



Department of Urban Development

Andrew Ellard, Director

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MEMORANDUM

TO: TO ALL IT MAY CONCERN
FROM: ANDREW ELLARD, DIRECTOR OF URBAN DEVELOPMENT;
 GINGER M. LOWREY, AICP, PLANNING DIVISION MANAGER
DATE: MAY 7, 2019
SUBJECT: LAND DEVELOPMENT CODE AMENDMENT PROPOSAL

Planning Commissioners and all others it may concern, the June 5, 2019 Planning Commission agenda includes a proposal for various amendments to Section 5, 10, & 13 of the Land Development Code. These changes are proposed by City staff and are largely the result of staff's experience in administering the code. This document serves as an explanation of the amendments change-by-change.

Code Section	Change proposed	Reasoning
Section 5.4.34.4	Amend to read "No part of the active use area of a drive through restaurant, including the drive through, menu, and window, may be located closer than 300 feet to a lot containing a legal, conforming residential use."	Remove "shall"
Section 10.4.1. "Temporary Signs, including Banners, Requiring Permit"	Amend to read "A single sign advertising special events provided that such sign shall be displayed not more than 45 days in a calendar year, is not larger than 32 square feet and is mounted on an associated structure. Such signs, including banners, shall be securely mounted flat against a structure, shall be made of durable all-weather material, and shall not contain any advertising for products or services not directly related to the purpose of the event."	Correct location of language. No change to language.

Section 10.5.1.13 (Certain Permanent and Temporary Signs Exempt)	Add to read “Signs 16 square feet or smaller placed directly in the ground on a wire frame, stakes, or similar, may be displayed not more than 60 days before a special event. Such signs must be removed within 3 days following the event. Such signs are prohibited from public right-of-way.”	Correct location of language. No change to language.
Table 10.6 – 2 Dimensional Requirements by Sign Type, Ground/Monument Sign, Additional Criteria	Amend to read “1 per 500’ of parcel street frontage /2 on corner lot (1 per street) with 150’ min. street frontage for any on premises freestanding sign; bottom edge of message area is min 18” and max 30” above ground; Dimensions include multitenant signs”	Clarify administration of code
Table 10.6 – 2 Dimensional Requirements by Sign Type, Pole Sign, Additional Criteria	Amend to read “1 per 500’ of parcel street frontage/2 on corner lot (1 per street) with 150’ min. street frontage for any on premises freestanding sign; Bottom edge of message area is min. 6’ above ground; Dimensions include multitenant signs”	Clarify administration of code
13.2 Definition - “Sign, Wall”	Amend definition of “Sign, Wall” to read “A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than six (6) inches from such building or structure. A sign installed on a false or mansard roof is also considered a wall sign. Signs installed on a false or mansard roof may extend to a distance required to make the sign vertical and may be subject to wind load requirements.”	Add language to definition to clarify meaning of sign type
13.2 Definition – Add “Sign, Roof”	Amend to insert “Sign, Roof” to read “A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and that is wholly or partially supported by such building. [IZC] This does not include signs installed on a false or mansard roof.”	Add definition to clarify meaning of sign type