

SITE PLAN REVIEW ORDINANCE

Ordinance Number _____

ARTICLE I GENERAL

Section 1. Purpose

Substantial development or major changes in the uses of land can cause a profound impact upon the cost and efficiency of county services and upon the environment of the county. Such development can impact schools, public utilities such as sewer and water systems, recreational facilities, liquid and solid waste disposal, police and fire protection, open space, road systems, circulation, and traffic congestion, property values, water quality, drainage, the aesthetic and visual characteristics of the neighborhood and county, and the general health, safety, and welfare of the community. It is the purpose of this ordinance to avoid such impacts caused by development; including, but not limited to commercial, industrial, and institutional enterprises.

Section 2. Authority and Administration

A. Authority

1. This ordinance shall be known as the "Site Plan Review Ordinance" of Lamar County, Mississippi adopted and effective by vote of the Board of Supervisors Meeting on September 5, 2006.

B. Administration

1. The Planning Department of Lamar County shall administer this ordinance.
2. No permit shall be issued by the Planning Department for any use or development within the scope of this Ordinance until all provisions of this ordinance are complied with.

Section 3. Applicability

- A. This ordinance shall apply to all development, repair, addition, or redevelopment of property or structure(s) in the unincorporated areas of Lamar County.
- B. This ordinance does not apply to any agricultural land management practices or forest management practices.

Section 4. Definitions

- A. Agricultural Land Management Practices. Those devices and procedures utilized in the cultivation of land in order to further crop and livestock production and conservation of related soil and water resources.
- B. Accessory Use or Structure. A subordinate use of a building, other structure, or land, or a subordinate building or other structure:
 1. Which use is customary in connection with the principal building, other structure or use of land; and,
 2. Which use is clearly incidental to the use of the principal building, other structure or use of land; and,
 3. Which is located on the same lot with the principal building, other structure or use of land, or on a lot adjacent to such lot if in the same ownership or part of the same establishment.

- C. Alteration. Structural changes, rearrangement, change of location, or addition to a building, or structure other than repairs and modification in building equipment, involving more than 25% increase in the overall floor space or bulk of the building or structure at any time or in total since the effective date of this ordinance.
- D. Building. Any structure having a roof or partial roof supported by columns or walls used for the shelter or enclosure of persons, animals, goods or property of any kind.
- E. Campground. Any premises established for temporary overnight accommodation with or without shelter, such as a tent or recreational vehicle, for which a fee is charged.
- F. Commercial. Connected with the buying or selling of goods or services or the provision of facilities for a fee.
- G. Demolition. The tearing down or razing of a structure, and any physical operations on the premises required for demolition.
- H. Developer. The owner of land proposed to be developed, redeveloped, or altered, or his/her representative.
- I. Dwelling Unit. A room or group of rooms designed and equipped exclusively for use as living quarters for one family, including provisions for living, cooking, and eating.
- J. Forest Management Activities. Timber cruising and other forest resource evaluation activities, pesticide application, timber stand improvement, pruning, timber harvesting and other forest harvesting, regeneration of forest stands, and other similar associated activities.
- K. Industrial. The assembling, fabrication, finishing, manufacturing, packaging or processing of goods or the extraction of minerals.
- L. Institutional. A building devoted to some public, governmental education, charitable, medical, or similar purpose.
- M. Mobile Home. A structure designed as a dwelling unit for location on a permanent foundation, and containing sleeping accommodations, a toilet, a tub or shower bath, and kitchen facilities, including major appliances and furniture, with plumbing and electrical connections provided for attachment to outside systems; and designed to be transported after fabrication on its own wheels.
- N. Mobile Home Park. A plot of land laid out to accommodate four (4) or more mobile homes.
- O. Multiple Family Dwelling. A building(s) consisting of two (2) or more attached dwelling units.
- P. Person. Any person, firm, association, partnership, corporation, municipal or other local government entity, quasi-municipal entity, state agency, educational or charitable organization or institution or other legal entity.
- Q. Recreational Vehicle. A vehicle or vehicular attachment for temporary sleeping or living quarters for one or more persons, which is not a dwelling and which may include a pick-up camper, travel trailer, tent trailer, and motor home.
- R. Retail. The sale of goods to the ultimate consumer for direct use and consumption and not for trade.
- S. Structure. Anything constructed, erected, or placed except a boundary wall or fence, the use of which requires location on the ground or attachment to something on the ground; including, but not limited to, buildings, mobile homes, recreational vehicles, piers, and floats.
- T. Substantial Enlargement. An expansion of the land area of the development site by more than 25% at any one time or in total since the effective date of this ordinance.

- U. Variance. A relaxation of the terms of this ordinance where such variance would not be contrary to the public interest where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this ordinance would result in unnecessary or undue hardship. A financial hardship shall not constitute grounds for granting a variance. The crucial points of variance are undue hardship and unique circumstances applying to the property. A variance is not justified unless both elements are present in the case.

**ARTICLE II
SITE PLAN REVIEW**

Section 1. Applicability

- A. Site plan review shall apply to all development proposals for new construction of, demolition of, change in use of, substantial enlargement of, and/or alteration of: (1) commercial, retail, multi-family, industrial, institutional buildings and structures; (2) campgrounds; (3) mobile home parks; (4) their accessory uses and structures.
- B. A site plan will not be required in the event of a single duplex or triplex development on a vacant parcel of property.

Section 2. Site Plan Content & Application Procedures

- A. The Site Plan of Development Application shall include as a minimum:
 - 1. A map or maps prepared at a scale of not less than one (1) inch to 50 feet and shall include:
 - a. Lot lines (property lines);
 - b. The names and owners of adjacent lots;
 - c. Right-of-way of existing and proposed streets;
 - d. Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, design of ingress and egress of vehicles onto public streets and curb and sidewalk lines;
 - e. All existing and proposed easements;
 - f. All existing and proposed water and sewer lines;
 - g. All existing and proposed fire hydrants;
 - h. Drainage plans showing existing and proposed storm drainage facilities, Floodplain zone designations according to maps prepared by the Federal Emergency Management Agency, Federal Insurance Administration, and any proposed floodway modifications;
 - i. Building lines and the locations of all structures, existing and proposed;
 - j. Area of the parcel;
 - k. Proposed gross lot coverage;
 - l. Sign location;
 - m. A copy of the floor plan of every building, provided on 11x17 paper;
 - n. Any additional data necessary to allow for a thorough evaluation of the proposed use.
 - 2. A written statement by the applicant that shall consist of:
 - a. Evidence by the applicant of his title and interest in the land for which the application covers;
 - b. A description of the proposed uses to be located on the site, including quantity and type of residential unit, if any;
 - c. Total floor area and ground coverage of each proposed building and structure and percentage of lot covered buildings or structures;
 - d. Summary of restrictions and covenants placed on the property;
 - e. The proposed method of solid waste disposal;
 - f. A Stormwater Pollution Prevention Plan (SWPPP; developed in accordance with the Lamar County Stormwater Runoff, Illicit Discharges, and Illegal Connections Ordinance) if required;
 - g. The applicant's evaluation of the availability and suitability of off-site public facilities, including sewer, water, and streets;