

PROPOSED ZONING ORDINANCE AMENDMENTS – APRIL 2020

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1.3 PURPOSE.

3rd paragraph – “Further, the ordinance establishes standards for the design of buildings, ~~sties~~ sites, and neighborhoods...”

1.5 OMISSIONS.

Last sentence – “Should occasion arise as to such intent or meaning, the interpretation of the zoning administrator shall apply as provided under Section ~~8.0~~9.0 Administration and Enforcement.”

2.15 ACCESSORY BUILDINGS OR USES SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:

- a. No accessory building or use shall be permitted in any required yard, other than a rear yard in all districts except in the RR district, where accessory buildings shall be allowed in the required side yard. The rear yard is the area between the rear property line and the nearest vertical portion of the main building, and extending the full width of the lot.
- b. No accessory building or use shall be erected closer than five feet from ~~the lot line or~~ another building.
- c. The maximum size and dimensional requirements for accessory buildings are specified in Table ~~5.1~~ 2.16 Accessory Building Dimensional Requirements, below. Development Standards.

Table 2.16 Accessory Building Dimensional Requirements Added

Removed from Table 5.5 Development Standards (5.5.71 through 5.5.75).

Table 2.17 Permitted Setback Area Encroachments

Signs, projecting or freestanding – May extend into or be located in any required setback area in accordance with Table 8.27 Table of Sign Dimensions and Locations, ~~Signage~~

Fences or walls – May be located in any setback area, subject to the limitations in Section 5.45, Fences and Walls

Accessory structures other than those listed above – ~~May be located in a side or rear setback area, subject to the limitations in Section 5.4, Accessory Use Standards.~~ Subject to the limitations in Section 2.15 and in Table 2.16

2.2 REGULATIONS AS MINIMUM REGULATIONS.

The regulations established in this ordinance within each district of Article 3.0 shall constitute minimum regulations.

2.3 NONCONFORMITIES DEFINED.

Nonconformities shall consist of any land, lot, building, structure, or parts thereof, or the various uses to which those items are or were put, and which lawfully existed prior to the enactment of this ordinance adopted on March 21, 2016, as amended, but which subsequently do not comply with the provisions of this ordinance and the requirements of the district wherein located. The regulations pertaining to such nonconformities are established in the district regulations and under Article ~~3.0~~ 3.9.

2.12 STURCTURES PROPOSED TO EXCEED THE MAXIMUM BUILDING HEIGHT.

No structure exceeding the maximum building height allowed in any district shall be erected unless approved through the site plan review procedure as specified in Section 9.9 and/or the Dimensional Variance procedure as specified in Section 9.6 of this ordinance, as applicable.

2.17 PERMITTED ENCROACHMENTS AND ADJUSTMENTS

- a. Every part of every required setback area shall remain open and unobstructed from the ground to the sky except as otherwise allowed in Table 2.17 Permitted Setback Area Encroachments, or allowed or limited by provisions in Article 4.0 Use Standards, Article 5.0 Development Standards, or elsewhere in this Ordinance.

3.3.8 Where a district boundary line divides a lot which was in a single ownership at the time of passage or amendment of this ordinance, the mayor and board of aldermen may permit, as a ~~special exception~~ conditional use, the extension of the use into the remaining portion of the lot.

3.4 TRANSITION TO NEW ZONING DISTRICTS

On the effective date of this Ordinance land zoned with a zoning district classification from the previous zoning regulations shall be translated to one of the zoning district classifications in Table 3.14. The table summarizes translation of the zoning districts used in the previous zoning regulations to the zoning districts based on the Plan Brandon Comprehensive Plan.

Table 3.4 Zoning Districts Conversion

~~“(RR) Rural Neighborhood”~~

3.5.6 RH SUBURBAN HIGH DENSITY RESIDENTIAL (RH)

“NOTES: (sf = square feet, ft = feet, SF = Single-family, TF = Two-family, MF = Multi-family)”

3.6.2 COMMUNITY CENTER (CC)

“Minimum/~~maximum~~ front yard depth (ft) 20/~~70~~”

3.6.3 REGIONAL CENTER (RC)

“Minimum/~~maximum~~ front yard depth (ft) 50/100-20”

3.7.1 OFFICE AND RESEARCH CAMPUS (ORC)

“Minimum /~~Maximum~~ front yard depth (ft)”

3.8.1 VERTICAL MIXED USE (VMU)

Maximum Residential Density (units/acre)

3.8.2 TRADITIONAL NEIGHBORHOOD DISTRICT (TND)

Maximum Residential Densities (unit/acre) (See Table 3 for detail)

3.8.2.4 Frontage and Siting Standards

c. The frontage and setback requirements shall not apply to parks and open space. In order to allow for variations for unique uses, such as anchor retail tenants or auditoriums, the maximum frontage requirements ~~in Column (C)~~ shall be computed as an average.

3.8.3 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

3.8.3.2 d. All improvements are to be installed and maintained by the developer unless other arrangements are approved by the Governing Authority. ~~;~~

3.8.3.3 h. If construction of the Planned Unit Development is not started within two years of the date of approval, the Board of Aldermen may consider rezoning the site to its previous classification. The applicant, by ~~;~~ showing good cause why he cannot adhere to the proposed

timetable described in the Master Plan may seek and extension of not more than one (1) year at a time. A request for extension shall be submitted in writing to the Planning Commission.

3.9.5 REGULATIONS CONCERNING NONCONFORMING USES OF LAND (OR LAND WITH MINOR STRUCTURES ONLY).

~~a.~~ Where at the time of passage of this ordinance, lawful use of land exists which would not be permitted by the regulations imposed by this ordinance, and where such use involves no individual structure with a replacement cost exceeding \$1,000.00, the use may be continued so long as it remains otherwise lawful, provided:

- ~~a.~~ ~~b.~~ ~~(a)~~ A nonconforming use shall not be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance;
- ~~b.~~ ~~c.~~ ~~(b)~~ A nonconforming use shall not be moved in whole or in part to any portion of the lot or parcel than that was occupied by such use at the effective date of adoption or amendment of this ordinance;
- ~~c.~~ ~~d.~~ ~~(c)~~ If any such nonconforming use of land ceases for any reason for a period of more than 30 days, any subsequent use of land shall conform to the regulations specified by this ordinance for the district in which such land is located; or
- ~~d.~~ ~~e.~~ ~~(d)~~ An additional structure not conforming to the requirements of this ordinance shall not be erected in connection with such nonconforming use of land.

4.3 TABLE OF USES

~~4.13.1~~ In General. The following table lists uses permitted in each zoning district by:

- a. issuance of a permit by the City without conditions; and,
- b. issuance of a permit by the City with conditions. Conditions for specific uses are listed in Section ~~4.3~~ 4.4. The table also denotes in which districts certain uses are not permitted.

~~4.13.2~~ Districts. The Permitted Uses Table lists uses for each district within the City's zoning jurisdiction. Overlay districts are not listed in the table since uses allowed are governed by the underlying district.

~~4.13.3~~ Symbols.

- i. Where the symbol "P" is shown, the use which it refers is permitted as a use by right in the indicated district, provided it complies fully with all applicable development standards of this chapter.
- ii. Where the symbol "C" is shown, the use to which it refers is conditional and must be approved by the Mayor and Board of Aldermen. See Section 9.7 Conditional Uses.
- iii. Where ~~an~~ a cell is blank in the table, the use to which it refers is not permitted.

TABLE 4.1 TABLE OF USES

~~“Industrial~~ Industrial, heavy”

Bed and Breakfast, Add “C” in use table under RR

Mini-warehouse, personal storage, Replace with Self-Storage

Restaurant with drive through, Remove “P” and add “-” in use table under I-1.

Restaurant without drive through, Remove “P” and add “C” in use table under I-1.

Carwash, Remove “P” and add “-” in use table under NC.

Roadside, farmer’s stand, Add “C” in use table under VMU.

Automobile sales and rental, Replace “P” with “C” in use table under I-1 and I-2.

Convenience Store, Gas Station, Replace “P” with “C” in use table under I-1 and I-2.

Cemetery, Add “C” in use table under ORC.

Add “Storage, Climate Controlled” to Use Table. Add “P” to I-1, I-2. Add “C” to ORC.

Add “Convenience Grocery Store” to Use Table. Add “P” to CC, PUD. Add “C” to NC, RC, I-1, I-2, ORC, TND

Add “Secondary Attached/Detached Dwellings” to Use Table. Add “C” to RR, R-12, VMU, PUD, TND.

Add “Tobacco and/or Beer Retailer” to Use Table. Add “P” to CC, Add “C” to RC

4.4 ADDITIONAL STANDARDS

4.4.1.1 Agricultural

v. Additional Standards

- Accessory sales associated with Open Agricultural Uses shall conform to the requirements of Section 4.~~14~~.12.

4.4.2.1 Duplex

v. Additional Standards:

- ~~1-~~ A dwelling shall have a primary entrance either on the façade facing the front line or visible from the public right of way.

4.4.2.5 Multifamily, more than four units

- i. Definition: A structure or structures containing more ~~then~~ than four attached dwelling units used for residential occupancy.

4.4.2.6 Single family

v. Additional Standards:

- Single family units in RM-4, ~~and MU~~ VMU, and TND may be attached.

4.4.2.7 Secondary Attached/Detached Dwelling Unit

i. Definition: An attached or detached dwelling unit created on a lot with a principle dwelling unit. The secondary dwelling unit is created auxiliary to, and is smaller than, the main dwelling. Secondary dwelling units can be created in a variety of ways, including conversion of a portion of an existing house, addition to an existing house, or the construction of an entirely new building. Secondary dwelling units shall not be utilized for short term rentals or for transient lodgings (See Bed and Breakfast). Examples of secondary dwelling units are: granny flats, in-law units/suites, etc.

ii. Districts permitted: Conditional Use in RR, R-12, VMU, PUD, TND

iii. Parking: One space per unit.

iv. Loading: This use has no loading requirements

v. Additional Standards:

- The principle single-family dwelling must be owner occupied and not a rented or leased dwelling unit. If, at any time, the principle dwelling is not owner-occupied, then the secondary attached/detached structure shall not be occupied as a secondary dwelling unit.
- Secondary attached/detached dwellings shall be an extension of the principle single-family dwelling and shall only be occupied by the same single-family unit.
- Secondary detached dwellings shall only be permitted on lots with a (1) acre minimum.
- Secondary attached dwellings shall only be permitted on lots with a one-half (1/2) acre minimum.
- The setback/minimum yard requirements for the secondary detached dwelling shall be the same as the principle dwelling.
- Secondary attached/detached dwellings shall not have separate street addresses from the principle dwelling.
- Secondary attached/detached dwellings shall utilize the same driveway as the principle dwelling.
- Secondary attached/detached dwellings shall be architecturally compatible with the principle dwelling.
- Secondary attached/detached dwellings shall be limited to 30% of the total square footage of the heated/cooled space of the principle dwelling.
- Secondary attached/detached dwellings shall be limited to one per principle dwelling.
- Secondary detached dwellings shall be a min. of 10 feet from the principle dwelling or other accessory structures.

4.4.2.7 8 Upper Floor Residential

i. Definition: A structure containing dwelling units on the second story or above with commercial or office space on the ground floor~~s~~.

v. Additional Standards: None

4.4.3.3 Commercial Printing

v. Additional Standards: None

4.4.3.4 Building material sales

v. Additional Standards: None

4.4.4.2 Cemetery

~~i. ii.~~ Districts permitted: Conditional use in RR, R-12, R-8, RM-4, RH, MH, NC, ORC

~~ii. iii.~~ Parking:

~~iii. iv.~~ Loading:

~~iv. v.~~ Additional Standards:

4.4.4.4 Community and civic association uses

v. Additional Standards: None

4.4.4.8 School

iii. Parking:

~~i.a.~~ Elementary School:

~~ii.b.~~ High and Vocational School:

~~iii.iv~~ Loading:

~~iv. v.~~ Additional Standards: None

4.4.5.43 Mining, quarrying and crude petroleum and natural gas production

v. Additional Standards:

- Processing of the mined material (to the extent approved through the special conditional use process) may occur on the parcel where the mining is situated, or on a parcel owned or leased by the mining parcel owner, lessee, or operator provided the parcel is located within 1,000 feet of the mining parcel. No processing of oil or natural gas may occur at the site.

4.4.5.34 ~~Mini-warehouse, personal storage~~ Self-Storage Facility

i. Definition: Facilities offering enclosed storage with individual access for personal effects and household goods, including mini-warehouses and mini-storage. The storage units are not heated and cooled and the entrances to the individual spaces are accessed by exterior doors. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

iii. Parking: One space per 200 square feet of floor area. One space per 300 square feet of office space plus one space per 1000 square feet of gross storage area.

4.4.5.5 Storage, Climate Controlled

i. Definition: A storage facility offering enclosed storage with individual access for personal effects and household goods. The facility is heated and cooled and in which the individual storage units or spaces must be accessed only from the interior of a building.

ii. Districts Permitted: I-1, I-2; Conditional Use in ORC

iii. Parking: One space per 300 square feet of office space plus one space per 1,000 square feet of gross storage area.

iv. Loading: One loading space for 10,000 square feet of floor area.

v. Additional Standards:

- All facilities shall be limited to inactive items. No retail, repair or other commercial use shall be conducted out of the individual rental storage units.
- No storage of hazardous materials is permitted. This restriction shall be included in rental contracts and posted at a conspicuous location within the front of each rental unit.
- If being considered as a conditional use in certain zones, buildings shall be designed to accommodate for future re-use by taking into consideration architectural compatibility with adjacent developments, floor plate height, and height between floors (if multi-story).

4.4.5.56 Outdoor Storage, outdoor

4.4.5.67 Research and Development

v. Additional Standards: None

4.4.5.78 Warehouse

4.4.6.1 Bed and Breakfast

ii. Districts permitted: NC, CC, VMU, PUD, TND; Conditional use in RR and R-12.

4.4.6.4 Hotel

iii. Parking: One space for each guest room. ~~Loading: One loading space for 10,000 square feet of floor area.~~

~~iv. Loading: One loading space for 10,000 square feet of floor area.~~

~~iv-v.~~ Additional Standards: None

4.4.7.1 Office

v. Additional Standards: None

4.4.7.2 Medical office

~~3. Loading: None~~

~~i. Additional Standards:~~

~~iv. Loading: None~~

~~v. Additional Standards: None~~

4.4.8.1 Athletic fields

~~vi.~~ If lighted, the use requires conditional use approval

4.4.8.2 Commercial recreation

v. Additional Standards: None

4.4.8.3 Golf course, country club

v. Additional Standards: None

4.4.9.1 Adult business

i. Definition: Entertainment that is distinguished or characterized by an emphasis on material depicting, describing, or relating to specified sexual activities or specified anatomical areas. Uses shall be subject to the regulations of chapter 10 of the Brandon City Code and shall include, but shall not be limited to, the following:

4.4.9.2 Animal care, vet clinic

i. Definition: A facility where sick or injured animals are given medical or surgical care and, in the course of same, may be housed overnight, fed, and provided related services. ~~Such uses shall be subject to the regulations of chapter 10 of the Brandon City Code.~~

4.4.9.3 Automobile sales and rental

ii. Districts permitted: CC, RC, ~~I-1, I-2~~; Conditional Use in I-1 and I-2

4.4.9.4 Bail bonding

v. Additional Standards: None

4.4.9.6 Car wash

ii. Districts permitted: ~~NC~~, CC, RC

4.4.9.7 Check cashing and title loan business

v. Additional Standards: None

4.4.9. ~~158~~ Convenience Store, Gas Station

i. Definition: A small store (15,000 s.f. gross floor area or less) which deals in grocery items of a convenience nature which includes the sale of fuel. May also include car wash facilities and/or provide minor automobile repair services. An establishment primarily selling retailing automotive fuels and electric vehicle recharge stations but which may also include activities such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services.

4.4.9.9 Convenience Grocery Store

i. Definition: A small store (15,000 s.f. gross floor area or less) that stocks a range of everyday items such as groceries, medicine, pharmaceuticals, toiletries, alcoholic and soft drinks, tobacco products, and/or household items. A Convenience Grocery Store does not include the sale of fuel nor carwash facilities.

ii. Districts Permitted: CC, PUD; Conditional Use in NC, RC, ORC, TND, I-1, and I-2.

iii. Parking: One space per 200 square feet of floor area

iv. Loading: One loading space for 10,000 square feet of floor area.

v. Additional Standards: None

4.4.9. ~~810~~ Daycare

v. Additional Standards:

~~9.~~

4.4.9. ~~10~~ 11 Dry cleaner

4.4.9. ~~11~~ 12 Emergency medical facility

v. Additional Standards: None

4.4.9. ~~12~~ 13 Farmer's market

4.4.9.13 14 Financial services

4.4.9.14 15 Funeral home, mortuary

- i. Definition
- ii. Districts permitted
- iii. Parking
- iv. Loading
- v. Additional Standards: None

4.4.9.15 16 Motor vehicle service, minor

v. Additional Standards:

- All vehicle service establishments shall be screened along interior side and rear lot lines with a solid wall or fence, a minimum of five feet and a maximum of ~~seven~~ eight feet in height.

4.4.9.17 Movie theater

iv. Loading: One loading space for 10,000 square feet of floor area.

v. Additional Standards: None

4.4.9.18 Pawn shop

v. Additional Standards: None

4.4.9.20 Restaurant with drive through

ii. Districts permitted: CC, RC, ~~I-1~~; Conditional Use in VMU

4.4.9.21 Restaurant without drive through

ii. Districts permitted: NC, CC, RC, ~~I-1~~, ORC, VMU, PUD, TND; Conditional Use in I-1

4.4.9.22 Retail Stores

i. Definition: The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes, but is not limited to, department stores, clothing stores, furniture stores, pet supply stores, hardware stores, toys, hobby materials, handcrafted items, jewelry, cameras, pharmacies, electronic equipment, sporting goods, antiques, art galleries, art supplies and services, office supplies, bicycles, video rental, and new automotive parts ~~and~~. Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

ii. Districts permitted: NC, CC, RC, ORC, VMU, PUD, TND; Conditional Use in I-1

v. Additional Standards: None

4.4.9.23 Studios for work and/or teaching

v. Additional Standards: None

4.4.9.25 Tobacco and/or Beer Retailer

i. Definition: A commercial establishment typically less than 10,000 square feet of gross sales area which may or may not declare itself through name or advertising to be oriented specifically to the selling of tobacco and/or beer and/or light wine and where the sale and/or display of tobacco and/or beer and/or light wine accounts for 75% of gross sales area and/or gross sales receipts. This use also includes businesses which retail vaping devices, also known as e-cigarettes, e-vaporizers, or electronic nicotine delivery systems.

ii. Districts Permitted: CC; Conditional Use in RC

iii. Parking: One space per 200 square feet of floor area

iv. Loading: One loading space for 10,000 square feet of floor area.

v. Additional Standards: None

4.4.9.~~25~~²⁶ Truck Stop

i. Definition: An establishment primarily selling retailing automotive fuels and other services to tractor-trailer trucks. This use may also involve providing repair services, retail sales, restaurant, and showers. ~~The placing of designs, letters, figures, symbols, or other marks upon or under the skin, using ink or similar substances, by means of the use of needles or other instruments designed to contact or puncture the skin.~~

~~a. ———The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.~~

4.4.10.1 Airport

v. Additional Standards: None

4.4.10.2 Railroad facilities

v. Additional Standards: None

4.4.10.3 Truck terminal

v. Additional Standards: None

4.4.11.1 Public or quasi-public utilities and related facilities

v. Additional Standards: None

4.4.11.2 Wireless telecommunication facilities

v. Additional Standards: Towers: Wireless telecommunications towers and related equipment facilities shall be allowed upon approval with a conditional use permit.

~~Subject to the provisions of subsection c below,~~ Co-location on existing towers is subject only to an administrative review.

- ~~3.~~ Abandoned Tower/Antenna: The wireless telecommunication tower/antenna shall be removed within 90 days of discontinuance of the tower/antenna's use.

4.4.12 Accessory Uses

An accessory use must be a use customarily incidental to and on the same parcel as the main use. ~~A use listed in Section xxx may be an accessory use if the Director determines that the use is customarily incidental to a main use.~~ Except as provided in this article, an accessory use must comply with all regulations applicable to the main use.

4.4.12.1 Collection boxes

iv. Loading: ~~One loading space for 10,000 square feet of floor area.~~ None

4.4.12.2 Home occupation

iv. Loading: ~~One loading space for 10,000 square feet of floor area.~~ None

4.4.13.2 Garage Sales

iv. Loading: ~~One loading space for 10,000 square feet of floor area.~~ None

4.4.13.3 Mobile Food Sales

iv. Loading: ~~One loading space for 10,000 square feet of floor area.~~ None

4.4.13.4 Outdoor display

iv. Loading: ~~One loading space for 10,000 square feet of floor area.~~ None

4.4.13.5 Roadside, farmer's stand

ii. Districts permitted: RR, R-12; Conditional Use in VMU

5. DEVELOPMENT STANDARDS

~~5.2.2~~ Routine maintenance related to plumbing, mechanical, or electrical systems of buildings and sites.

~~5.2.3~~ All plumbing, mechanical and electrical equipment when such work is entirely within the interior of a building.

5.2.4 Construction or alteration necessary for the compliance with a lawful order of the City, Fire Department, Police Department, or Public Works Department related to the immediate public health or safety.

5.2.5 Any interior alterations, repairs, or renovation which does not change the principal use of the structure.

5.2.6 Demolition or wrecking, repair, construction, reconstruction, alteration, rehabilitation, moving, demolition, or change in use for either land or buildings within any historic district approved by the Historic Preservation Commission.

5.2.2 Alternative Compliance

Alternative Compliance. Requests for alternative compliance to the elements and requirements contained in Table 5.5 Development Standards may be granted by the Mayor and Board of Aldermen for any permit application to which the Development Standards apply, when one or more of the following conditions are met.

- Improved environmental quality would result from alternative compliance.
- Topography, soil, vegetation, drainage or other site conditions are such that full compliance is impractical.
- Spatial limitations, unusually shaped pieces of land, unusual servitude requirements, or prevailing practices in the surrounding neighborhood may justify alternative compliance.
- Public safety considerations make alternative compliance appropriate.
- Public improvement projects make alternative compliance appropriate.

The Alternative Compliance process is not to be used with respect to any item which:

- Is subject to a dimensional requirement. Dimensional requirements are subject to the variance provisions of Section 9.6.
- References or conflicts with any other Building, Fire, or City code.
- References or conflicts with any other Federal, State, or local law or standard.

5.4 Organizational Principles and Design Standards Table

Standards are divided into the following major building and construction elements.

- Parking and Traffic Circulation
- Parking Lot Design
- Pedestrian and Bicycle Circulation
- Site Lighting and Building Illumination
- Building Form and Materials
- ~~Lighting and Illumination~~
- Fences, Walls and Screening

- Landscaping and buffering

Development Standards Table

TABLE ~~5.5~~ ~~5.1~~ DEVELOPMENT STANDARDS on all pages.

All Table Sections reference ~~5.4~~ and should be 5.5

Table Heading '~~RM~~' changed to 'MH'

Table Heading above 5.5.21, Pedestrian and ~~By Cycle~~ Bicycle Circulation

5.5.54 Building materials shall 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 cementations~~ siding and approved architectural concrete masonry unit. Dryvit or EFIS may only be used in banding, decorator strips, cornice lines and wall capping.

5.5.67 Chain link fencing shall be ~~green or~~ black vinyl coated.

~~5.5.71 through 5.5.75 Removed and moved to Section 2.15~~

~~Table updated to reflect new numbering~~

5.5.73 Rear Yard Setback (feet), ~~3510~~ RR Zoning District

5.5.77 Berms, landscaping, walls and buildings, or a combination thereof, shall be used to screen outside storage areas. ~~The use of wooden fences or chain link fences with slats as a screening device for garbage collection areas is prohibited.~~

5.5.82 Separation Buffers shall be required according to Section 5.56

5.5.91 Optional- Horizontal parking can use interior planting between rows of parking to meet ~~requiring~~ required planting.

5.5.94 All trees shall be double staked. All trees shall be tied to stakes with a rubber "cinch tie" or equal. ~~All trees.~~

Table Heading above 5.5.101, Continuesous Maintenance Requirements

5.56 Separation Buffer Types Established

5.56.1 The following types of separation buffers are hereby established:

5.56.1.1 Type A

5.56.1.2 Type B

5.56.1.3 Type C

5.67 Application of Separation Buffers

5.67.1

5.67.2

5.67.3 Separation buffers shall be subject to applicable standards in Table 5.15 Development Standards and be installed prior to site or building occupancy.

5.67.4

TABLE 6.3

Change Heading 'RM' to 'MH'

7. PARKING

7.1 General Parking Requirements

Off-street automobile parking or storage space shall be provided on every lot unless otherwise stated herein. All parking shall meet all of the requirements of this Section as well as the applicable standards set forth in Section 4.34, Use Standards.

These standards, to be used as a guide to the Director, are based on parking standards for general land use categories. The developer is ultimately responsible for ensuring that sufficient parking is provided.

~~Off-street parking is permitted in required yard and setback areas in commercial districts, but shall not be permitted in any residential district except in a paved driveway or permitted in any required buffer area.~~

7.10 Maximum Number of Spaces Allowed.

In no case shall the minimum number of parking spaces be exceeded by ~~five~~ fifty percent.

7.11 Parking on Unpaved Surfaces.

~~No vehicle owner, property owner, resident or tenant shall allow a vehicle to be parked or stored outside a building on any surface other than a paved driveway or a paved parking area in any platted subdivision or in any commercially zoned area. This section shall not apply to agricultural equipment parked on property used primarily for agricultural purposes.~~

~~No parking space shall be provided or allowed inside the minimum yards in any R-12, R-8, RM-8, or RM-4 residential district, except in the driveway of a single-family or two-family dwelling.~~

No vehicle shall be parked or stored in any FRONT or SIDE yard in ANY residentially zoned district, except:

- When the vehicle is located in RR zoned property that is not in a platted subdivision, and only if the vehicle is located outside of the minimum yard area;
or
- If the vehicle is stored within a garage or carport or on an apron or driveway. Driveway and apron cannot cover more than 50% of the minimum lot width and a driveway must be paved. Gravel may be used only at locations which have existing gravel drives.

No vehicle shall be parked or stored in any REAR yard in ANY residentially zoned district except:

- When the vehicle will not be visible from the street and/or neighboring property; or
- When the vehicle is located in RR zoned property that is not in a platted subdivision, and only if the vehicle is located outside of the minimum yard area;
or
- If the vehicle is stored within a garage or carport or on an apron or driveway.

No vehicle owner, property owner, or tenant shall allow a vehicle to be parked or stored outside a building on any surface other than a paved driveway or a paved parking area in any COMMERCIALY zoned area.

This section shall not apply to agricultural equipment parked on property used primarily for agricultural purposes.

8.1 Purpose and Intent

4. Encourage attractive community appearance; ~~and~~

Table 8.12 Table of Sign Types

Temporary Signs – These signs which are intended to display a temporary condition such as the sale of property, special community event or special sale event. These signs include banners, garage sale, sidewalk, ~~and~~ real estate ~~and campaign~~ signs.

Political Sign – Signs pertaining to candidates for public office, measures or issues on primary, general or special election ballots. Sign Category: On Premises – Free Standing or Attached

8.4 Certain Signs and Displays Exempt from Permit

- ~~1. Temporary campaign signs~~

2. 1. Flags, badge, or insignia customarily displayed by any private property owner, government or governmental agency or by any charitable, civic, fraternal, patriotic, religious or similar organization
3. 2. Customary temporary lighting and displays as a part of holiday decorations.
4. 3. Signs advertising the sale or lease of real estate provided such sign does not exceed a total area of three square feet.
5. 4. Window signs in commercial and industrial districts, not exceeding 20 percent of the area of the window.
6. 5. Directional or informational signs of a public or quasi-public nature not exceeding six square feet in area at the discretion of the Director of Community Development.

8.5 Prohibited Signs

1. Trailer and truck bed signs, temporary or portable, with or without wheels, except as otherwise provided herein.

8.6 Permitted Signs by District

Permitted sign types shall be permitted by zoning district in accordance with Table 8.1. 6 sets out the permitted sign types by zoning district.

8.16 Table of Permitted Signs by District

Table Heading 'RM' changed to 'MH'

Ground Sign with Reader Board – Add "P" to ORC

Add Political Sign – Add "P" to all districts.

8.7 Sign Sizes and Site Locations

Sign area, height, number and site location shall be established according to Table 8.2. 7 Sign Dimensions and Locations.

8.27 Table of Sign Dimensions and Locations

Ground Signs – Non-residential Districts (Includes Reader Board)

Add to Max Height – 20' – CC, RC, ORC

Add Political Sign – Add See 8.8.5 Political Signs

8.8.1 General Requirements

The following general requirements apply to signs in the City of Brandon:

- All signs requiring sign permits, except for political signs, shall be subject to site plan review.

- No sign shall be erected as to prevent free ingress or egress from any door, a window or fire escape, and no sign of any kind shall be attached to a standpipe, fire escape, stop sign, street sign or pole that supports any of the above.
- No sign shall be erected at the intersection of any streets in such a manner as to create a traffic hazard or unsafe condition.
- ~~Political signs are to be limited to one sign per candidate per premises, not to exceed three square feet, with the exception of signage placed on billboard signs erected prior to February 17, 1998. No sign shall be permitted on private property without permission of the owner. Signs may not be posted 45 days before, and must be removed ten days after, any election to which it refers.~~

8.8.2 Ground Mounted Sign Design

All permanent ground mounted signs shall either utilize a double-pedestal base or a fully enclosed base as shown in illustrations ~~8.18.2 (A)~~ and ~~8.28.2 (B)~~. If the base is fully enclosed, the base will not be counted in the allowable square footage of the sign face. In either event, the area surrounding the base shall be appropriately landscaped.

8.8.3 Illumination

~~3. (Yard signs are not an approved type of temporary signage for commercial advertisement and shall not be posted on any lot for any purpose.)~~

~~4. Temporary signs for new businesses shall be allowed for a period of 30 days, at no cost, while permanent sign is being made or installed.~~

Illustration ~~8.1~~ 8.8.2 (A)

Illustration ~~8.1~~ 8.8.2 (B)

8.8.5 Political Signs

1. Signs pertaining to candidates for public office, measures or issues on primary, general or special election ballots are permitted in all zoning districts subject to the following limitations:
 - Signs shall not be placed in any portion of the public right-of-way located between a street or sidewalk and a property line fence (i.e. residential lot backs up to an arterial street) or on any public properties.
 - Signs affixed to operable vehicles (i.e. truck bed sign, decaled vehicle) are permitted; however, they shall not be parked or utilized in a way which will violate the provisions of other municipal ordinances, or applicable state or federal laws.
 - Signs shall be removed within (10) days after the election to which it refers.
 - Signs shall require a permit. Each candidate and/or political committee, shall be required to obtain (1) permit for all of that candidate's signs per each election. The permit fee shall be a flat fee of five dollars (\$5.00) per candidate per election for an

unlimited number of signs for that election. The cost of the sign permit is required to off-set the administrative expense incurred by the City in administering these provisions and responding to issues regarding the placement of signs in accordance with this Ordinance.

8.9.1 Temporary Signs – Banners

Commercial Banner. A person may erect or display a temporary commercial banner that advertises or calls attention to special events, promotions, sales or other commercial information associated with the business located on the premises to which the banner is attached subject to the following limitations:

- Temporary signs for new businesses shall be allowed for a period of 30 days, at no cost, while a permanent sign is being made or installed.

8.9.4 Temporary Signs – Sidewalk

6. Signs may not be illuminated.

7. The sign shall be removed at the end of the business day and will only be displayed during regular business hours.

8.9.5 Temporary Signs – Garage Sale

2. Off-premises garage sale signs ~~shall be~~ shall be ground-mounted. In no case shall any sign be permitted to be posted, attached, nailed, stapled, etc., to any utility pole, sign, post, street sign, medians, etc., or in front of any light pole or traffic signs is not permitted.

8.12.2 General Non-Conforming Sign Provisions

1. Subject to the exceptions and amortization schedule hereinafter set forth, any nonconforming signs may be continued in operation and maintained after the effective date of the Sign Ordinance adopted on March 21, 2016. Provided that non-conforming signs shall not be:

- Changed to or replaced with another non-conforming sign. Sign faces may be replaced as long as the replacement of the sign face will not increase the degree of non-conformity of the sign AND the replacement of the sign face will not exceed fifty (50%) of the replacement cost of the entire sign (structure, cabinets, sign faces, etc.). including changing the sign face (except on changeable copy signs which comply with this regulation and Billboards.)
- Structurally altered so as to extend their useful life.
- Expanded.

- Relocated.
- Re-established after damage of more than fifty percent (50%) of the value at the time of such damage or destruction.
- Modified in any way that would increase the degree of non-conformity of such sign.

Table 8.312 Non-Conforming Sign Amortization Table

8.12.10

3. All other non-conforming signs or aggregate sign conditions, other than billboards, shall be removed, changed, altered, or otherwise made to conform according to Table 8.312.

11. In the event a sign becomes subject to this ordinance as a result of annexation the amortization period set out in Table 8.312 shall apply from and after the effective date of such annexation.

9.13 Alternative Compliance

~~9.13.1 Requests for alternative compliance may be granted for any permit application to which the Landscape Requirements apply, when one or more of the following conditions are met. Alternative compliance shall not be utilized as a means of providing less landscape material than would be otherwise¹²required.~~

~~Improved environmental quality would result from alternative compliance.~~

~~Topography, soil, vegetation, drainage or other site conditions are such that full compliance is impractical.~~

~~Spatial limitations, unusually shaped pieces of land, unusual servitude requirements, or prevailing practices in the surrounding neighborhood may justify alternative compliance.~~

~~Public safety considerations make alternative compliance appropriate.~~

~~Public improvement projects make alternative compliance appropriate.~~

~~The site is part of a development for which a master plan has been submitted which makes adequate provision for landscaping.~~

9.2.1 Building Permits Required.

Buildings or other structures shall not be erected, moved, ~~added to enlarged,~~ demolished, or structurally altered without a permit ~~therefore~~, issued by the Department of Community Development. A building permit shall not be issued except in conformity with the provisions of this ordinance, the International Building Code, and other applicable laws, unless said Department of Community Development receives a

written order from the Mayor and Board of Aldermen in the form of an administrative review, conditional use or variance as provided by this ordinance.

An application for a building permit shall be filed with the Department of Community Development, on a form furnished by said official, along with the required fee. Applications for building permits for uses to be served by septic tanks shall be accompanied by a sewerage layout permit from the Rankin County Health Department and require concurrence by the Department of Public Works. Every application for a building permit that does not require a site plan shall be accompanied by a plot diagram preferably on a sheet of 8-inch by 11-inch or 11-inch by 17-inch paper which shall indicate the following:

- The actual dimensions and shape of the lot to be built upon or changed in its use, in whole or in part;

9.2.2.6 Existing Businesses; Effective Date.

All existing businesses, professions, and occupations requiring a Certificate of Use, which hold a valid privilege license as of ~~DATE OF ADOPTION~~, the effective date of this ordinance, shall be considered to have an active Certificate of Use.

9.2.2.8 Application Procedures.

- ~~b.~~ An application is filed; a Certificate of Use application form, along with the established and required fee, documents, and plans, shall be submitted to the city by the applicant to the department; and

b. Legality of use. In the event there is a question as to the legality of a use, the director, as appropriate, may require affidavits and such other information as s/he or she may deem appropriate or necessary to establish the legality of the use, before a Certificate of Use shall be issued.

c. Grounds for denial. The director, as appropriate, shall have the authority to deny a Certificate of Use application on the following grounds:

- That the applicant has failed to disclose or has misrepresented a material fact or any information required by this chapter in the application; and/or

9.2.2.-9 Revocation

The director, in consultation with the police chief, fire-~~rescue~~ chief, and building official is granted the authority and charged with the duty to revoke or suspend any Certificate of Use as follows:

~~a.~~ A Certificate of Use of use issued pursuant to this section may be revoked, suspended on any of the following grounds:

The certificate holder has failed to disclose or has misrepresented a material fact or information required by this section in the application; or

The certificate holder does not engage in the use described in the application or has changed the use without authorization through approval of a new certificate for the changed use, as required herein; or

The Certificate of Occupancy for the business location has been denied, suspended or revoked for any reason; or

~~b.~~ The certificate holder has violated any provision and has failed or refused to cease or correct the violation after notification; or

~~c.~~ The premises have been condemned by the local health authority for failure to meet sanitation standards or the premises have been condemned by the local authority because the premises are unsafe or unfit for human occupancy. ~~or~~

9.2.2.11 Additional Violations

It shall be unlawful for a property owner to allow by lease, license, grant or other written or oral agreement, the use of any real property for the operation of a business without a valid and current Certificate of Use. Violations of this section shall be subject to prosecution and enforcement pursuant to section 9.143 ~~to~~ of the Zoning Code.

9.2.4 Post Permit Issuance Procedures

If, following the completion of construction, and following the final inspection by the building official, the structure conforms with the provisions of this ordinance and has been lawfully constructed in accordance with the approved and permitted construction drawings, a certificate of occupancy shall be issued.

9.5 Mayor and Board of Aldermen

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

Insert Heading - Appointment of the Planning Commission:

- The Planning Commission shall consist of 5 members who shall be residents of the city and shall be appointed by the Mayor and confirmed by majority vote of the Board of Aldermen.

9.6 Dimensional Variances

Where the strict application of this ordinance would result in peculiar and exceptional practical difficulties to or exceptional hardship upon the owner of such property, the ~~planning/zoning commission~~ Board of Aldermen, upon recommendation by the Planning

Commission, shall conduct a public hearing on applications for dimensional variances, and is empowered to grant approval of such dimensional variances from the strict application so as to relieve such difficulties or hardships. Examples of such difficulties or hardships include exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of this ordinance; or by reason of the location of trees, natural drainage course, lakes, or other desirable or attractive features, which condition is not generally prevalent in the neighborhood.

9.6.1 Requirements for Granting Variances

~~a.~~ Any person desiring a dimensional variance from the terms of this ordinance shall submit a written application (on a form furnished by the zoning administrator) demonstrating compliance with all of the following; a variance shall not be granted unless the applicant demonstrates:

- ~~b.~~ 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.
- ~~c.~~ 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.
- ~~d.~~ 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 zoning district.

9.6.4 Public hearing required:

A public hearing shall be held in accordance with Section 9.10 of this ordinance for all proposed dimensional variances.

9.6.5 Required findings:

- No variance shall be issued until the planning/zoning commission Board of Aldermen has made a finding that the reasons set forth in the application justify the granting of the variance, and that the variance constitutes the minimum allowable deviation from the dimensional regulations of this ordinance in order to make possible the responsible use of the land, building or structures.
- No variance shall be granted until the Planning Commission Board of Aldermen has made a finding that the granting of the dimensional variance will be in harmony with the general purpose and intent of this ordinance, and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

9.6.6 Conditions and safeguards may be prescribed with dimensional variances:

- In granting any dimensional variance, the ~~planning/zoning commission~~ Board of Aldermen may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violations 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 under Section 9.143.
- If such conditions and safeguards are imposed by the ~~planning/zoning commission~~ Board of Aldermen in granting a variance, the applicant shall be required to sign an agreement whereby he/she accepts those conditions and safeguards (which shall be specified in the agreement). This instrument shall be in a form recordable in public land records.

9.6.7 Granting of a “use variance” prohibited:

Under no circumstances shall the ~~planning/zoning commission~~ Board of Aldermen issue a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

9.7.3 Site Plan Required

All conditional use applications are required to submit a site plan in accordance with Section 9.9 ~~comply with the provisions of this ordinance.~~

9.7.4 Public Hearing Required

A public hearing shall be held for all proposed conditional uses in accordance with Section 9.10.

9.8.2 If the proposed amendment is an application for rezoning, said application shall include a legal description of the property involved, the exact nature of the proposed change, the grounds upon which rezoning is requested, and such other information as may be required to determine the merits of the application. If determined by the Department of Community Development in coordination with other city officials (i.e., the public works director, fire chief, city clerk, etc.) that a detailed site plan is necessary for review of the requested rezoning, a site plan shall be submitted in accordance with ~~this~~ Section 9.89.

9.8.4 No amendment shall be made by the Mayor and Board of Aldermen to the ordinance text or the official zoning map unless the proposed amendment complies with one or more of the following criteria:

The amendment will correct a manifest error in the ordinance.

The amendment to the official zoning map is necessary because of changing conditions within the city, new development patterns or annexation.

The amendment will more suitably promote and protect the public health, safety and welfare than the existing district boundaries which said amendment would replace.

~~In the event of written protest against such amendment signed by 20 percent or more of the owners of property either within the area to be rezoned or within 160 feet therefrom, such amendment shall not become effective except by the favorable vote of two-thirds of all the members of the board of aldermen.-(Duplicate to 9.10.5 Protest)~~

9.9.3 Approval of plans; waiver.

c. The Site Plan Review Committee, after hearing the evidence in any case properly before it involving reconstruction or alteration only, may waive the requirements of this division upon a written finding that the application involves reconstruction or alteration only and will not materially affect the exterior appearance of the structure involved. ~~Application for approval.~~

9.9.3 Application for approval.

~~a.d.~~ Application for site plan approval for the construction, reconstruction, alteration or restoration of any building or where any exterior alterations, remodeling or repairs, including, but not limited to, painting and color of exterior surfaces shall be submitted to the Department of Community Development, and shall be accompanied by:

- An architectural rendering (perspective and/or elevation) and plans of all buildings and structures, showing the style of architecture, and such rendering shall be prepared in accordance with the requirements of the city's building code. All colors, materials and finishes shall be shown by notation or by use of accepted architectural symbols.
- The proposed site plan which complies with all other ordinance provisions of the city for site plans, including a landscaping plan.
- A vicinity map and renderings or photographs of all development on immediately adjacent properties; and
- ~~e.~~ The applicant may submit such additional material in writing, and graphically, as appropriate. For the purposes of this division, no site plan shall be required where no change is proposed in any external dimension or the location of any existing structure.

~~b.f.~~ Upon filing of an application, the Director of Community Development or their designee, after determining that the requirements have been satisfied, shall, within a reasonable time after such determination, forward the application to the Site Plan Review Committee.

~~c.g.~~ The Site Plan Review Committee shall evaluate the application with respect to compliance with all applicable standards, requirements and other applicable municipal ordinances and state and federal laws. The Site Plan Review Committee shall render a decision

recommending approval, modification or denial of the application to the Mayor and Board of Aldermen.

9.9.45 Decisions

9.9.56 Appeals; hearing.

9.9.67 Appeals to circuit court.

9.9.78 Deviations from approved plans prohibited.

9.9.89 Approval limitations.

9.10.2 Changes

In accordance with MCA Section 17-1-15 (1972 as amended), the governing authorities of the City are authorized to provide for the manner in which the comprehensive plan, zoning ordinance (including the official zoning map) subdivision regulations and capital improvements program shall be determined, established and enforced, and from time to time, amended, supplemented or changed. However, no such plan, ordinance (including zoning boundaries), regulations or program shall become effective until after a public hearing, in relation thereto, at which parties in interest, and citizens, shall have an opportunity to be heard. At least fifteen (15) days' notice of the time and place of such hearing shall be published in an official paper, or a paper of general circulation, in the City.

~~The notice to be posted on the property involved shall consist of a sign with letters legible from the nearest street, using at least one sign for every 400 feet of frontage on a publicly dedicated street upon which the property abuts. The following format or a format determined by the Mayor and Board of Aldermen shall be used for these signs:~~

~~For any zoning action being considered-~~

~~NOTICE~~

~~A PUBLIC HEARING WILL BE HELD CONCERNING THIS PROPERTY. FOR INFORMATION CONTACT THE CITY OF BRANDON.~~

~~For an amendment to the official zoning map (a rezoning), the following notice may be used:~~

~~PUBLIC NOTICE~~

~~THE PROPERTY IS BEING CONSIDERED FOR REZONING. FOR INFORMATION CONTACT THE CITY OF BRANDON.~~

9.10.3 Posting of Property.

Any request for rezone, conditional use, or dimensional variance which is initiated by a property owner, or the property owner's designee, shall post notice on the subject property. The notice

to be posted on the property involved shall consist of a sign with letters legible from the nearest street, using at least one sign for every 400 feet of frontage on a publicly dedicated street upon which the property abuts. The following format or a format determined by the Mayor and Board of Aldermen shall be used for these signs:

a. For any zoning action being considered.

NOTICE

A PUBLIC HEARING WILL BE HELD CONCERNING THIS PROPERTY. FOR INFORMATION CONTACT THE CITY OF BRANDON.

b. For an amendment to the official zoning map (a rezoning), the following notice may be used:

PUBLIC NOTICE

THE PROPERTY IS BEING CONSIDERED FOR REZONING. FOR INFORMATION CONTACT THE CITY OF BRANDON.

9.10.4 Notice to Adjacent Property Owners.

Any request for rezone, conditional use, or dimensional variance which is initiated by a property owner, or the property owner's designee, shall provide notice of said request to the adjacent property owners. Notice of zoning changes shall be mailed postage paid certified receipt requested to all owners of property adjacent to the property described in the application within 15 days prior to the public hearing. The notice shall be in the same form as that required to be published. The address used for said mailing shall be the same as shown on the Rankin County tax records.

9.10.35 Protest

10. Definitions and Interpretation

Dwelling unit. ~~A room or group of rooms occupied or intended to be occupied as separate living quarters.~~ One or more rooms including a kitchen designed as a unit for occupancy by one family for the purpose of cooking, living and sleeping.

Yard, front. The required unoccupied and unobstructed space on the same lot with a main building, extending the ~~foi~~ full width of the lot, and situated between the front property line and the nearest exterior limits (e.g. vertical portion) of the main building.

Use. The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term permitted use shall not be deemed to include any nonconforming use. ~~The following uses are defined in~~ See Section 4, Uses and Use Standards, for a list of defined uses.:

Accessory Uses

Adult Bookstore

Adult business

Adult Photo Studio

Adult Theater

Agriculture

Airport

Animal care, vet clinic

Assembly

Assembly, light

Athletic fields

Automobile body repair and painting shop

Automobile sales and rental

Bar, nightclub

Bed and breakfast

Boarding house—rooming house

Building material sales

Car wash

Carpenter shops, electrical, plumbing and heating shops, furniture upholstery and similar establishments

Cemetery

Check-cashing and title loan business

Collection boxes

College or university

Commercial recreation

Construction trailer or Sales Office

Convalescent home, nursing home, or assisted living

Dry cleaner

Duplex

Emergency medical facility

Farmer's market

Financial services

Funeral home, mortuary

Garage sales

Gas station

Golf course, country club

Group home

Home occupation

Horse riding stables

Hospital

Hotel

Industrial, heavy

Library, Museum, Art Gallery

Manufactured Home

Medical office

Mining, quarrying and crude petroleum and natural gas production

Mini-warehouse, personal storage

Mobile Food Sales

Motor vehicle service, minor

Movie theater

Multifamily, four or fewer units

Multifamily, more than four units

Nursery, yard and garden shop, farm supply

Office

Outdoor display

~~Outdoor storage~~

~~Park~~

~~Personal services~~

~~Public or quasi-public utilities and related facilities~~

~~Railroad facilities~~

~~Research and development~~

~~Restaurant with drive-through~~

~~Restaurant without drive-through~~

~~Retail stores~~

~~Roadside, farmer's stand~~

~~School~~

~~Single family~~

~~Single family, mobile home~~

~~Studios for work and/or teaching~~

~~Tattoo parlor~~

~~Truck and bus terminal~~

~~Warehouse~~

~~Wireless telecommunication facilities~~

11.1 Development Review Step by Step Process

4. Review Fees Due/Project Initiation Sheet Update. Review fees and formal site plan/architectural review submittals are due. Site Plan Review Fee: ~~\$250~~ Refer to adopted schedule of fees.