

## ARTICLE XI

## ADOPTED OVERLAY DISTRICTS

### **1101 Fondren/North State Street Overlay District**

Adopted by the City Council on December 10, 1997 (Minute Book 4X Pages 281-283) and as amended by the City Council on November 17, 2017 (Minute Book 5I at Pages 320-321)

#### **1101.01 Purpose of District**

The purpose and intent of the Fondren/North State Street Overlay District is to encourage the maintenance and reuse of existing residential structures, attract new investment that is compatible with the existing residential character of the Fondren/ North State Street corridor and the surrounding residential neighborhood, expedite development, provide for the compatibility of adjacent commercial and residential uses, and to generally provide for land use predictability within the Fondren/North State Street corridor.

#### **1101.02 Location**

The Fondren/North State Street Overlay District is located one tax parcel deep on the east and west sides of North State Street from Hartfield Street to Eubanks Creek.

#### **1101.03 Uses Permitted**

1. Antique and Specialty Retail Shop
2. Apartments (Only permitted for property zoned R-4, R-5 and C-1A)
3. Art Studio and Gallery
4. Bed and Breakfast Inn Class A
5. Professional Occupation as defined by this Ordinance
6. Live/work Units as defined by this Ordinance
7. Mixed Use Buildings as defined by this Ordinance
8. Single Family Residential
9. Townhouses and Zero Lot Line Residential (Only permitted on property zoned R-3, R-4 and R-5.)
10. Off street surface parking, subject to the requirements of the Landscape Ordinance, south of Decelle Street on the west side of North State Street and south of Broadway Avenue on the east side of North State Street

#### **1101.04 Uses Which May Be Permitted as Use Permits**

1. Shared Parking
2. **Overlay District Restaurants**
3. **Catering Services**
4. **Health Club/Fitness Center when located in an existing structure which does not exceed 3,000 square feet,**
5. Off street surface parking, subject to the requirements of the Landscape Ordinance, north of Decelle Street on the west side of North State Street and north of Broadway Avenue, on the east side of North State Street

#### **1101.05 Building Regulations**

1. The front yard setback for new structures and the renovation of existing structures shall conform to the average front yard setback for existing structures on the same street block as the subject property.
2. Maximum height - thirty-five (35) feet.
3. Other building regulations are determined by the underlying zoning except for property zoned C-2 Limited Commercial and property zoned R-5 Multi-Family Residential. Regulations for C-2 zoned property shall follow C-1 standards and R-5 zoned property shall follow R-4 standards.

#### **1101.06 General Regulations**

1. All structures within the Fondren/North State Street Overlay District shall meet minimum building codes within a period of six (6) months from said adoption of the Fondren/North State Street Overlay District.
2. The conversion of any residential use to a non-residential use shall require an investment in the property to such an extent that it complies with all applicable building codes and other land development ordinances of the City of Jackson and shall be consistent with all the requirements herein.

#### **1101.07 Design Standards**

1. No accessory structure shall be permitted except on parcels where detached single-family structures are located.
2. No dumpsters or exterior storage shall be permitted except at restaurants and catering services. The location and screening of dumpsters at restaurants and catering services shall be in accordance with the Landscape Ordinance of the City of Jackson.
3. Except for residential uses, no parking is permitted in front of, or to the side of, the principal building. Parking for the handicapped may be permitted in the front or side yard subject to the approval of the Site Plan Review Committee of the City of Jackson. For residential uses, parking in front of the principal structure shall be permitted only on a surface typically used for vehicle parking. All parking areas (including maneuvering areas) for commercial uses shall be restricted to the rear yard and shall be screened with a solid fence from abutting residential uses. Shared parking areas and shared points of access are encouraged. Unattended vehicles greater than ten thousand (10,000) pounds gross vehicle weight (manufacturer's capacity rating) and having tires greater than thirty (30) inches in diameter shall not be parked or stored within the Fondren/North State Street Overlay District.

4. Ground signs for commercial uses shall not be internally illuminated, exceed four (4) square feet in size, on the sign face or four (4) feet in height. Wall signs shall not be illuminated or exceed two (2) square feet in size.
5. All uses, other than detached single-family residential shall comply with the City of Jackson's Landscape Ordinance.
6. To Preserve the existing residential architectural design of the Fondren/North State Street corridor, the construction of new buildings and the renovation of existing buildings shall reflect the predominate design and materials of the Fondren/North State Street corridor. New and renovated buildings shall be consistent with existing buildings in height, scale, setback, and rhythm; relationship of materials, texture, details and color; roof shape; orientation; and proportion and rhythm of openings. The photographs shown are examples of the existing character of the Fondren/North State Street corridor and shall be considered in the design of the renovation of existing structures and the construction of new structures.