain clear of building frontages.

**315-4.6.8 (T5) Signage Standards**

- a. In addition to the signage permitted in Section 315-4.2.8, a single external sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.
- b. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached perpendicular to the Facade.
- c. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.

**315-4.7 SPECIFIC TO URBAN CORE ZONES (T6)****315-4.7.1 (T6) Building Disposition**

- a. In addition to the general specifications in Section 315-4.2.1, specific Building Disposition shall be as shown in Tables 9 and 14F, G & H.
- b. Facades shall be built parallel to the principal Frontage Line along a minimum of 70% of its length on the setback shown in Table 14G. In the absence of building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- c. Buildings shall have their principal pedestrian entrances on a Frontage Line.

**315-4.7.2 (T6) Building Configuration**

- a. In addition to the general specifications of Section 315-4.2.2, specific Building Configuration shall be as shown in Table 8, and summarized in Tables 14I & J.
- b. A first level residential function shall be raised a minimum of 2 feet from average sidewalk grade.

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**315-4.7.3 (T6) Building Function**

- a. In addition to the general specifications of Section 315-4.2.3, specific Building Function may be as shown in Tables 10, 11, and 12, and summarized in Table 14K.
- b. Ground floor commercial shall be permitted throughout and shall be required at mandatory shopfront frontages.
- c. Manufacturing within the first story shall be permitted by Exception.

**315-4.7.4 (T6) Parking Standards**

- a. In addition to the general specification shown in Section 315-4.2.4, parking shall be provided as specified in Table 12.
- b. All parking areas shall be located at the Third Lot Layer and masked by a Streetscreen or Liner Building as shown in Table 16D.
- c. Parking shall be accessed from a rear alley.
- d. The required parking may be provided on sites elsewhere within the same Pedestrian Shed by Warrant.
- e. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line. Only underground parking structures may be entered by pedestrians directly from a Principal Building.
- f. The vehicular entrance of a parking lot or garage on a frontage shall be no wider than 30 feet.

**315-4.7.5 (T6) Architectural Standards**

- a. In addition to the general specifications shown in Section 315-4.2.5, specific standards shall be as follows:
- b. The exterior finish materials on all Facades shall be limited to stone, brick and/or stucco.
- c. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.
- d. Buildings may have flat roofs enclosed by parapets, or sloped roofs.
- e. Streetscreens shall be located coplanar with the Facades as shown in Table 16E.

**315-4.7.6 (T6) Environmental Standards**

- a. The species of landscape installed shall consist primarily of durable species tolerant of soil compaction.
- b. Impermeable surface by building shall be confined to the ratio of lot coverage by building as shown in Table 14F.
- c. [Reserved]

**315-4.7.7 (T6) Landscape Standards**

- a. In addition to the general specifications in Section 315-4.2.7, the First Layer as shown in Tables 4, 7, and 16D shall be landscaped or paved to match the public frontage as shown in Table 4.
- b. Trees shall be species with shade canopies that, at maturity, remain clear of building frontages.
- c. Trees shall not be required in the First Layer (Table 16D).

**315-4.7.8 (T6) Signage Standards**

- a. In addition to the signage permitted in Section 315-4.2.8, a single external sign band may be applied to the Facade of each building, provided that such sign not exceed 3 feet in height by any length.
- b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Facade.
- c. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.

**DEFINITIONS**

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

**Actual Parking:** the gross number of existing parking spaces.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Civic Use:** See Civic Function.

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

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

**Code:** shall mean this entire Section 315.

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

**Commercial Street (CS):** see **Street**.

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

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

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

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

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

## Flowood, Mississippi

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

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

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

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

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

**District:** see **Specialized District**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Flowood, Mississippi

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

**Residential:** premises available for long-term human dwelling.

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

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

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

**Rural Road (RR):** see **Road**.

**Secondary Grid:** see **Primary-Secondary Grid**.

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

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

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

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

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

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

**Standard Road (SR):** see **Road**.

**Standard Street (SS):** see **Street**.

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

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

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

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

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

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

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

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

**Flowood, Mississippi**

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

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

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

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

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

**Transect Zone (T-Zone):** Transect Zones are administratively similar to the land-use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the Enfronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core. (See Table 1)

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

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

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

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

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