



TAYLOR MISSISSIPPI

GENERAL DEVELOPMENT AND PRESERVATION PLAN 2008 - 2028

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Revised Final Draft Based on Review and Comment

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CERTIFICATION STATEMENT:

I, Robert L. Barber, Sr., AICP, do certify that to the best of my knowledge and belief that:

1. The statements contained herein are true.
2. All information is presented in a manner that is accurate and unbiased.
3. The work was prepared according to the AICP Code of Ethics and Professional Conduct as well as AICP Technical Standards of professional practice.
4. Compensation was not based on a specific finding, professional opinion, or approval by a regulatory body.

Robert L. Barber, Sr., AICP #8048
Month/ Day/ 2009

EXECUTIVE SUMMARY

As Taylor's first sustained effort at planning the future of the community, this plan establishes several crucial development and preservation codes, administrative and review mechanisms, and other non-regulatory recommendations which advance the public health safety and welfare of the community. More specifically, the plan is designed to advance the overall development goal of preserving traditional southern village character and historic preservation while accommodating expected growth. Specific recommendations of the plan call for a unified development code which governs historic preservation, zoning, subdivision of land, and community design and appearance. Recommendations for administration are included in the ordinance.

Action required to establish this plan with the force of local law requires the following actions:

1. A public hearing on the plan and the proposed implementation ordinance
2. Formal Adoption of the plan by the Mayor and Board of Aldermen
3. Formal passage of the development code
4. Appointment of a planning commission
5. Administration in accordance with the terms of the ordinance

Adoption and consistent implementation of the plan will enhance the public health, safety and general welfare of Taylor and achieve the goals set forth herein.

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INTRODUCTION

Under Mississippi Municipal Law set forth in the Mississippi Code, Taylor is classified as a village because its population fell below 300 persons. The village classification is more than just a simple legal term, however, for Taylor is a noteworthy example of a true southern, historic, rural village community. There are few places in Mississippi or the south that provide the sense of place as does Taylor, particularly in its center.

Until recent years, communities classified as villages in Mississippi had no authority to plan their future and were subject to whatever forces that operated within or upon them. The Mississippi Legislature extended the right of planning to villages in 1999, and in so doing conferred upon the Taylor the ability to plan its future.

Currently, Taylor's only planning control exists in the form of an adopted set of subdivision regulations. While, these controls are vitally important in producing quality development, they should be supplemented with land use and design controls to be fully effective in achieving a quality community. The importance of this current planning effort relates directly to the threat of loss of the historic character and environment that Taylor represents as a result of new growth pressures and is directed at establishing appropriate planning mechanisms.

Recognizing that Taylor, though very small, faces new challenges and opportunities as it enters the twenty first century, the Mayor and Board of Aldermen have commissioned this current planning effort with the goal of studying Taylor's prospects, and proposing development and preservation goals, policies and codes that will benefit the general welfare of the community over the long term. The Taylor General Development and Preservation Plan fulfills that commission.

This plan documents the major community changes over the past several decades, assesses prospects for future development, and sets forth the community's vision for development and preservation for the next 20 years. It provides goals and directions for development policy, and it establishes regulations and other planning tools to achieve the goals all in accordance with generally accepted planning principals. Because the community of study is very small, many comparative analyses serve virtually no purpose. For this reason, data comparison that would be useful for assessing the future of communities of larger size are limited in this study.

The plan is divided into six sections. The first sections provide introductory and background analysis related to planning and development issues within the town. The middle sections set forth findings, goals and objectives. The final two sections assess various alternatives in achieving the goals and objectives set forth the future development plans and recommendations for the town.

THE UNIQUE COMMUNITY OF TAYLOR

THE SETTING AND GENERAL FEATURES OF TAYLOR

1. Location

Taylor is located in central Lafayette County. The County Seat of Lafayette County is Oxford, also home to the University of Mississippi which is located about five miles to the northeast. Significant to the Taylor locational context are Enid Reservoir to the south west. Map 1 illustrates Taylor's location.



2. Historical Summary²

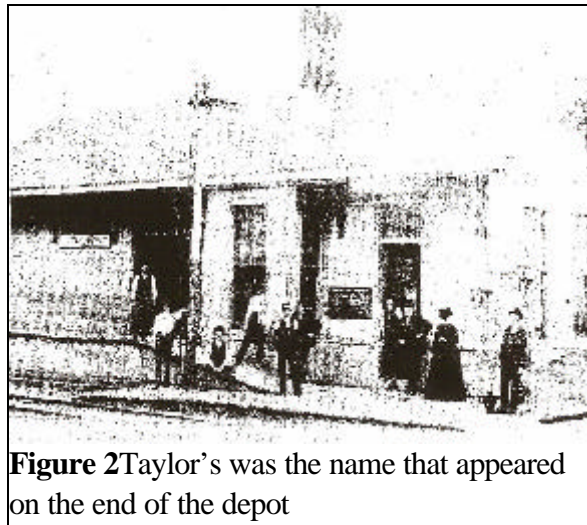
John Taylor, son of a North Carolina Revolutionary War veteran, came to Lafayette County about 1832 and settled just north of the Yocona River Valley, with his wife Nancy, also born in North Carolina. The site is about four miles west of old Markette (it was at the intersection of present Highway 7 and Highway 328). Shortly after settling here, John Taylor built a water mill on the Yocona River. It probably was the first water mill in the county.

Taylor began buying tracts of land from the Chickasaw Indians and for each tract were John Taylor, Ransom Thacker, Mitchell Goodwin, Early Madison Chandler, Hamilton, Jones, Fondren, Houston, Carothers, Morrison, Sisk, Shelton, Tom Alvis, Golden, Hudgin, Lewis Harding, Gould, Wilson Burdine, Jessie Smith, Tom Nunnery, Sarah Parks and Dr. Phillip Yancy who came about 1842. Other

²by Robert D. Mitchell as published in Lafayette County Heritage, 1986.

families, not mentioned above, were also moving into the area.

The first houses were built of logs cut on their own land by the early arrivals. Land was cleared and put into cultivation. Many of these settlers owned numbers of slaves, according to Mrs. Corrie Jones of Taylor. As they prospered, they began to "build many beautiful colonial homes. Almost all had a gin and water mill on their own place." Mrs. Jones said this was told to her by her mother, Mrs. Moss Chandler Mitchell. Mrs. Mitchell got her information from her mother, Mrs. Alice Adelia Thacker Chandler.



The first school was near Thacker Mountain, the high point in Lafayette County. It was a one room log cabin with a pot bellied stove in the center. The first teacher was Miss Victoria Thacker. "The Old Stage Coach Road, which ran east of Taylor through land owned by Bowen Shipp and Bowers, or there about, which ran to Oxford and Memphis was finally opened," Mrs. Jones said.

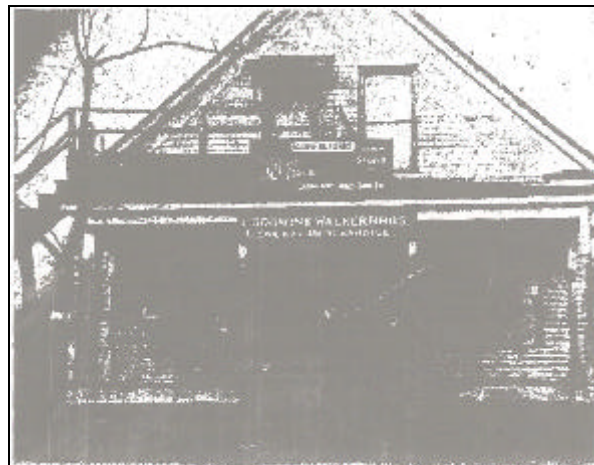


Figure 3 Goodwin and Walker General Merchandise Store

The Yocona Church was organized about 1840, one mile east of Taylor. It took its name from the Yocona River. The Yocona Cemetery was adjacent to the church. After several years, the Church burned and was never rebuilt. The church site was moved to Taylor, and a church house built. It retained the name Yocona Church for a number of years and then the name was changed to Taylor Baptist Church. The first pastors were Rev. J.N. Sledge and Rev. Williams.

A letter was written by Mrs. Agnes Taylor, who was 92 at the time (1936), to the State-Wide Historical Research Project (W.P.A.). She grew up in Taylor, but was living in Indianola, Mississippi at the time. She states, "Taylor and the surrounding community was a large plantation, owned by Dr. John Taylor and wife. He settled here ca. 1836. This couple were the parents of William, Benjamin, Joseph, Robert, four daughters and one son by a former marriage.

The first merchants were Joseph Taylor, E. Chandler and Tom Alvis. In the 1850s the Mississippi Central Railroad was making plans to come through Taylor and the settlers and their slaves, with picks and shovels, helped prepare the road bed for the track. It later became the Illinois Central Railroad.

Then came the Civil War in 1861, bringing bloodshed and hard times. Sherman's and Grant's Armies. 10,000 or more, were stationed around Taylor. The Yankees burned homes, killed stock and destroyed a way of life. After they left, the people of Taylor had to begin all over.

After the Union Army left, the people began to build churches, schools and a town. Their first Methodist Church was built about three miles west of town. Homes and surroundings were improved. Captain and Mrs. Taylor built a two-story house, a place for travelers where meals were served at all hours.

When the railroad was finished, a large depot was built to accommodate those riding the three passenger trains and the one freight that went through each day. Among the telegraph operators and agents working at the depot were Will and Johnny Carothers, Tom Lee, and Robert and Charlie Taylor. Prosperity built up fast and the Village along with it. Some of the first stores were owned by B.S. Taylor and E.M. Chandler. Joe Taylor had a two-story building, the second story housing the Masonic Hall. Other stores were owned by Jessie Sisk, J.K.P. Lowe, J. T. Alvis, Dr. Archibald, Oliver Morrison, Lee Browning and others. There were thirteen stores in Taylor at one time. In 1880 another school was started in the Luby dwelling house.

Lover's Paradise, as E.M. Chandler's Lake by the railroad tracks was called by many Taylorites, was considered the most beautiful and pleasant spot in town during the hot summer months. Springs were located all around the pond and it was kept full of fish.

In an interview with personnel from the Statewide Historical Research Project (W.P.A.), in 1936, Mr. James I. Bundren (b.1870), gave the following information: "When I was a small boy in 1878, there were twelve stores in Taylor—mostly dealers in groceries and dry goods. There were three saloons, one

owned by Mr. Nunnery. Merchants were Lee Bros., Bill Carothers, Tom Alvis, Ab Browning, Hope Lowe, Sisk Bros., John Taylor and E.M. Chandler. Dr. Archer practiced medicine and owned a small apothecary. A man called "Hatter" Moore ran a hat shop and made wool and felt hats. There was a brick kiln on the first hill northeast of town, owned by a Mr. Sizener."There was a tan yard where the Methodist Church now stands. The noted Dr. Branham lived on the hill later occupied by Mr. Bob Williams.

Mr. Bundren goes on to relate how, In 1898, the Yellow Fever Epidemic struck. "All who were able looked after the sick for the next two or three weeks. Dr. A.S. Gray of Orwood (b. 14 September, 1867, d, 9 August, 1898), died him self, after waiting on many patients.

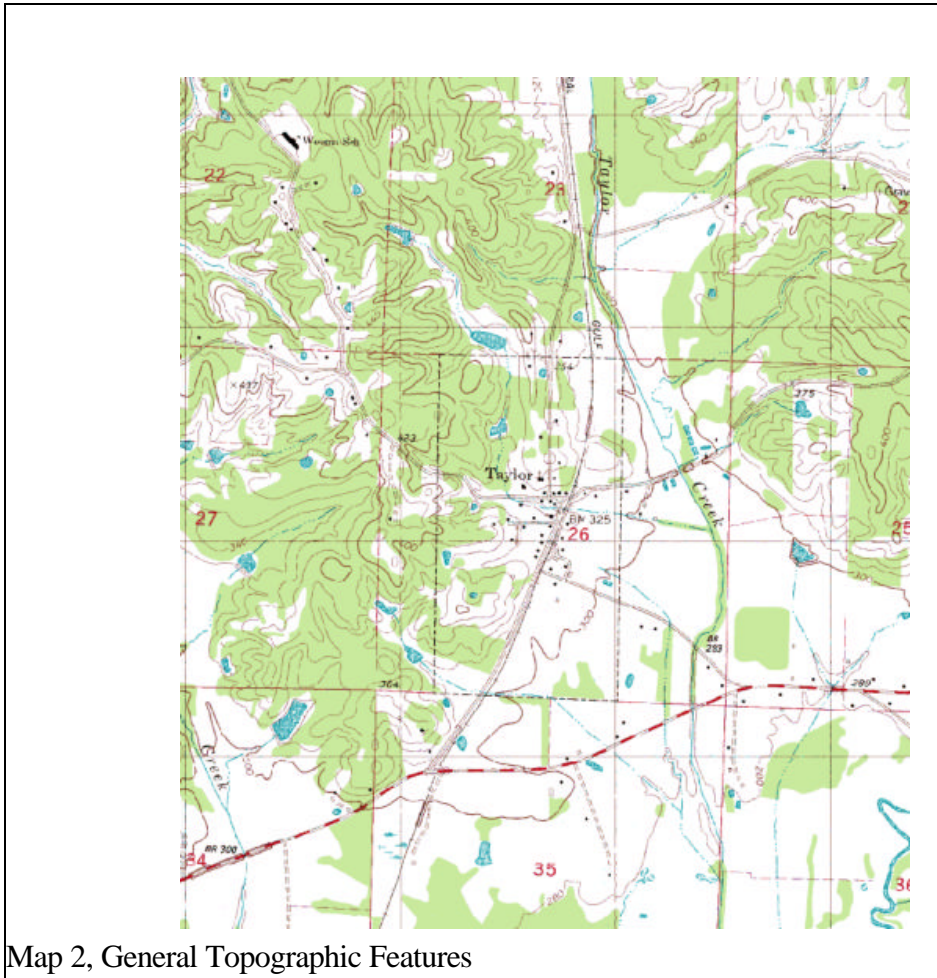
In 1910 nearly all the stores burned and several homes. This disaster brought to an end the most prosperous times Taylor had ever seen. The Methodist moved their sanctuary to B.S. Taylor's old store while the Baptists moved their sanctuary from the adjoining Yocona Cemetery to a new building in town.

Just before World War 1, business had fallen off but the schools improved. The length of the school term grew from five to six months. A new school was built on the hill south of town; a two story frame, with four rooms downstairs and a large auditorium upstairs. It was ready for the 1911 school term, but within a few years it was struck by lightning and burned. A two-story brick building was built in the same place and was ready by commencement in May 1924.

No train whistles are heard in the Village now, even the track has been taken up. There is no deep public well in the middle of town, where cold water was drawn up in buckets for men and beasts. The shrill whistles of gins no longer are heard early on fall mornings. One store remains. Many of the people living here still refer to their town as Taylors, the name that was on the old depot when Taylor was a town and not a village.

3. Primary Geographic Features

As a community, Taylor consists of about 3.3 square miles of territory characterized by rolling hills and river bottom lands with elevations ranging from about 425 feet to about 300 feet above sea level. The Yocona River bottom forms the most prominent southern geographic feature of the area, with land rising through a series of rolling hills to the north. Other smaller creeks traverse the Town, the most notable of which flows adjacent to the Village Center and is named Taylor Creek. Land is characterized by large, old growth forested areas interspersed with pastures, rural residences and of course, the village center.



Map 2, General Topographic Features

4. Soils, Floodplains and Brownfields,

According to the Federal Emergency Management Agency, Taylor flood plains are not mapped. Based on flood plain mapping for land adjacent to Taylor, flood plains are likely to be present for areas associated with the Yocona River basin. The Mississippi Department of Environmental Quality does not list any brownfield sites within the municipal limits of Taylor.

5. Conclusion

Taylor offers a unique historic village environment within a very historic area of Mississippi. The unique environment is partially created by an organic street system and development layout as well as its mature forests, agricultural fields, and gently rolling land scape. There are no substantial negative concerns or issues created by Taylor's location, while many positive characteristics are conveyed to the area with regard to its historic context.

THE PEOPLE OF TAYLOR

1. Population Trends

Since the turn of the century, Taylor's population has fluctuated in the range of 100 to 300 . The 2000 Census indicated a population of 289. .

Table A-1 illustrates the population trends for Taylor in relation to Lafayette County and the State as a whole.

TABLE A-1 POPULATION TRENDS						
Year	State of Mississippi	% Change	Lafayette County	% Change	Taylor	% Change
2000	2,844,658	9.5%	38,744	17.9%	289	-2.1%
1990	2,573,216	2.0%	31,826	2.5%	295	-2.0%
1980	2,520,770	12.1%	31,030	22.1%	301	69.4%
1970	2,216,994	1.8%	24,181	11.7%	92	-32.6%
1960	2,178,141	0.0%	21,355	-6.8%	122	-2.5%
1950	2,178,914	-0.2%	22,798	6.8%	125	-31.2%
1940	2,183,796	8.0%	21,257	6.0%	164	-2.4%
1930	2,009,821	10.9%	19,978	3.7%	168	-24.4%
1920	1,790,613	-0.4%	19,243	-13.7%	209	29.7%
1910	1,797,114	13.7%	21,883	100.0%	147	31.3%
1900	1,551,270				101	
Source: U.S. Department of Commerce, Bureau of the Census, for the years indicated						

Table A-2 indicates the rate of natural increase of population for Taylor and the assumed out-migration from the town. According to the table, the population of Taylor should have been 338 in the year 2000 based on natural increase. The year 2000 population was actually 289, indicating that some out-migration has occurred.

TABLE A-2 MIGRATION AND NATURAL INCREASE	
1990 Population	295
Net Natural Increase/Decrease*	43
+ Annexations	0
Population should be	338
2000 Population	289
Net migration	- 49
*Births minus deaths from 1990-2000 Source: US Bureau of the Census, 1990, 2000. Mississippi State Department of Health, Vital Statistics, 1990-2000.	

Table A-3 compares the population growth trends of Taylor with other municipalities classified as villages in Mississippi. Of the villages illustrated, only Memphis, Mississippi (now the Town of Walls) in fast growing suburban DeSoto County gained substantial population.

TABLE A-3 COMPARATIVE POPULATION GROWTH				
	1980	2000	Number Change	Percent Change
Taylor	301	280	-21	-8%
Memphis	63	87	+24	28%
Kossuth	190	170	-20	-12%
Lena	231	167	-64	-38%
Marietta	298	248	-50	-20%
McCool	203	182	-21	-12%
Monrtose	120	127	+7	6%
Source: US Bureau of the Census, 1970 & 2000				

2. Age, Labor Force, and Employment Characteristics

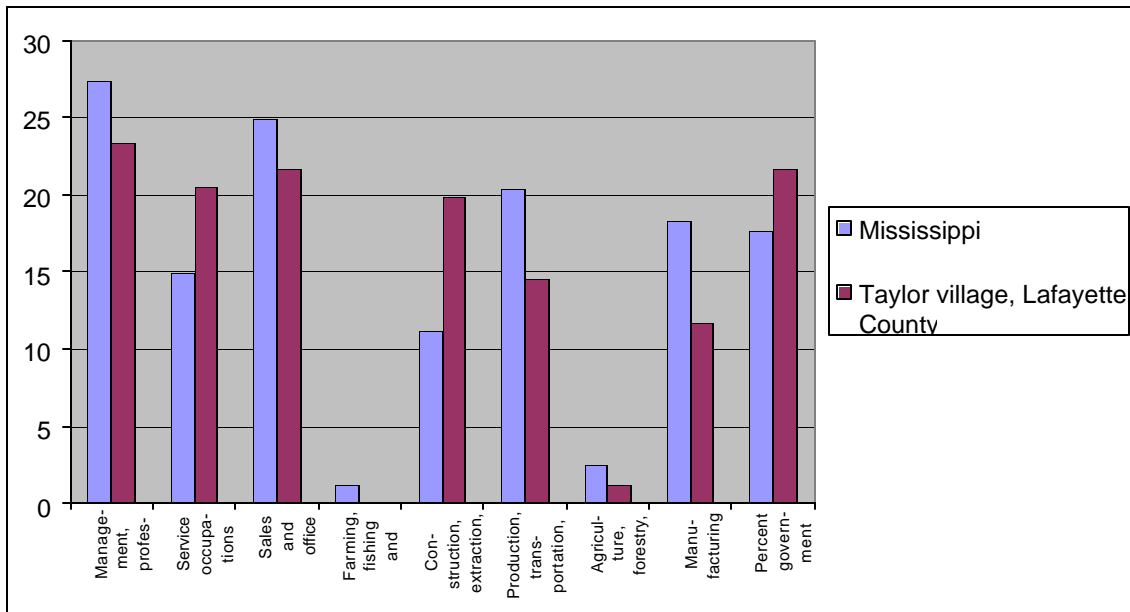
a. Composition of the Population by Age

At 39.5, the median age for Taylor is significantly higher than the State of Mississippi's median age, which stood at 33.8 years in the year 2000. As indicated by Table A-4, the majority of Taylor's population is over 45, with 68 persons falling within the 45 - 64 age cohort.

TABLE A-4 TAYLOR POPULATION BY AGE 2000	
Age	Taylor
Under 18	50
18-24	29
25-44	99
45-64	68
65+	43

Source: U. S. Department of Commerce, Bureau of the Census, for the year 2000

The 2000 Census indicates a labor force of 178 persons. Of this number, 153 workers commute beyond the municipality of Taylor to work.



3. Racial Characteristics

Table A-5 presents the current racial composition of the City's population and indicates a relatively stable population composition.

TABLE A-5 COMPOSITION OF POPULATION BY RACE Taylor/Lafayette County 1980-2000				
	1990		2000	
	Number	%of Total	Number	%of Total
White	221	77	231	78
African-American*	65	.23	65	22

**Source: U. S Department of Commerce, Bureau of the Census for the years indicated;
Includes all minorities**

4. Composition by Gender

Taylor's population is composed of 141 males and 148 females according to the Census. This fact is consistent with the high median age of the community, with women generally outliving men.

5. Conclusions

An overview analysis of Taylor's population indicates little population growth from the period 1990 to 2000 and a likely trend of out-migration. Population characteristics present a picture of a vibrant population overall with significant numbers in the working age cohort.

THE ECONOMIC FUNCTION OF TAYLOR

Taylor serves a limited economic role in the area economy in terms of employment and economic production. Very few persons actually earn their living in the village itself. The primary economic activity occurring within Taylor is related to arts and culture, tourism, a minor amount of agricultural production, and home offices. Otherwise, Taylor is a residential community. Eighty five percent of all employed persons in the community commute beyond its boundaries to work. Economic needs are fulfilled elsewhere in the Oxford and Lafayette County area.

Because of such limited economic production in the community, analysis of existing trends is not required. Given the uniqueness of Taylor and its historic setting, potential future economic activity is tied almost exclusively to its role in arts and culture and tourism related considerations.

In terms of income, Taylor has one of the highest median family incomes in the state of Mississippi standing at \$50,250 in the year 2000. Median family income for the state as a whole in the year 2000 was 37,406. Taylor registered a per capita income in 2000 of \$16,403 compared to \$16,406 and \$15,853 for Lafayette County and Mississippi respectively.

A review of the economic data relative to Taylor leads readily to the conclusion that its residents are on average significantly more prosperous than the state as whole, fully employed, and that the village itself serves functions other than purely economic.

LAND USE, COMMUNITY DESIGN AND SUPPORT FACILITIES

Land Use in the village was mapped by means of a windshield survey and the digitizing of tax parcel data. Data collected in connection with this survey was mapped and analyzed in terms of the amount of land devoted to various categories of use and the location of uses. Also indicated by the field survey were development trends in the village's land use and the areas that are suitable for various future land use. Also included in the survey was initial visual survey of potential historic structures.

The land categories employed in the survey include Single Family, Manufactured Home, Commercial, Public/Semi-Public and Agricultural. Table B-1 indicates the quantity of land devoted to various uses illustrated on Map I, Existing Land Use Map.

Taylor consists of a total of approximately 3.3 square miles, of which about 2.3 miles are vacant or in agricultural use. There is a small village center area. Several churches, a Village Hall, park, and post office make up the public/semi-public area. The remainder of the land is primarily devoted to single family dwellings or lies vacant. About fifteen acres are devoted to manufactured housing.

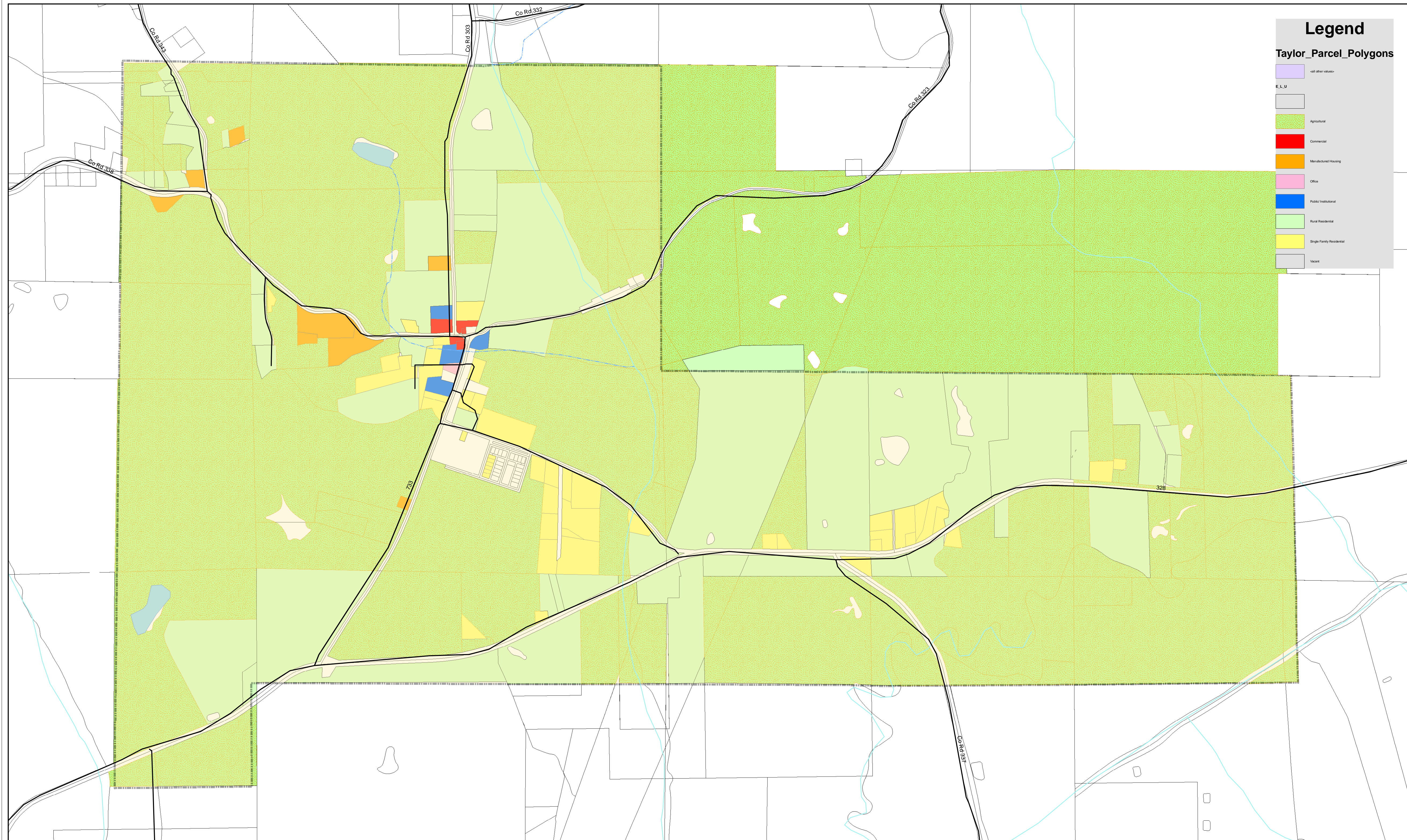
TABLE B-1 EXISTING LAND USE 2007 (acres)	
Category	Municipal Limits
Rural Residential	547
Single Family Residential	66
Manufactured Housing	15
Commercial	3
Public/Semi-Public	6
Agricultural/Vacant	1475
Total	2112
Source: Robert L. Barber and Associates, November, 2007	

Significant in the assessment of Taylor's Land Use is the new development of Plein Air located just south of the village center area. Plein Air represents 181 residential lots with commercial area and open space area, designed on principles of traditional neighborhood development.



Plein Air

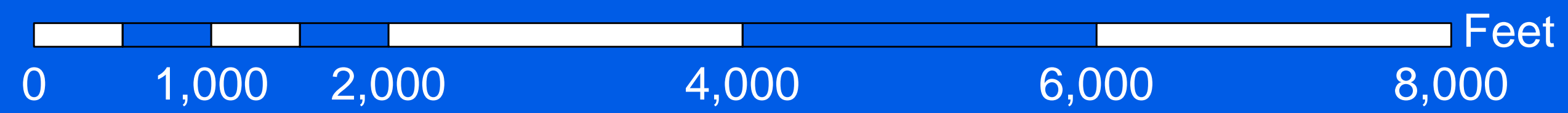
Town of Taylor General Development Plan 2027



Existing Land Use

Source

Date: 12-04-07 Draft



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1. COMMUNITY DESIGN AND APPEARANCE

Taylor is built in an organic pattern of irregular streets and land division patterns with lots loosely serving a semi-formal village center area. Dwellings are generally situated on rural, large lots with the exception of the recently approved Plein Air development. These, combined with the mature treed landscape and the general layout of the town, combine to create the historic character of the community.

2. SUPPORT FACILITIES

Community support facilities for Taylor consist of its real property and improvements that have been constructed or acquired to provide municipal services to its citizens. The capital facilities serving the village are listed as follows:

a. General Government Buildings and Facilities

- (1) Village Hall
- (2) Post Office
- (3) Fire Station (Under Construction)

b. Parks and Recreation - There is one park adjacent to the Village Hall

c. Water - Water is supplied by the Taylor Water Association

d. Sanitary Sewer - Taylor has no central sewage collection system, relying instead on site septic tank and treatment plants for sewage disposal.

e. Drainage is accommodated by means of open ditches and swales throughout the community.

HOUSING

Dwelling units within Taylor include single family dwellings, multiple family dwellings, and mobile homes. The survey of the community indicated that there were 96 occupied single family dwellings. The 2000 census indicated the following housing statistics:

TABLE B-2 COMPOSITION OF HOUSING UNITS BY TYPE 2000	
Type	2000 Census
Single Family Dwellings	96
Duplex	0
Multi-Family	5
Mobile Homes	28
Source: U. S. Bureau of the Census and Consultant Survey	

The census indicates that 12.7 percent of the community's homes were built prior to 1939 and 32 percent were built between 1990 and 2000. Over 21 percent of the housing stock is Manufactured Housing. Based on consultant observation, there is substantial opportunity for historic preservation activities in Taylor.

FINDINGS AND GOALS FOR PRESERVATION AND DEVELOPMENT

Based on the background and analysis considerations set out in Section II, findings of fact have been made regarding the existing planning and development aspects of the Taylor . The findings of fact serve as a basis for Taylor’s planning goals and objectives.

Findings Regarding Setting and General Features

1. Taylor offers a unique, historic village environment
2. Its landscape is noteworthy for its old trees and gently rolling land

Findings Regarding the People of Taylor

1. Population of Taylor has remained relatively stable in recent decades, but birth and death analysis indicated out-migration has occurred in recent years.
2. Taylor is home to one of the oldest populations in the state measured by median age

Findings Regarding Economy

1. Taylor plays no significant economic role in terms of production of goods and services
2. High local incomes are present in the community
3. Significant potential for a role related to the tourism economy is present due to the unique environment of the village
4. Limited retail activity is viable

Findings Regarding Land Use, Community Design and Support Facilities

1. There is land available for development.
2. Commercial activity is concentrated in the center of the village
3. Organic Layout
4. Plein Air provides new development based on TND concepts
5. Taylor has adequate buildings to carry out its municipal functions
6. Taylor does not own a water or sewer system
7. Sewage must be treated through septic system
8. There is no industrial land use in the community

Findings Regarding Housing

1. The housing stock in the village center is predominantly of historic nature
2. There is little occupied substandard housing in the community

The Mayor and Board of Aldermen, after examining the background analysis and making findings, sets forth the following planning goals and objectives. The goals and objectives guide the development of the specific provisions of the plan and should be used in the day to day development decisions of the village.

Goals Related to Setting and General Features

1. Protect environmentally sensitive features such as the old growth trees present in the community.

Goals Related to the People

1. Work closely with the 2010 Census effort to insure accurate count.
2. Preserve Taylor as an attractive community for retirement aged persons.

Goals Related to Economy

1. Promote the development of retail and other economic activity downtown.
2. Support the arts and cultural aspects of the local economy

Goals Related to Land Use, Community Design and Support Facilities

1. Limit land use to those compatible with the historic village environment
2. Implement ordinance measures that will result in preservation of historic structures and the historic character of Taylor in general
3. Require that any future development extend the traditional development pattern in Taylor
4. Require that any extension of roads be consistent with existing pattern of street design

Goals Related to Housing

1. Restrict manufactured housing
2. Explore means of preserving heritage structures and homes
3. Explore measures that will require new home construction to fit the historic character of the village

CHOICES FOR THE FUTURE OF TAYLOR

OVERVIEW

After evaluation of the background analysis and goals, this section sets out in conceptual fashion the broad and general approaches available to Village as it considers its future development. Each of these alternatives is briefly discussed in the following sections.

OPTION I; No Change - The community may remain without any plan for the future. The community will be subject to the rules and regulations(if any) of other governmental bodies and be largely unable to achieve the community goals listed in the previous section.

OPTION II; Basic Development Plan - Under a simple plan, the community could implement controls and measures that would insure that the community would continue to offer a residential and village atmosphere, but would be unable to meet the preservation goals listed in the previous section.

OPTION III; Preservation Plan - The development of a targeted plan with an overriding goal of preservation of the Village of Taylor and unique environment it offers will require a plan of preservation and the adoption and administration of implementation suitable tools designed to achieve this goal.

Option IV - Hybrid Preservation and Development Plan - A hybrid plan would seek to encourage development compatible with the existing community, drawing on traditional neighborhood development techniques, while also seeking to preserve and enhance the rural village atmosphere of Taylor. This option is recommended by the consultant and has been chosen by the Mayor and Board of Aldermen.

PLAN FOR THE PRESERVATION AND DEVELOPMENT OF TAYLOR

POPULATION PROJECTIONS AND SPACE NEEDS

Population projections for small areas are often difficult and have a higher degree of inaccuracy than projections for larger areas. In the case of Taylor, where vast amounts of developable land is available without municipal sewer, the projections become even more difficult. Movement by a small portion of the population can result in dramatic swings in village population. For the purpose of projecting Taylor's population, population lines will indicate very small increases in population over the next twenty years. However the presence of Plein Air, assuming an eight year build out, will contribute to an extraordinary change in population. Plein Air represents 181 single family lots. Current average persons per household is 2.26 resulting in the addition of 400 persons to the community by the year 2016. This increase population represents an increased population of 140 percent.

PLAN ELEMENTS

The plan sets out a program for the future development of the Taylor by addressing the following categories of community development.

1. Land Use
2. Transportation
3. Housing
4. Community Support Facilities

Each element of the plan is addressed by a listing of policies and actions that, upon implementation, will improve the quality of life for the citizens of Taylor and advance the goals of the plan.

TAYLOR VILLAGE PLAN

Traditional comprehensive planning has generally called for the use of future land use categories such as low density residential, highway commercial, etc. in the development of comprehensive city plans and these categories have tended to govern use of property to the exclusion of other factors such as character and design. While the application of these categories is useful in classifying and locating desired future development, these categories fall short when overall design quality and character are a community priority. This traditional classification system conveys little of the sense or meaning of a particular area to a lay person seeking to understand the qualitative direction of future development. When accounting for design quality and character, a more descriptive and meaningful classification system is necessary. Such a system has been set forth in the transect concept developed and put forth by New Urbanists. However, the application of its T-1 through T-6 system cannot be readily discernable without study and consistent use.

Rather than a highly technical system such as the transect, a more nature and intuitive classification system can be used to better engage citizen planners in the planning process and make planning documents more accessible, understandable, and useful. The work of the late Kevin Lynch³, in researching the nature of perception of space and place, is very useful in this regard. Lynch sets forth the elements of paths, nodes, edges, landmarks, and districts as five fundamental elements of the composition of developed space. The fundamental concepts have been further refined to yield a matrix of design elements readily accessible, understandable, and applicable to the village design process for both professionals and citizens. The following planning elements have been identified as most appropriate to address the development goals and objectives of the Village of Taylor:

1. Districts

³*The Image of the City*, Kevin Lynch, MIT Press, 1960

- (1) Activity Districts
 - (a) Village Center
- (2) Employment Districts
 - (a) None
- (3) Residential Districts
 - (a) Rural Agricultural and Residential
 - (b) Single Family Low Density Residential
- (4) Mixed Use Districts
 - (a) Village Overlay
- (5) Overlay Districts
 - (a) Environmental Overlay
 - (b) Preservation Overlay

The Future Land Use and Transportation Map for the Village is illustrated in Map 4.

Future Land Use

The Future Land Use Plan is developed through the application of various Land Use District Classifications. These classifications have been developed based upon the specific goals developed for future development in Taylor. The Land Use Districts are applied to the Future Land Use Map in accordance with the following general principles: The preparation of the land use map and policies for Taylor is largely an exercise of applying individual, detailed land use classifications to the planning area based on the consideration of the following factors:



1. The overall vision statement of the community
2. Existing development patterns
3. Environmental conditions and constraints
4. Future plans for public services and facilities.

To be systematic and consistent, the preparation of the Detailed Land Use Map adheres to the following general rules.



5. The land use district applied to areas of existing non-residential development is the district which most closely corresponds to the present character or pattern of development in the area.
6. The land use category applied to areas of future non-residential development is that category which most closely corresponds to the existing non-residential zoning in the area or that district which most effectively advances Taylor's development goals
7. All nonresidential land use areas are supported by a clear public interest or a previously established zoning or land use pattern.
8. The land use category and policies applied to existing residential developments to be preserved and maintained is that which most closely corresponds to the current density of the area. In areas that contain non-uniform size lots in a haphazard pattern, the land use policy applied is one that reflects a density consistent with the smaller lots in the area.

The categories of future land use districts have been developed around the overall characteristics of activity, employment, residential, mixed use, and overlay districts. Activity Districts are those which involve intense non-employment activity, travel, provision of goods and services, etc. Employment Districts are those in which the primary purpose of Land Use is for the production and distribution of goods on large scale. Residential Districts are oriented primarily to accommodation of the housing and residential neighborhood needs of the community. Mixed use districts include a variety of land use activities from among the other categories. Such uses are mixed in a complementary way and may occur on a variety of scales from neighborhood to regional. Finally Overlay Districts are those areas within which additional characteristics and considerations need to be added to the standard land use categories, such as preservation, redevelopment or environmental considerations.

Activity Districts

Village Commercial			
	<p>Small to moderate scale commercial serving the center of town. May include specialty retail. Community gathering businesses such as coffee shops, offices, studios, or housing above retail. Upper floor housing may occur and may transition to neighborhood mixed use.</p>	<ul style="list-style-type: none"> - FAR 2 - Building footprint generally less than 5,000 square feet - Parking less prominent than bicycle, open space or pedestrian features - Nodal development pattern - Edge or buffer standards with residential interface 	



1. **PURPOSE:** The purpose of the Neighborhood Retail Activity category is to provide for small to moderate scale commercial activities serving adjacent neighborhoods. They should be designed to be visually compatible with neighboring residential areas and pedestrian and bicycle accessible.
2. **LOCATION POLICY:** Typically situated adjacent to neighborhoods. May transition to a neighborhood mixed use area.
3. **LAND USE/DENSITY POLICY:** Uses may include specialty retail, community gathering businesses such as coffee shops, studios, or housing above retail establishments. Floor area ratio of .3 to .5 with building footprints of less than 10,000 square feet.
4. **CIRCULATION/PARKING POLICY:** Consideration for parking to the side and rear of the building where feasible, with pedestrian and bicycle access provided. Build to lines rather than setbacks are a key element.
5. **BUFFER POLICY:** Adequate buffering adjacent to completely screen residential areas should be provided.
6. **ZONING POLICY:** The applicable zoning classification is VC Commercial with the application of Design Standards.
7. **OTHER CONSIDERATIONS:** Taylor Design Standards apply to developments in this category.

<p>General Commercial</p> 	<p>Small to moderate scale commercial serving surrounding neighborhood and drive-by traffic.</p>	<ul style="list-style-type: none"> - FAR .5 - Building footprint generally less than 10,000 square feet - Parking less prominent than bicycle, open space or pedestrian features - Nodal development pattern - Edge or buffer standards with residential interface 	
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1. **PURPOSE:** The purpose of the General Commercial Activity category is to provide areas for commercial and office development focused primarily on the needs and convenience of the motorist, without losing pedestrian access and connections.
2. **LOCATION POLICY:** General Commercial areas should be located at the intersection of two major streets with the following characteristics:
 - a. The project has a primary trade area population appropriate for the intended use.
 - b. Adequate municipal services are available.
 - c. The anticipated traffic will not result in through traffic in surrounding residential areas
 - d. Sufficient, but not excessive, on-site parking is required.
 - e. The site plan promotes safe, convenient, and barrier-free pedestrian travel within the site, and between the site and adjacent uses.
 - f. The number and location of vehicular access points shall be limited to minimize disruption to traffic flows and to minimize the impact on local streets.
 - g. Taylor Design Standards apply to sites and buildings.
 - h. The site plan includes features that integrate the retail area with surrounding uses.
 - i. Off-street parking areas shall be located, to the extent possible, to the sides and rear of the retail area.
3. **LAND USE/DENSITY POLICY:** The General Commercial category provides for retail sales of all product types requiring transportation of goods, and professional, technical and financial services. Residential uses are generally not encouraged..
4. **INFRASTRUCTURE POLICY:** It is preferred that General Commercial developments have close-by police and fire protection, arterial road access and access to public utilities.
5. **ZONING POLICY:** The appropriate zoning classification is GC.
6. **CHARACTER/AESTHETIC POLICY:** Taylor Design Standards apply to

developments in this category.


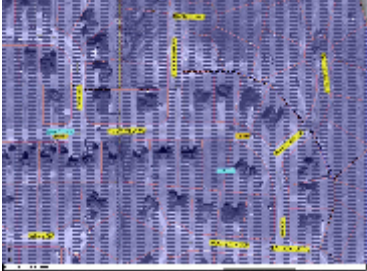
Residential Districts

Rural Agricultural and Residential			
	<p>Areas of single family lots at least one acre in size. Limits the extension of municipal utilities for new development. Includes existing rural density areas. Agricultural activities and hobby farms are encouraged in these areas</p>	<ul style="list-style-type: none"> - 1 unit to the acre (may vary depending on the soils) - Conservation development encouraged or required - Undeveloped areas of large lots are used to complement open space patterns (viewsheds, buffers) 	

1. **PURPOSE:** The purpose of the Rural Residential category is to provide for areas of single-family lots at least one acre in size. Agricultural activities and hobby farms are encouraged in these areas.
2. **LOCATION POLICY:** Rural residential development typically occurs where municipal scale services are unavailable.
3. **LAND USE/DENSITY POLICY:** Rural Residential development should occur at densities less than one dwelling unit per acre. The principal land uses intended for this category include single-family detached dwellings and suitable secondary uses, subject to conditions, including:
 - a. Public and private non-profit community services that do not have an extensive impact (like large campus high schools and large church complexes).

- b. Utility installations.
 - c. Low impact non-structural recreational uses in flood-prone areas (passive recreation).
 - d. Allowable accessory uses.
 - e. Customary home occupations
 - f. Neighborhood parks
 - g. Non-residential land uses should be encouraged within residential neighborhoods ONLY when they provide necessary convenience activities, which do not require a service area greater than that of the neighborhood. Non-residential structures should not exceed 5,000 square feet.
4. **CIRCULATION/PARKING POLICY:** Sufficient off-street parking should be provided.
 5. **BUFFER POLICY:** Densities of new adjoining residential development should be compatible with the existing residential areas, and a buffer may be provided when there is a significant difference in densities. These residential land uses should be adequately buffered from incompatible uses such as industry, commercial centers, or other potentially incompatible activities.
 6. **ZONING POLICY:** The appropriate zoning category is Agricultural.
 7. **OTHER CONSIDERATIONS:** Village of Taylor Design Standards apply to commercial, industrial, institutional, and multi-family construction. Residential pattern books are required for any residential development. Sanitary sewer services and public water supplies are preferred but not required for development in this category. Site plans are not required for Rural Residential developments.

Single Family Residential



	Single family housing with municipal services.	<ul style="list-style-type: none">- 2 to 3 units to the acre- Conservation development and clustering an option- Limited number of secondary, accessory flats	
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1. **PURPOSE:** The continued care of single family residential land uses is critical to keeping an environment of stable, tranquil, and high-quality residential settings. These areas are essential to a good quality of life for existing residents, and attract permanent residents.
 2. **LOCATION POLICY:** Single-Family Low Density Residential developments should be located on collector or major arterial streets.
 3. **LAND USE/DENSITY POLICY:** Dependent Single-Family Low Density Residential development occurs at densities greater than one and less than three dwelling units per acre. The principal land uses intended for this category include single-family detached dwellings and suitable secondary uses, subject to conditions, including:
 - (1) Public and private non-profit community services that do not have an extensive impact (like large campus high schools and large church complexes).
 - (2) Utility installations.
 - (3) Low impact non-structural recreational uses in flood-prone areas (passive recreation).
 - (4) Allowable accessory uses.
 - (5) Customary home occupations
 - (6) Neighborhood parks
 - (7) Uses incompatible with the residential character of dependent single-family residential areas should be phased out and replaced with compatible uses.
 - (8) Non-residential land uses should be encouraged within residential neighborhoods only when they provide necessary convenience activities, which do not require a service area greater than that of the neighborhood. Non-residential structures should not exceed 5,000 square feet.
 4. **CIRCULATION/PARKING POLICY:** Sufficient off-street parking should be provided. On-street parking possibilities should be examined.
 5. **BUFFER POLICY:** Densities of new adjoining residential development should be compatible with the existing residential areas, and a buffer may be provided when there is a significant difference in densities. These residential land uses should be adequately buffered from incompatible uses such as industry, commercial centers, or other potentially incompatible activities.
 6. **ZONING POLICY:** The appropriate Zoning classifications for this category are R20.
 7. **OTHER CONSIDERATIONS:** Sanitary sewer services and public water supplies are required for development in this category. The conservation,
-

rehabilitation, or renewal of existing residential areas shall be encouraged when necessary to maintain a sound residential environment. Special care should be taken to protect historical areas and promote the preservation of Taylor's unique historical assets.

Mixed Use Districts

Mixed Use areas are needed where higher density development, redevelopment, and/or a broader spectrum of land uses can be encouraged. Mixed-use areas provide convenient access to shopping and services, use land efficiently, and should be located at the intersections of major thoroughfares as well as within infill, redevelopment and/or revitalization areas. Regional mixed-use areas are appropriate for a mix of uses to include light industrial, regional commercial, and medium to high density residential. Community mixed-use areas would have a mix of retail, residential and office uses that would serve a smaller trade area and have residential uses on second floors and above. Neighborhood mixed-use areas would allow retail, office and residential but for a smaller trade area, with a maximum building size for commercial at 5,000 square feet, and with residential on upper floors only.

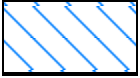
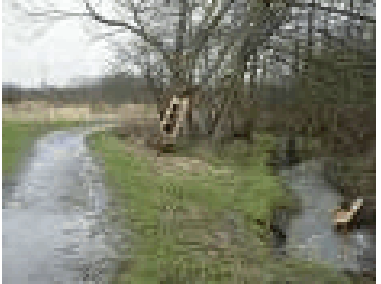
Village Overlay			
	<p>A type of development that has a discernable center and edge, public space at the center, contains a range of uses within a 10-minute walk, pedestrian friendly street design, quality architectural design, and maximum residential densities at four to eight dwelling units per acre.</p>	<ul style="list-style-type: none"> - 4 to 8 units to the acre - Mix of housing types and uses - Adherence to New Urbanism principles of development - Pattern Book required 	

1. **PURPOSE:** The purpose for the Village Overlay category is to provide for the design of commercial, public/semi-public and residential uses in proximity to one another without negative effects. A Village Overlay generally is compact; designed for human scale; provides a mix of uses in proximity to one another within the neighborhood; provides a mix of housing styles, types and sizes to accommodate households of all ages, sizes and incomes; incorporates a system of relatively narrow interconnected streets with sidewalks, and bikeways, that offer multiple routes for motorists, pedestrians and bicyclists; retains existing buildings with historical features or architectural features that enhance the visual character of the community; incorporates significant environmental features into the design; and is consistent with the comprehensive plan.
2. **LOCATION:** Along collectors and/or arterials depending on size
3. **LAND USE POLICY:** Includes a range of housing types and styles, open space and parks and focal points, civic spaces, and commercial and office spaces.
4. **CIRCULATION/ PARKING:** Street types shall be designed to reduce traffic speeds and facilitate pedestrian activity and movement. Rear access alleys may be common. Off street parking is generally to sides and rear of buildings. Parking should be limited and placed to the side and rear of commercial buildings with pedestrian and bicycle access provided when possible. Build to lines rather than

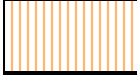

setbacks should be required.

5. **BUFFER POLICY:** Designed to work seamlessly with adjacent neighborhoods, though significant changes in density and scale may require buffers.
6. **ZONING POLICY:** The appropriate zoning category is Village Overlay District.
7. **OTHER CONSIDERATIONS:**
 - (1) **SITE/MASTER PLANNING POLICY:** Site design should maintain largely residential building character but allow for mixed uses. Master plans are required for this category.
 - (2) **CHARACTER/AESTHETIC POLICY:** Taylor Design Standards apply to developments in this category.

Overlay Districts

Environmental Overlay			
	<p>Lands with substantial restrictions, high natural resource or scenic value, or severe development limitations. Includes flood plains, viewsheds, and sensitive streams and creeks and significant tree cover.</p>	<ul style="list-style-type: none"> - Low intensity use such as trails predominate - Viewshed protection - Includes flood plain lands 	

1. **PURPOSE:** The purpose of the Environmental Overlay category is to provide protection for lands with severe development limitations or high natural resource or scenic value.
2. **LOCATION POLICY:** This area includes flood plains, viewsheds, sensitive streams and creeks, and significant tree cover.
3. **LAND USE POLICY:** Permitted uses include low intensity uses such as trails, parks, open space, etc.
4. **CIRCULATION/PARKING:** Determined by underlying classification
5. **BUFFER POLICY:** Appropriate riparian buffer should be required
6. **ZONING POLICY:** Flood Plain Overlay upon adoption of a flood plain ordinance.
7. **CHARACTER/AESTHETIC POLICY:** Viewsheds should be protected.

Preservation Overlay			
	<p>Lands exhibiting historic character and worthy of preservation, particularly in the original Villagecore.</p>	<ul style="list-style-type: none"> - Preservation encouraged - Appropriate historically based design 	

1. **PURPOSE:** The purpose of the Preservation Overlay category is to protect land exhibiting historic character and worthy of preservation, particularly in the original Villagecore. Additional policies are located in the Miscellaneous Policies Section.
2. **LOCATION POLICY:** This area includes the historic center of the village.
3. **LAND USE POLICY:** Permitted uses allowed in the underlying district
4. **CIRCULATION/PARKING:** Sufficient off-street parking should be provided. On-street parking opportunities should be examined. Curbing, sidewalks and green strips between the sidewalk and curb will be re-established
5. **ZONING POLICY:** No preservation zoning is proposed in this plan.
6. **CHARACTER/AESTHETIC POLICY:** No preservation character or zoning controls are proposed by this plan. However, new development should be designed and proposed which respects historic village character.

Miscellaneous Development Policies

Policies for accommodating uses based on locational criteria independent of the Future Land Use Map

Consideration may be given to accommodating small-scale offices for transitional purposes and convenience retail activities based on the locational and other criteria contained in this section; conformance of these uses with the Detailed Land Use Map is not required. The applicable criteria are as follows:

a. Small Scale Transitional Offices and Commercial: Small-scale office activities used principally for transition and buffering between residential uses and incompatible non-residential activities may be considered on their merits in accordance with the following guidelines and criteria:

- (1) The proposal should conform to the land use and intensity policies in sections that apply to the commercial neighborhood land use category.
- (2) The requirements of this plan regarding support services should be met.
- (3) The site should not be subject to adverse impacts of an existing, adjoining, incompatible, nonresidential land use that cannot be reasonably mitigated through landscaping, fencing, screening, or similar methods of buffering.
- (4) The site should be suitable for the proposed use based on its physical site characteristics. Sites that are steeply sloping, prone to flooding, or contain other sensitive environmental features, are inappropriate.
- (5) The site should be of sufficient size and suitable shape to satisfactorily accommodate the proposed use and achieve an acceptable design relationship with the adjoining uses. As a rule, site width should be in the range of 100 to 150 feet and site depths should be in the range of 300 to 350 feet to achieve well-designed and functional offices and suitable landscaping and buffering.
- (6) Access to the site should be from the adjoining non-residential area or a side street that leads directly into the non-residential area, and safe ingress/egress should be assured. To the extent practicable, transitional office sites with double frontage should be avoided. Where double frontage is necessary for adequate site size, access should be provided that has the least adverse impact on the residential area.

b. Nodes of Convenience Retail Uses: Nodes of convenience retail activities may be considered based on their merits in accordance with the following guidelines and criteria.

- (1) The proposal should conform to the land use and intensity policies and size criteria for retail uses that apply to the commercial neighborhood detailed land use category.
- (2) The requirements of this plan regarding support services should be met.
- (3) The site should be suitable for the proposed use based on its physical site characteristics. Sites that are steeply sloping, prone to flooding, or contain other sensitive environmental features, are inappropriate.
- (4) The site should be of sufficient size and suitable shape to satisfactorily accommodate the proposed use and achieve an acceptable design relationship with the adjoining uses. The proposal should meet the design standards
- (5) The site should be at the intersection of two streets that are either both arterials, or one is an arterial and the other is a collector.
- (6) The site should be at least one mile from any other location in which convenience retail uses exist; such sites should also be at least one mile from any locations which are vacant or are in lower density residential use and in which convenience retail uses are permitted by the existing zoning; are supported by the applicable land use category on the Detailed Land Use Map, or are under consideration based on this policy.
- (7) The need for such uses should be supported by a market analysis.

c. Policies for Areas and Sites with Historic Significance

- (1) Because this plan supports the protection and preservation of historic features, the following policies apply to areas and sites which are historically significant:
 - (a) Emphasis should be given to the upkeep and enhancement of publicly owned historic features.
 - (b) Owners of private property that contain historic features should be encouraged to preserve those features in conjunction with any proposed development of the site and work closely with any applicable preservation group.
 - (c) Application of regulatory measures designed to support the preservation of historically significant properties

should be supported.

- (d) The potential impacts of proposed developments on historic sites or areas should be carefully considered, and appropriate measures should be required that mitigate any adverse impacts.

d. Stormwater Management Policies

- (1) The increased urbanization of Taylor could produce significant effects on properties which are located adjacent to rivers, streams, or waterways within the Village. This Plan strongly encourages the review of current stormwater management measures in the Village, and provide revisions, where necessary, to ensure the mitigation of potential negative effects due to increased urbanization in the Village.
- (2) In general the following policies should be applied to proposed developments within the Village.
- (3) In general on proposed development or redevelopment sites, post-development stormwater runoff and water quality must not differ significantly from pre-development conditions.
- (4) No construction, whether by private or public action, shall be performed in such a manner as to materially increase the degree of flooding in its vicinity or in other areas, whether by flow restrictions, increased runoff, or by diminishing channel or overbank storage capacities.

e. Policies and Procedures for Unanticipated Large Scale Development

- (1) Occasionally, the community is faced with a major development proposal which is inconsistent in one or more ways with the adopted General Development Plan and associated policy documents and programs. Accommodating unanticipated large scale development may be possible and may be beneficial; however, the diversion of public resources may be necessary, which could leave essential needs unmet elsewhere.
- (2) Characteristics of Unanticipated Large Scale Development: An unanticipated large scale development may be residential or non-residential in nature. It is considered unanticipated when it is significantly inconsistent with the type, timing, and/or scale of development at the proposed location, as expressed in adopted

plans and policies. Fixed criteria are not being recommended to identify unanticipated large scale development; however, the following factors are suggested as key indicators for determining the significance of a proposed development: site size, building size, number of dwelling units, number of employees, and vehicular traffic likely to be generated.

- (3) Policies and Procedures: Large scale developments of an unanticipated nature should be evaluated not only in terms of their impact on local plans, but also on the basis of their potential contribution to the community. Large scale developments which are determined to be beneficial for the community, and which have a significant impact on the pattern of development of infrastructure systems, should prompt a general review and revision of the Plan and accompanying support documents.
- (4) Promoters of large scale development should be encouraged to work with the regulatory agencies of the local government at the earliest stages of the formulation of a development proposal, thereby reconciling serious differences that may exist between the views of the public agencies and the developers. Close coordination is also urged in order to preempt major expenditures on development proposals which may not be favorably received by the local government or the general public.
- (5) Development proposals which are large scale and unanticipated should be given a thorough review by Taylor officials and should be considered in a public hearing. Also, other levels of government should be involved in the review and evaluation of an unanticipated large scale development when it has regional development implications. The seven broad impact categories to be examined are listed below.

- (a) Impacts:
 - i) Land use compatibility.
 - ii) Transportation and traffic impacts.
 - iii) Sanitary sewer and water demands.
 - iv) Encroachment on the natural environment.
Potential stormwater runoff hazards.
 - v) Impacts on community facilities.
 - vi) Potential and implied responsibility of the Village regarding the above elements and the anticipated

public cost.

- (6) Large scale, unanticipated developments that are approved by Taylor should follow the general procedure outlined below for incorporation into the General Development Plan.
- (7) All approved, large scale, unanticipated developments should be accommodated within a specific, existing or recommended land use policy classification, which clearly identifies the nature of the development.
- (8) All approved, large scale, unanticipated developments should be made an appendix to this General Development Plan. Such appendix should include a description of the land use policy change, a summary of supporting justification for the change, and a list of all conditions on which the changes are predicated.
- (9) The Detailed Land Use Map change denoting the large scale, unanticipated development should be made only when all conditions of the approval of the change have been met. Until final acceptance of an approved large scale unanticipated development occurs, through denotation on the Land Use Map, all such developments shall have a status of being conditionally approved.

f. Policies for Non-conforming Activities

- (1) The following policies shall apply to existing development that is not in conformance with the policies and other provisions under the detailed land use categories of this plan.
- (2) The territorial expansion or on-site intensification of existing activities that are not in conformance with the land use policies covered in this plan is not recommended.
- (3) Existing activities that already exceed the specified intensities for the area should not be further intensified.
- (4) Proposals which would result in the termination of an existing nonconformity and move toward conformity with the policies for the area should be considered on their merits. Changes in use that would not reduce the degree of policy nonconformity are inappropriate.

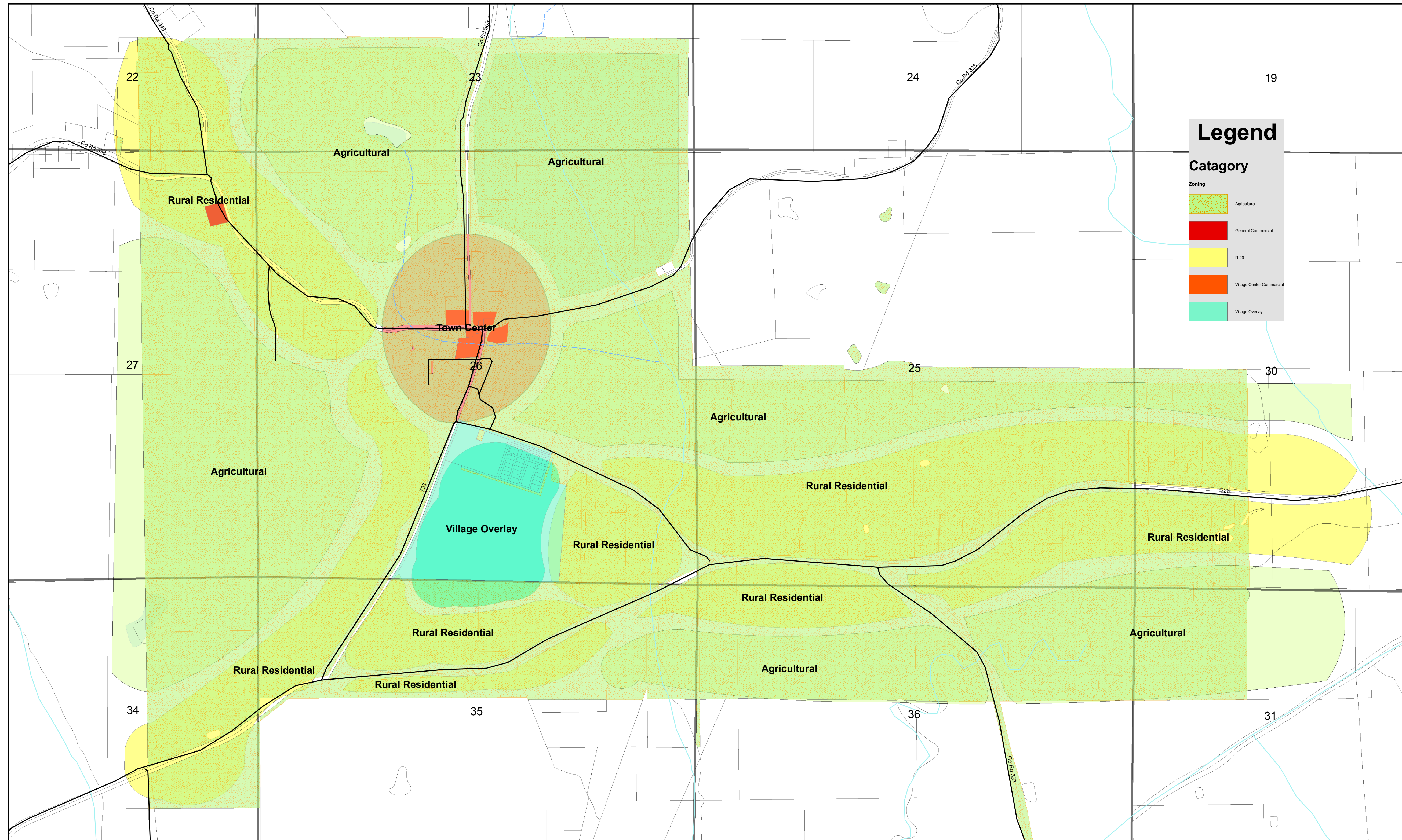
g. Cluster Development Policies

- (1) Cluster development, a design technique that concentrates building on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features, should be encouraged. Clustering permits a rural atmosphere to be preserved for both the

residents of the development and the surrounding community.

- (2) It is the objective of the Village to preserve open space through cluster development alongside public roadways bordering the development, so that views from the roads are largely ones of open space, rather than ones of conventional house lots lining the road; and/or along rivers, streams, and creeks and their associated flood plains and wetlands, to protect the natural functions of these water bodies; and/or to protect agricultural land by clustering development of agricultural land in the forested/wooded areas of the farm or on the marginal farming areas of the site, thus allowing agricultural practices to continue in the open spaces; and/or to protect woodlands by locating development in fields or along open areas

Town of Taylor General Development Plan 2028



Legend

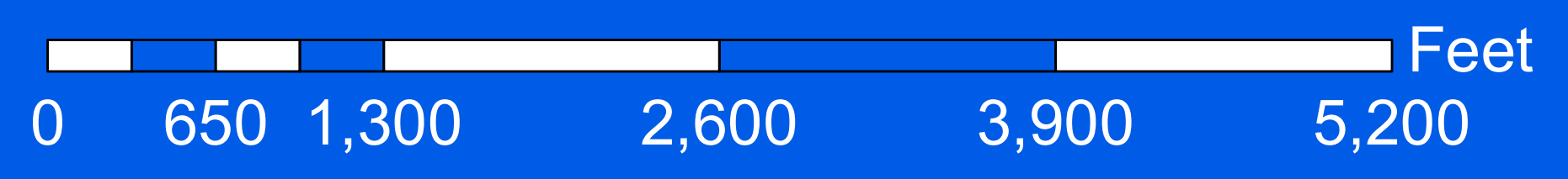
Category

Zoning

- Agricultural
- General Commercial
- R-20
- Village Center Commercial
- Village Overlay

Conceptual Village Plan - Draft



Source: Lafayette Co. Tax Assessor
Date: 09-15-08 Draft






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Transportation

No major new transportation facilities are required to serve current conditions in Taylor and none are illustrated on the Future Land Use and Transportation Map. Any new facilities will be constructed in association with new development. Future transportation facilities shall accommodate both pedestrians and cyclists through the use of sidewalks and bikelanes. Any extension of the system will reflect the historic informal layout of the community preserving both scale and size. Typical suburban developments patterns emphasizing curvilinear streets and cul-de-sacs and a single development product , are strongly discouraged in favor of rural development or traditional village development.

Path	Characteristics	Illustration
Primary Highway	-20,000 to 50,000 -40 to 50 mph	
Main Street/ Aterial	-5000 to 25,000 -35 to 45 mph	
Neighborhood Collector	-1000 to -10,000 - 25 to 35 mph	

<p>Neighborhood Local</p>	<p>- 0 to 1000 -25 to 35 mph</p>	
<p>Bikeway</p>	<p>Width to accommodate cyclists</p>	
<p>Pedestrian way/ Sidewalk</p>	<p>5 to 8 feet in width</p>	

Housing

Housing Plan

Housing in Taylor will continue to be supplied by the private market. No subsidized housing initiatives are planned. Planning policies that affect housing shall observe the following principles:

- Appropriate measures be taken to preserve the historic character of Taylor's housing and the village environments in general.
- Utilize pattern books in master planned developments to encourage overall building quality and design
- Standard housing should be maintained at that level and substandard housing should be improved to standard condition if it appears economically feasible. If housing units are dilapidated and unsuitable for rehabilitation, the units should be removed from the housing stock through the City's code enforcement program.
- Administer the most current International Building Code and Property Maintenance Code

Community Facilities

No new community facilities are planned. Any new community facilities shall be appropriately related to demand.

IMPLEMENTATION PROGRAM

In order to achieve the goals of this plan the following action are required to be carried out by Taylor:

ESTABLISHMENT OF A VILLAGE DEVELOPMENT CODE

Action - A development code has been developed which embodies the planning policies and goals contained in this document. It is attached as Appendix A. and is recommended for adoption.

Time frame - Immediate and accomplished with the adoption of this plan

Responsible Entity - Mayor and Board of Aldermen

ESTABLISHMENT OF PLANNING COMMISSION

Action - The establishment of this authority is set forth in the attached ordinance.

Time Frame - Immediately upon adoption of this plan

Responsible Entity - Mayor and Board of Aldermen

CONSTRUCTION CODES

Action - An appropriate building code should be adopted and implemented.

Time Frame - Within 24 months of Plan Adoption

Responsible Entity - Mayor and Board of Aldermen

TOURISM DEVELOPMENT

Action - Local economic activity will be substantially enhanced with the development of tourist activity in and around Taylor. Effort should be made to identify and capitalize on opportunities related to the history and heritage of Taylor, its famous catfish restaurant, as well as its rich tradition of being a home to artists.

Time Frame - investigative efforts should begin within 6 months of plan adoption

Responsible Entity - Initiated by Mayor and Board of Aldermen

ADMINISTRATION

Action - Administration will be required to effectively implement the plan. Options such as an agreement with Lafayette County for administrative services should be promptly put in place after adoption.

Time Frame - This action must take place concurrent with ordinance implementation

Responsible Entity - Mayor and Board of aldermen must negotiate arrangements, contractor to carry out activity

APPENDIX

DEVELOPMENT CODE

TAYLOR, MISSISSIPPI
PRESERVATION AND DEVELOPMENT CODE

Final Draft - March 3, 2009

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ZONING ORDINANCE

ORDINANCE NO.

An ordinance establishing comprehensive zoning regulations, historic preservation provisions, and subdivision regulations for the Village of Taylor, Mississippi and providing for the administration, enforcement, and amendment thereof, and for the repeal of all ordinances in conflict herewith:

WHEREAS; the Statutes of the State of Mississippi empower the Village to enact a zoning ordinance, subdivision controls, and historic preservation regulations and to provide for administration, enforcement, and amendment, all based on a comprehensive development plan, and

WHEREAS; the Mayor and Board of Aldermen deem it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the Village adopt a comprehensive development plan and to enact implementation measures such as this ordinance, and

WHEREAS; the Mayor and Board of Aldermen have divided the Village into districts and have prepared regulations pertaining to such districts designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, and

WHEREAS; the Mayor and Board of Aldermen have given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Village, and

WHEREAS; the Mayor and Board of Aldermen have given due public notice of hearings relating to zoning districts, regulations, and restrictions, and have held such public hearings in accordance with the law :

THEREFORE; be it ordained by the Mayor and Board of Aldermen of the Village of Taylor, Mississippi that

This Ordinance shall be known and referred to as the Zoning, Subdivision and Preservation Ordinance for Taylor, Mississippi and may be cited as such.

SECTION 1 TITLE AND PURPOSE

1.1 Title

This ordinance shall be known as the "Village of Taylor Preservation and Development Code" The map herein referred to which is identified by the title "Zoning Map of Taylor, Mississippi," dated , and all explanatory matters thereon are hereby adopted and made a part of this ordinance.

1.2 Purposes

This ordinance shall serve the purpose of planning and regulating property use, historic preservation, and property subdivision and design each of which is further defined as follows:

1.2.1 Property Use - The zoning regulations and districts, as herein set forth, have been made in accordance with a comprehensive plan for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, floods along natural water courses, panic and other dangers, to provide adequate light and air to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water sewerage, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, as to the character of each district and its peculiar suitability for particular uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the Village

1.2.2 Preservation - The Village hereby recognizes that the Village of Taylor is known for its concentrated collection of vernacular houses, as well as groupings of historic public, commercial, and residential buildings. Taylor's unique qualities have proven increasingly attractive to residents, business interests, and tourists. As a matter of public policy the Village aims to preserve, enhance, and perpetuate those aspects of the Village having historical, cultural, architectural, and archaeological merit. Such historic activities will promote and protect the health, safety, prosperity, education, and general welfare of the people living in and visiting Taylor. More specifically, this zoning and historic preservation ordinance is designed to achieve the following goals:

- 1.2.2.1 Protect, enhance and perpetuate resources which represent distinctive and significant elements of the Village's historical, cultural, social, economic, political, archaeological, and architectural identity;
- 1.2.2.2 Insure the harmonious, orderly, and efficient growth and development of the Village;
- 1.2.2.3 Strengthen civic pride and cultural stability through neighborhood conservation;
- 1.2.2.4 Stabilize the economy of the Village through the continued use, preservation, and revitalization of its resources;
- 1.2.2.5 Protect and enhance the Village's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- 1.2.2.6 Promote the use of resources for the education, pleasure, and welfare of the people of the Village of Taylor.
- 1.2.2.7 Provide a review process for the preservation and appropriate development of the Village's resources

1.2.3 Subdivision of Property - In order to provide for the continuation of the traditional development pattern of the community, coordination of street layout with other existing or planned streets or with other features, and for minimum standards of physical improvements in new subdivisions; for adequate open spaces for traffic, utilities, fire fighting apparatus, recreation, light and air, and for distribution of population and traffic all of which are to improve the health, safety, and general welfare of the community.

SECTION 2 DEFINITIONS

2.1 General

Certain words and phrases used in this Ordinance are defined for the purpose thereof as follows: Words used in the present tense include the future; the singular number includes the plural, and the plural includes the singular; the word "person" includes a firm, partnership, association, corporation, estate or trust, or any other group or combination acting as a unit as well as an individual; the word "shall" is mandatory and not directory.

2.2 Definitions

- 2.2.1 Accessory or Structure: A use or structure subordinate the principal use of a building or use on the same lot and serving a purpose customarily incidental to the use of the principal building or use.
- 2.2.2 Advertising Structure: A sign directing attention to a business, product, profession, service, or activity which is not necessarily sold or conducted on the premises.
- 2.2.3 Agriculture: The cultivating of the soil and raising and harvesting of the products of the soil, including nurserying, horticulture, forestry, and the raising of livestock and poultry.
- 2.2.4 Alley: Any public or private way set aside for public travel, less than twenty—eight (28) feet in width.
- 2.2.5 Alterations, Structural: Any change in the supporting members of a building, such as walls, floors, columns, beam, or girders.
- 2.2.6 Alteration: Any change in the exterior appearance or materials of a landmark or a structure within a historic district or on a landmark site.
- 2.2.7 Applicant: The owner of record of a resource; the lessee thereof with the approval of the owner of record in notarized form; or a person holding a "bona fide" contract to purchase a resource.
- 2.2.8 Appurtenance: An accessory to a building, structure, object, or site, including, but not limited to, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panels, satellite dishes, and signs.
- 2.2.9 Building: Any structure constructed or used for residence, business, industry, or other public or private purposes, or accessory thereto, and including; tents, lunch wagons, dining cars, trailers, billboards, signs, and similar structures, whether stationary or movable.
- 2.2.9.1 Principal Building: A building on which is conducted the principal use of the lot on whiTh it is situated. In any residence district any dwelling shall be deemed to be the principal building on the lot on which it is situated.
- 2.2.9.2 Accessory Building: A subordinate building, the use of which is incidental to that of a principal building on the same lot.
- 2.2.10 Building, Height of: The vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the ridge for gable, hip or gambrel roofs.
- 2.2.11 Building Permit: A permit issued by the Administrative Official authorizing the construction or alteration of a specific building on a specific lot or parcel.
- 2.2.12 Boarding House, Rooming House, Lodging House or Dormitory: A Building or part thereof, other than a hotel or restaurant, where meals and/or lodging are provided for compensation for three or more persons and where no cooking or dining facilities are provided in individual rooms.
- 2.2.13 Certificate of appropriateness: An official signed and dated governmental document issued by either a local Planning and Preservation Commission or a governing authority to permit specific work in a historic district or at a landmark site or landmark which has been reviewed and approved.
- 2.2.14 Certified Local Government (CLG): A federal program authorized by the National Historic Preservation Act 16 U.S.C. 470 et seq., that provides for the participation of local governments in a federal/state/local government preservation partnership. The federal law directs the State Historic Preservation Officer of Mississippi and the Secretary of the Interior to certify local governments to participate in this partnership. Specific Mississippi requirements for the program are published in "State of Mississippi, Procedures for the Certified Local Government Program."
- 2.2.15 Construction: Work which is neither alteration nor demolition. Essentially, it is the erection of a new structure which did not previously exist, even if such a structure is partially joined to an existing structure.
- 2.2.16 Demolition: The intentional removal of a structure within a local historic district or on a landmark site or which has been designated as a landmark.
- 2.2.17 Demolition by neglect: Substantial deterioration of a historic structure that results from improper maintenance or a lack of maintenance.
- 2.2.18 Design review guidelines: As adopted by the local Planning and Preservation Commission, shall be in a written form designed to inform local property owners about historical architectural styles prevalent in a community and to

- recommend preferred treatments and discourage treatments that would compromise the architectural integrity of structures in a historic district or on a landmark site or individually designated as landmarks.
- 2.2.19 Dwelling: Any building designed or used as the residence of one or more persons, but not including a tent, cabin, trailer or trailer coach, pickup camper, mobile home, tree house, or a room in a hotel or motel.
- 2.2.20 Dwelling, Mobile Home: A detached residential dwelling unit designed for transportation before or after complete assembly or fabrication on streets or highways on its own wheels or on a flatbed or other trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities and the like and manufactured prior to June 14, 1976.
- 2.2.21 Dwelling, Multi-family: A building or portion thereof designed for or used by two or more families or housekeeping units.
- 2.2.22 Dwelling, Single-family: A building designed for or used for residential purposes by one family or housekeeping unit.
- 2.2.23 Dwelling Unit: One room or rooms connected together, constituting a separate, independent housekeeping establishment containing independent cooking and sleeping facilities.
- 2.2.24 Easement: A right distinct from the ownership of the land permitting the crossing of private property with facilities such as sewer lines, water lines, streets, power, and telephone lines.
- 2.2.25 Exterior Features: Exterior features or resources shall include, but not be limited to, the color, kind, and texture of the building material and the type and style of all windows, doors, and appurtenances.
- 2.2.26 Family: A person living alone, or two or more persons living together as a single housekeeping unit, in a dwelling, unit, as distinguished from a group occupying a boarding House, lodging house, dormitory, motel, or hotel.
- 2.2.27 Governing Body: The Mayor and Board of Aldermen of the Village .
- 2.2.28 Gross Floor Area: The sum of the gross horizontal areas of the several floors of a structure, including interior balconies; all horizontal measurements to be made between the exterior faces of walls, including the walls of roofed porches having more than two walls.
- 2.2.29 High Volume Traffic Generation: All uses in the 2.00 classification other than low-volume traffic generation
- 2.2.30 Historic district: A group of two (2) or more tax parcels and their structures, and may be an entire neighborhood of structures linked by historical association or historical development. It is not necessary that all structures within a historic district share the same primary architectural style or be from the same primary historical period. A historic district may also include both commercial and residential structures, and may include structures covered by two (2) or more zoning classifications. A historic district may include both contributing and non-contributing structures. A historic district is designated by the commission and approved by the Village through an ordinance.
- 2.2.31 Historic landmark: A structure of exceptional individual significance, and its historically associated land, which typically could not be included within a local historic district or other appropriate setting, A historic landmark is designated by the commission and approved by the Village through an ordinance.
- 2.2.32 Planning and Preservation Commission: The Taylor Planning and Preservation Commission, is a local Planning and Preservation Commission established to advise the local government on matters relating to historic preservation, including the designation of historic districts, landmarks and landmark sites, and which may be empowered to review applications for permits for alteration, construction, demolition, relocation or subdivision for structures in historic districts or on landmark sites or designated as landmarks.
- 2.2.33 Home Office: An office activity conducted in a dwelling unit, provided that: The use of the dwelling unit for the home office shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the floor area of the dwelling unit shall be used in the conduct of the home office activity; there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home office activity other than one sign, not exceeding two square-feet in area non-illuminated, and mounted flat against the wall of the principal building; no home office activity shall be conducted in any accessory building; no traffic shall be generated by such home office in greater volumes that would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home office activity shall be located off the street and other than in a required front yard; no equipment or process shall be used in such home office activity which creates, noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.
- 2.2.34 Hotel: A building occupied primarily as the temporary abiding place of individuals who are lodged with or without meals, and in which there are more than twelve (12) sleeping rooms.
- 2.2.35 Improvement: Additions to or new construction on landmarks or landmark sites, including, but not limited to, buildings, structures, objects, landscape features, and manufactured units, like mobile homes, carports, and storage buildings.
- 2.2.36 Junk Yard: A place where waste, discarded, or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto wrecking yards, house wrecking yards, used lumber yards and places or yards

- for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building, and not including pawn shop and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition, or salvaged materials incidental to manufacturing operations.
- 2.2.37 Landmark site: A location where a primary architectural or historical resource formerly stood or a significant historic event took place or an important archeological resource remains. For the purposes of this ordinance, a landmark site encompasses prehistoric or historic sites on unimproved or improved land. A historic landmark is designated by the commission and approved by the Village through an ordinance
- 2.2.38 Landscape: Any improvement or vegetation including, but not limited to: Shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to, subsurface alterations, site regrading, fill deposition, and paving.
- 2.2.39 Lot: A piece, parcel, plot or tract of land occupied or intended to be occupied by a principal building or a group of such buildings and accessory buildings or utilized for a principal use and uses accessory thereto, together with such open spaces as required by this ordinance, and having frontage on a public street.
- 2.2.39.1 Lot of Record: A lot or parcel of land which is part of a subdivision recorded in the Chancery Clerks office or a parcel described by metes and bounds, the description of which has been so legally recorded at the time of the adoption of this ordinance.
- 2.2.39.2 Lot, Corner: A lot at the juncture of and fronting on two or more intersecting streets.
- 2.2.39.3 Lot Area: The computed area contained within the lot lines.
- 2.2.39.4 Lot Depth: The mean horizontal distance between the front and the rear lot lines.
- 2.2.40 Lot Lines: The boundary dividing a given lot from the street, an alley, or adjacent lots.
- 2.2.40.1 Lot line, front: The property line separating the lot from a street right-of-way.
- 2.2.40.2 Lot Line, Rear: The lot line opposite and most distant from the front lot line,
- 2.2.40.3 Lot Line, Side: Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.
- 2.2.41 Lot Width: The width of the lot measured at the required building setback line.
- 2.2.42 Low-volume Traffic Generation: Uses such as furniture stores, carpet stores, major appliance stores, etc. that sell items that are large and bulky, that need a relatively large amount of storage or display area for each unit offered for sale, and that therefore generate less customer traffic per square foot of floor space than store selling smaller items.
- 2.2.43 Manufactured Home: Manufactured Home. A structure defined by, and constructed in accordance with, the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended, and manufactured after June 14, 1976.
- 2.2.44 Mobile Home: See Dwelling, Mobile Home.
- 2.2.45 Manufactured Home Park: A parcel of land under single ownership which has been planned and improved for placement of mobile homes for non-transient use.
- 2.2.46 Manufacturing - The transformation of materials, including partially finished goods or chemicals, into products in a mechanical way. Art and artisan crafts, created with inspiration, originality and individual care, are not, for the purposes of this ordinance, considered manufacturing.
- 2.2.47 Motel or Tourist Court: A building, or group of buildings, comprising individual sleeping or living units of transient guests, not containing individual cooking or kitchen facilities.
- 2.2.48 National Historic Landmark: A district, site, building, structure, and/or object that has been formally designated as a National Historic Landmark by the Secretary of the Interior and possesses exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archaeology, engineering, and culture and that possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. National Historic Landmarks are automatically listed in the National Register.
- 2.2.49 National Register of Historic Places: A federal list of cultural resources worthy of preservation, authorized under the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The National Register Program is administered by the Commission, by the State Historic Preservation Office, and by the National Park Service under the Department of the Interior. Significant federal benefits may accrue to owners of properties listed or determined eligible for listing in the National Register.
- 2.2.50 Nonconforming Use, Structure, or Lot: A lot, building, structure or use of building or structure or premises, legally existing at the time of adoption of this Ordinance or any amendment hereto which does not conform to the regulations prescribed by this ordinance.
- 2.2.51 Object: A material thing of functional, cultural, historical, or scientific value that may be, by nature or design, movable, yet related to a specific setting or environment.
- 2.2.52 Ordinary Repair or Maintenance: Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage.

- 2.2.53 Owner of Record: The owner of a parcel of land, improved or unimproved, reflected on the Village tax roll and in county deed records.
- 2.2.54 Outdoor Advertising Device: A visible, immobile structure including displays, lights, devices, figures, messages, plaques, posters, billboards, or other things designed intended, or used to advertise or inform.
- 2.2.55 Parking Space: The area required for parking one automobile, which in this ordinance is held to be nine (9) feet wide and twenty (20) feet long, either within a structure or in the open exclusive of driveways or access drives.
- 2.2.56 Period of greatest historic significance for a landmark: The time period during which the landmark had been essentially completed but not yet altered. It is also the period during which the style of architecture of the landmark was commonplace or typical. If a landmark also achieved historical importance in part because of designed landscape features, the period of greatest historic significance includes the time period during which such landscape features were maintained.
- 2.2.57 Recreational Vehicle Park: An area of land upon which two or more occupied travel trailer coaches or mobile homes are placed to be occupied.
- 2.2.58 Relocation: The moving of a structure to a new location on its tax parcel or the relocation of such a structure to a new tax parcel.
- 2.2.59 Resource: Parcels located within historic districts, individual landmarks, and landmark sites, regardless of whether such sites are presently improved or unimproved. Resources can be both separate buildings, districts, structures, sites, and objects and related groups thereof.
- 2.2.60 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings: A federal document stating standards and guidelines for the appropriate rehabilitation and preservation of historic buildings.
- 2.2.61 Setback Line: The distance required by this ordinance to be maintained between a given a given lot line and any structure front, rear, or side as specified in this Ordinance.
- 2.2.62 Sign: For the purpose of this ordinance signs are defined as Outdoor Advertising Devices.
- 2.2.63 Site: The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing buildings, or objects.
- 2.2.64 Special Exception: A special exception is a use that would not be appropriate generally or without zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would not detract from public health, safety, comfort, convenience, or general welfare. Such uses may be permitted in such zoning district as special exceptions if specific provision for such special exception is made in such zoning district.
- 2.2.65 State Historic Preservation Office: The Historic Preservation Division of the Mississippi Department of Archives and History.
- 2.2.66 State Historic Preservation officer: The director of the Mississippi Department of Archives and History.
- 2.2.67 Story: The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.
- 2.2.68 Structure: Anything constructed, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground. A man-made object and typically will be visible because of portions which exist above grade. Structures built during the historic period, 1700 forward, may in some instances not be visible above grade if they are cellars, cisterns, icehouses or similar objects which by their nature are intended to be built into the ground. A structure includes both interior components and visible exterior surfaces, as well as attached elements such as signs and related features such as walks, walls, fences and other nearby secondary structures or landmark features.
- 2.2.69 Street: Any public or private way set aside for public travel twenty- eight (28) feet or more in width. The word Street shall include the words; road, highway, and thoroughfares.
- 2.2.70 Subdistricts: Discrete areas within a larger historic district within which separate design guidelines are appropriate and that may be created to recognize different zoning classifications or historic development patterns which have caused adjacent historic areas to develop at different times.
- 2.2.71 Subdivision: Any change in the boundaries of a single tax parcel, whether the change results in expansion or reduction or a boundary relocation.
- 2.2.72 Substantial deterioration: Structural degradation of such a nature that water penetration into a historic structure can no longer be prevented, or structural degradation that causes stress or strain on structural members when supports collapse or warp, evidence of which includes defective roofing materials, broken window coverings and visible interior decay.
- 2.2.73 Survey of resources: The documentation, by historical research or a photographic record, of structures of historical interest within a specified area or jurisdiction or of existing structures within a proposed historic district.
- 2.2.74 Tourist Court: See Hotel.
- 2.2.75 Village: The Village of Taylor as represented by the Mayor and Board of Aldermen.
- 2.2.76 Travel Trailer: A vehicular, portable structure designed to be used as temporary dwelling for travel, recreational and

- vacation uses. For the purposes of this ordinance, travel trailer includes pickup coach, motor home and camping trailers.
- 2.2.77 Village: The Village of Taylor, Mississippi, or, when appropriate to the context, its duly authorized representative, board, or commission.
- 2.2.78 Unauthorized demolition: The deliberate demolition of a historic structure without prior review and approval by a local Planning and Preservation Commission or a governing authority to which such a commission has made a recommendation.
- 2.2.79 Unreasonable economic hardship: The definition under constitutional standards used to determine whether a "taking" exists.
- 2.2.80 Yard: An open space at grade between the edges of a building and the adjoining lot lines.
- 2.2.80.1 Yard, Front: An open space extending the full width of the lot between the edge of a building and the front lot line.
- 2.2.80.2 Yard, Rear: An open space extending the full width of the lot between the edge of a building and the rear lot line.
- 2.2.80.3 Yard, Side: An open space extending from the front yard to the rear yard between the edge of a building and the nearest side lot line.

SECTION 3 ESTABLISHMENT OF ZONING DISTRICTS

3.1 Establishment of Zoning Districts

In order to classify, regulate, and restrict the use and location of buildings designed for specified uses, to regulate and determine the area of yards, courts, and other open spaces surrounding buildings, and to regulate and limit the density of population, the Village is hereby divided into the following zoning districts. The use and area regulations are uniform in each zoning district and said districts shall be known as:

- A -Agricultural District
- R-20 Residential District
- VC -Village Center Commercial District
- GC - General Commercial District
- Village Overlay PUD District

3.2 Zoning Map

- 3.2.1 The boundaries of these zoning districts are hereby established as shown on a map entitled "Official Zoning Map of Taylor, Mississippi". Said Zoning Map and references and other matters shown thereon shall be and are hereby made a part of this Ordinance.
- 3.2.2 The Official Zoning Map shall be identified by the signature of the Mayor, attested by; the Village Clerk, and bear the seal of the Village under the following words: "This is to certify that this is the Official Zoning Map for the Village of Taylor, Mississippi, referred to in Section 3.2 of the Official Zoning Ordinance, adopted by the Mayor and Board of Aldermen, (Date)."
- 3.2.3 If, in accordance with the provision of this ordinance and Mississippi State Statutes, changes are made in the zoning district boundaries or other matters, portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map after the amendment has been approved by the Governing Body together with an entry on the Official Zoning Map. Said entry shall indicate the location of the nature and description of the change, together with a record of the official action.
- 3.2.4 No changes shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change by any person shall be considered a violation of this Ordinance.
- 3.2.5 Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the Village Clerk shall be the final authority as to the current zoning status of land, buildings, and other structures in the Village.

3.3 Replacement of Official Zoning Map

- 3.3.1 In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and actions, the Governing Body may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the Village Clerk, and bear the seal of the Village under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) as part of the Official Zoning Ordinance for Taylor, Mississippi."

3.4 Rules for Interpretation of Zoning District Boundaries

- 3.4.1 Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map, the following rules shall apply:
 - 3.4.1.1 Except where referenced and noted on the Official Zoning Map by a designated line and/or dimensions, the District boundary lines are intended to follow property lines, lot lines, or center lines of streets, alleys, streams, or railroads as they existed at the time of the passage of this Ordinance, or the extension of such lines. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
 - 3.4.1.2 The Administrative Official shall interpret the boundary lines which are on the Zoning Map. When the

- Administrative Official's interpretation is disputed, the boundary lines shall be determined by the Mayor and Board of Aldermen on recommendation by the Planning Commission.
- 3.4.1.3 Any territory hereafter annexed to the Village shall be in the Agricultural District unless the Governing Body rezones it to another Zoning classification at the time of annexation.

SECTION 4 GENERAL PROVISIONS

4.1 Application of Regulations

The regulations established by this Ordinance within each zoning district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

- 4.1.1 No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the zoning district in which it is located.
- 4.1.2 No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

4.2 Lot of Record

Where the owner of a parcel of official record at the time of the adoption of this ordinance, does not own sufficient land to enable him to conform to the yard or other requirements of this ordinance, said lot shall be deemed a lot of record and considered an approved lot. Such lot may be used as a building site, provided, however, that the yard and other requirements of the district are complied with as closely as is possible.

4.3 Front Yard Exception

The front yard requirements of this ordinance for dwellings shall not apply to any lot where the average depth of existing front yards on developed lots, located within one hundred (100) feet on developed lots, located on each side of such lot and within the same block and zoning district and fronting on the same street of such lot, is less than the minimum required front yard depth. In such case, the depth of the front yard on such lot may be less than the required front yard, but not less than the average of the existing front yard depth on the developed lots. In residential districts; however, the front yards shall in no case be less than twenty (20) feet in depth.

4.4 Nonconforming Lots, Structures and Uses of Land and Structures

- 4.4.1 Intent - Within the districts established by this ordinance or amendments that may later be adopted, there exist lots, structures and uses of land and structures which were lawful before this ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this ordinance or future amendment. It is the intent of this ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this ordinance that non-conformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.
- 4.4.2 Non-conforming lots of record - All existing lots of record, which at the time of adoption or amendment of this Ordinance, became nonconforming lots in regard to lot area or width, and which are under single ownership and not of continuous frontage with other lots under the same ownership, may be used for any permitted use in the district in which they are located. The owner of such a lot shall apply to the Planning Commission for a variance to the district regulations, and every effort shall be made by him to comply with the district regulations. Such variance to the district regulations shall not allow any use of the property other than permitted uses within the district. If two or more lots or combinations of lots or portions of lots with continuous frontage and under single ownership are of record at the time of adoption or amendment of this Ordinance, and if all or part of the lots do not meet the requirements established for lot area or lot width, the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance. No portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width or lot area requirements established by this Ordinance, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this Ordinance.
- 4.4.3 Nonconforming Structures - Except as hereinafter specified, any lawful structure existing at the time of the effective date of this Ordinance, or on the effective date of any amendment hereto by which the structure becomes nonconforming, may be continued although such structure does not conform to the provisions of this Ordinance.
 - 4.4.3.1 Enlargement. Except when required to do so by law or ordinance, no non-conforming structure or structures shall

- not be enlarged, extended, reconstructed, or structurally altered in a way which increases its non-conformity, but any such structure may be altered to decrease its non-conformity.
- 4.4.3.2 Relocation. Should a non-conforming structure be moved for any reason for any distance whatever, it shall there-after conform to the regulations for the district in which it is located after it is moved.
- 4.4.3.3 Non-Conforming Uses of Land and Structures - Except as herein-after specified, any lawful use existing at the time of the effective date of this Ordinance, or on the effective date of any amendment hereto by which the use becomes non-conforming, may be continued although such use does not conform to the provisions of this Ordinance.
- 4.4.3.3.1 Termination, Any one of the following acts or conditions shall terminate immediately the right to operate a non-conforming use:
- 4.4.3.3.1.1 Changing to a conforming use.
- 4.4.3.3.1.2 Abandonment or Discontinuance of use for a period of 90 days.
- 4.4.3.3.1.3 Damage or Destruction of the structure or structures in which the use is operated by any cause whatsoever when the cost of repairing such damage or destruction exceeds 50 per cent of the replacement cost of such structure or structures as of the Date of such damage or destruction of the structure or structures in which the use is operated.
- 4.4.4 Repair and Maintenance - On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 10 percent of the current replacement cost of the non-conforming structure or non-conforming portion of the structure as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased,
- 4.4.5 Change to other Non-Conforming Use - If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may as a special exception be changed to another non-conforming use provided that the Board of Adjustment, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Adjustment may require appropriate conditions and safeguards in accord with the provisions of this ordinance.
- 4.5 Miscellaneous
- 4.5.1 Fences, Walls, Hedges: Notwithstanding other provisions of this Ordinance, fences, wall, and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall, or hedge along the sides or front edge of any front yard shall be over four feet in height within ten feet of the front property line.
- 4.5.2 Accessory Dwellings: No accessory building shall be erected in any required front or side yard, and no separate accessory building shall be erected within five feet of any other building.
- 4.5.3 Erection of More than One Principal Structure on a Lot: In any district, more than one structure housing a permitted principal use may be erected on a single lot, provided that yard and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.
- 4.5.4 Exceptions to Height Regulations: The height limitations contained in the Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, silos, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
- 4.5.5 Structures to Have Access: Every building hereafter erected or moved shall be on a lot adjacent to a public street or road and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
- 4.5.6 Parking and Storage of Certain Vehicles. Automotive vehicles or trailers of any kind or type without current license plates or current inspection or that are in an inoperable condition, shall not be parked or stored in any R-20 or VC district other than in side and rear yards..
- 4.5.7 Corner Lot Yards. The minimum side yard setback line on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way or casement line. Where there is more than one lot on the same block the side yard of a corner lot shall conform to the front yard setback requirements of such street.

4.6 Rules Governing Uses

- a. In each district no other use other than the types specified as "permitted" or "permitted on appeal" shall be allowed. Uses specified as "permitted" shall be permitted upon application to the Administrative Official. Uses specified as "permitted on appeal" are special exceptions, and no permit shall be issued for such uses except upon application and approval of the Planning Commission and subject to the requirements of this ordinance and such conditions as said Board may require to preserve and protect the character of the district.
- b. Sites plans shall be required for all zoning amendments.

4.7 Uses Permitted - Table of Permitted Uses

The Table of Permissible Uses should be read in close conjunction with the definitions of terms set forth in Article 2, Definitions and the other interpretive provisions set forth in this article. As used in this table, “P” shall stand for Permitted Use, “A” shall stand for Use Permitted on Appeal, and “S” shall stand for Supplemental Regulations as found in Article VI Apply. Uses not categorized shall not be permitted within the Village of Taylor.

TABLE OF PERMITTED USES					
USE	ZONE				
	A	R-20	VC	VOD*	GC
1.0 Residential					
1.1 Single-family, Detached, One Dwelling per Lot					
1.110 Site built	P	P	PA		
1.112 Modular structures	P				
1.113 Manufactured Home	PAS				
1.114 Mobile home					
1.115 Manufactured Home Parks					
1.2 Single-family, Detached, More than One Dwelling per Lot with required lot area and set backs					
1.21 Site Built	P	PA			
1.22 Manufactured	PAS				
1.3 Two Family Residences					
1.31 Two Family Conversion	PA	PA			

TABLE OF PERMITTED USES					
USE	ZONE				
	A	R-20	VC	VOD*	GC
1.32 Primary Residence with accessory apartment	PA	PA			
1.33 Duplex, New Construction	PA	PA			
1.6 Miscellaneous residential situations					
1.61 Home Offices	PS	PS	PAS		
1.62 Bed and Breakfast Homes	PAS	PAS	PAS		
1.63 Bed and Breakfast Inn	PAS		PAS		
2.0 Sales and Rental of Goods, Merchandise and Equipment					
2.1 Inside Storage or Display					
2.11 High volume traffic					
2.111 Convenience stores			P		P
2.112 All other uses			PA		P
2.12 Low volume traffic generation			P		P
2.13 Wholesale			PA		P
2.2 Outside Storage or Display					
2.21 High volume traffic generation			PA		PA
2.22 Low Volume Traffic Generation			PA		PA
2.23 Wholesale			PA		PA

TABLE OF PERMITTED USES					
USE	ZONE				
	A	R-20	VC	VOD*	GC
3.0 Office, Clerical, Research, and Services not related to goods					
3.1 Inside Operations					
3.11 Professional offices serving clients on premises	PA		P		P
3.12 Offices without client traffic	PA		P		P
3.13 Clinics of health care professionals with not more than 10,000 square feet gfa			P		P
3.2 Inside or Outside Operations					
3.21 Professional Offices serving clients on premises	PA		P		P
3.22 Offices without client traffic	PA		P		P
3.23 Banks with drive-in Windows			P		P
4. MANUFACTURING OF ANY FORM					
5.0 EDUCATION, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, AND FRATERNAL USES					
5.1 Schools and Day Care					
5.11 Elementary and Secondary (including associated grounds, athletic, and other facilities)	P	P			P
5.12 Trade or Vocational Schools	P				
5.13 Colleges, Universities, Community Colleges (including associated grounds, athletic, and other facilities)	P				

TABLE OF PERMITTED USES					
USE	ZONE				
	A	R-20	VC	VOD*	GC
5.2 Churches, Synagogues, Mosques and Temples (Including associated residential structures for religious Personnel and associated buildings, but not including elementary or secondary schools	P	P	P		
5.3 Libraries, Museums, art galleries, and similar uses (including associated non-profit educational and instructional activity					
5.31 In a converted residence with less than 3500 square feet of gfa	PA	PA	P		
5.32 Within any other permissible structure	PA	PA	P		P
5.4 Social, fraternal clubs and lodges, union halls, and similar uses			PA		PA
6.0 RECREATION AND AMUSEMENT					
6.1 Inside Operations					
6.11 Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities, and similar uses					PA
6.12 Movie theaters (2 screens maximum in GC, 1 screen maximum in VC)			PA		PA
6.13 Coliseums, Stadiums, and all other similar facilities seating more than 1000 people					
6.2 INSIDE OR OUTSIDE OPERATIONS					
6.21 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., independent of a residential development	PA				

TABLE OF PERMITTED USES					
USE	ZONE				
	A	R-20	VC	VOD*	GC
6.22 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., in conjunction with a residential development	PA				
6.23 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, and similar uses	PA				
6.24 Horseback riding stables independent of a residential development	P				
7.0 INSTITUTIONAL RESIDENCE OR CARE FACILITIES					
7.1 Hospitals, Clinics, Mental Health and other medical treatment facilities in excess of 10,000 square feet of gross floor area					P
7.2 Nursing care institutions, intermediate care institutions, handicapped or Infirm institution, child care institutions					P
7.3 Penal and correctional facilities					
8.0 RESTAURANTS, BARS, AND NIGHTCLUBS					
8.1 No live or recorded entertainment and no alcoholic beverages served			P		P
8.2 Live or recorded entertainment or alcoholic beverages served			PA		PA
9.0 MOTOR VEHICLE SALES AND SERVICE OPERATIONS					
9.1 Motor Vehicle Sales or Rental					P
9.2 Motor vehicle repair and maintenance					P
9.3 Gas Sales					P

TABLE OF PERMITTED USES					
USE	ZONE				
	A	R-20	VC	VOD*	GC
9.4 Car wash					P
10. STORAGE AND PARKING					
10.1 Parking lot related to an off site use			PA		PA
10.2 Storage of goods not related to on site use or sale					
10.21 Inside enclosed structure			PA		P
10.22 Inside or outside enclosed structure					
10.23 Mini-Warehouses					PS
11.0 SALVAGE YARDS, SCRAP MATERIALS, AND JUNK YARDS					
12.0 SERVICES AND ENTERPRISES RELATED TO ANIMALS					
12.1 Veterinarian (nokennel)	P		P		P
12.2 Kennel (minimum of 10 acres)	PA				
13.0 EMERGENCY SERVICES					
13.1 Police Stations	P	P	P		P
13.2 Fire Stations	P	P	P		P
13.3 Ambulance and Rescue	P	P	P		P
13.4 Civil Defense Operations	P	P	P		P
14.0 AGRICULTURE, FORESTRY AND MINING					

TABLE OF PERMITTED USES					
USE	ZONE				
	A	R-20	VC	VOD*	GC
14.1 Agriculture Operations and Farming					
14.12 Excluding Live stock	P	P			
14.13 Including livestock	P	PA	PA		
14.2 Forestry Operations including pulp yards	P				
14.3 Mining, including on-site sales of products					
15.0 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES					
15.1 Post Office	P		P		P
15.2 Airport	PA				
15.3 Sanitary Landfill					
15.4 Military reserve, National Guard Centers					
16. DRY CLEANERS, LAUNDROMAT					P
17.0 UTILITY FACILITIES					
18.0 TOWERS, ANTENNAS AND RELATED STRUCTURES					
18.1 Towers and antennas 50 feet tall or less	PA				
18.2 Tower and antennas more than 50 feet tall	PA				
19.0 OPEN AIR MARKETS AND HORTICULTURAL SALES					
19.1 Farm and craft markets, flea markets, produce markets	P		P		

TABLE OF PERMITTED USES					
USE	ZONE				
	A	R-20	VC	VOD*	GC
19.2 Horticultural sales with outdoor display	P				
20.0 FUNERAL HOME					P
21.0 CEMETERY	P				P
22.0 DAY CARE FACILITIES					P
22.1 Family Day Care Home	PA	PA	PA		P
22.2 Day Care Center	PA		PA		P
23.0 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING	P	P	P	P	P
24.0 BUS STATION					P
25.0 COMMERCIAL GREENHOUSE OPERATIONS					
25.1 No on site sales (minimum of 5 acres)	P				
25.2 On site sales permitted	P				
26.0 Special Events	PA	PA	PA		PA
* Master Plan required delineating uses and complying with the submission requirements of the district.					
Where uses are not indicated as either P or PA, then the use is excluded from the Village of Taylor and may not be established.					

SECTION 5 SUPPLEMENTARY DISTRICT REGULATIONS

The following standards apply to land uses and proposed land uses requiring site plans and are incorporated as supplemental standards to applicable sections of this ordinance.

5.1 Manufactured Homes

5.1.1 A manufactured home , when permitted by right or granted as a special exception must meet the following requirements:

5.1.1.1 The minimum roof pitch shall be 4/12

5.1.1.2 Roofs shall be finished with composition asphalt shingles or standing seam metal material

5.1.1.3 Siding shall be masonry, clapboard, or simulated clapboard in design. All siding must run horizontally or vertically in a board and batten style. In no case shall metal or metallic materials be used as primary siding. Aluminum siding may be used when covering primary siding but its design must be as stated in this item.

5.1.1.4 Structures shall be permanently sited and attached to ground with either slab, block, or conventional foundation.

5.1.1.5 There shall be a minimum overhang of 6 inches at all eaves.

5.1.1.6 Front porches shall be covered with the same roof design as stated above

5.2 Site Plan Standards

5.2.1 Site plan standards shall be applied to proposed changes in zoning districts and in subdivisions proposed in applicable districts. Required information required for site plans is listed as follows:

5.2.1.1 A site plan shall be drawn to a scale of not less than two hundred (200) feet to the inch and shall include information listed below;

5.2.1.2 Property boundary lines and dimensions, topography and location map;

5.2.1.3 Natural conditions, including the general location and extent of tree cover; location and extent of water courses, marshes and flood plains on or within 100 feet of the subject property; existing natural drainage patterns and soil conditions;

5.2.1.4 A general grading and landscape plan including the location of major existing trees and vegetation that is to be retained;

5.2.1.5 The general location and maximum number of lots or sites to be developed or occupied by buildings;

5.2.1.6 Arrangement and size of buildings and the general use of the property;

5.2.1.7 Areas to be developed for parking, unloading, drives, walkways, or other circulation improvements;

5.2.1.8 The proposed circulation movements of delivery vehicles, passenger vehicles and pedestrians within the planned business and research park and to and from existing streets;

5.2.1.9 The approximate location of points of ingress and egress and access streets, where required;

5.2.1.10 The general location and maximum amount of area to be devoted to common open space and to be conveyed, dedicated, or reserved for parks, playgrounds, public buildings, and other common use areas;

5.2.1.11 General locations and types of utilities and easements including storm drainage as well as general details of all surfaced areas;

- 5.2.1.12 The approximate location and general description of type of landscaping, planting or fencing and other treatment to provide buffers to surrounding property;
- 5.2.1.13 A tabulation of the maximum floor area to be constructed and the proposed maximum floor area ratio;
- 5.2.1.14 A general traffic analysis, estimating the traffic volumes and movements to and from the completed project from the boundary streets;
- 5.2.1.15 A written statement generally describing the relationship of the proposed planned business park to the comprehensive plan and how the proposed park is to be designed, arranged and operated to minimize adverse impacts on neighboring properties;
- 5.2.1.16 A preliminary time schedule for completion of the entire project. If the proposed development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating: (a) the approximate date when construction is expected to begin; (b) the order in which the phases of the project will be built; and © the minimum area and the approximate location of common open space and public improvements that will be required at each stage;
- 5.2.1.17 A statement of financial responsibility describing what bond, credit, escrow or other assurance the applicant proposed in order to ensure the proper completion of the planned district within the proposed time schedule and required open space and improvements; and
- 5.2.1.18 A statement describing the proposed means of assuring the continued maintenance of common open space or other common elements and governing the use and continued protection of the planned business park.

5.3 Home Offices

Home Offices, where permitted in the Village of Taylor, shall conform to the following standards:

- 5.3.1 The use of the dwelling unit for the home office shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;
- 5.3.2 There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home office other than one sign, not exceeding one square foot in area, non-illuminated, and mounted flat against the wall of the principal building;
- 5.3.3 No traffic shall be generated by such home office in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off street and other than in a required front yard;
- 5.3.4 No equipment or process shall be used in such home office which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises;
- 5.3.5 No wholesale or retail establishment shall be permitted unless it is conducted entirely by mail or telephone and does not involve the receipt, sale, shipment, delivery or storage of merchandise on or from the premises;
- 5.3.6 There shall be no storage outside a principal building or accessory structure of equipment or materials used in the home occupation;
- 5.3.7 The home office shall be conducted entirely within the principal residential building;

5.4 Junk Yards and Salvage Yards

Junk yards and salvage yards are not permitted within the Village of Taylor.

5.5 Mini-Warehouses

5.5.1 Mini-Warehouses, where permitted in the Village of Taylor shall conform to the following standards:

- 5.5.1.1 Site must contain a minimum of two acres but no more than five.
- 5.5.1.2 The minimum distance between buildings shall 20 feet.
- 5.5.1.3 One parking space for every 10 units
- 5.5.1.4 All drive, parking and circulation areas shall be paved.
- 5.5.1.5 A minimum six foot high fence shall be erected, the composition of which shall be approved by the Village.
- 5.5.1.6 Only dead storage shall be allowed. No transfer storage is permitted.
- 5.5.1.7 Elevations of the buildings proposed to be constructed

5.6 Bed and Breakfast Homes and Inns

Bed and Breakfast Homes, where permitted in the Village of Taylor, shall conform to the following standards:

- 5.6.1 "Bed and Breakfast": The term "Bed and Breakfast" shall mean an owner-occupied dwelling in which a room or rooms are rented on a nightly basis only, and only where the only meal served is the breakfast meal to the guests only. Same must be the primary residence of the owners. In the event the property is owned by two or more persons, then at least one must live on the property regardless of his or her percent of ownership;
- 5.6.2 "Bed and Breakfast Inn": The term Bed and Breakfast Inn shall mean a structure in which rooms are rented on a nightly basis and where meals may or may not be served.
- 5.6.3 "Person" means an individual;
- 5.6.4 Guest activities of the patrons and guests of any Bed and Breakfast shall be limited to the entertainment and uses of the property that would likely be extended to visiting friends or relatives of the owner and which use would not unduly disturb neighboring residents. Specifically excluded from said use is the rented or paid use of the property, or any portion thereof for banquets, parties, reunions, etc;
- 5.6.5 The minimum lot size for any Bed and Breakfast shall be scaled as follows; 1 room shall require 1/4 acre, two or more rooms shall require 1/2 acre. Maximum number of rooms which any Bed and Breakfast may have available for rent shall be three (3); The Maximum number of rooms for a Bed a Breakfast Inn shall be 10.
- 5.6.6 The maximum stay for any guest shall be limited to eight (8) consecutive days. The owner or proprietor shall maintain a guest register complete with the name of the guest, date and time of arrival as well as departure. Said register shall at all times be available for review and inspection;
- 5.6.7 Each Bed and Breakfast and Bed and Breakfast Inn must provide off street parking with a minimum of 1.3 spaces per guest room in addition to any normal or required parking for the dwelling. Parking shall be allowed only in the side and rear yards and must be buffered from adjoining properties by some natural buffer;
- 5.6.8 Exterior signs on the premises may be no longer than two (2) square feet, may not be illuminated, and shall be either attached to the front of the dwelling or as approved by the site plan submitted to the Village of Taylor. Variances for the size limit shall not be allowed under any circumstances;
- 5.6.9 Failure to abide by the terms of the conditional use permit granted by the Village shall be cause for revocation of said permit. Failure to commence business within six (6) months of the issuance of a permit to operate shall be cause for termination of same. Notice of said termination shall consist of notice in writing by U.S. certified mail to the permit holder at the street address of the Bed and Breakfast. Failure of the establishment at any time to pass inspection by the Mississippi Department of Public Health or the Village Fire Marshall shall require immediate cessation of operations by the establishment until such time s full compliance may be had.

5.7 Outside music and Special Events

Outside music and special events , where permitted in the Village of Taylor, shall conform to the following standards:

- 5.7.1 Musical, Dance, or Events, Outdoor Dramatic, and Other Artistic Programs
 - 5.7.1.1 All applications and permits for special uses for outdoor dances, outdoor music, outdoor drama, and similar outdoor amusements must comply with the following requirements:
 - 5.7.1.1.1 A site plan showing dimensions of the property, location and size of stages, location and dimensions of dance area, proposed seating arrangement, location and dimensions of parking areas,. Site plan must indicate the access to the street. Parking shall be provided at one space per three participants unless reduced by the Mayor and Board
 - 5.7.1.1.2 A lighting plan describing the exterior lighting plan, location of exterior lights, wattage, direction of illumination, and methods of shielding form adjacent property. If night activities are proposed all lighting must be shielded from adjacent
 - 5.7.1.1.3 Information concerning the type and manner of amplification of sound, type of activity to take place on the site and the audible range of the music and sound from their amplification.
 - 5.7.1.1.4 Maximum capacity of the facility
 - 5.7.1.1.5 Frequency and hours of operation for the event and facilities proposed
 - 5.7.1.1.6 All law enforcement and public services which may be required for the event
 - 5.7.2 The permit will be issued for such length as deemed appropriate but for a period not to exceed twelve months

5.8 PublicUtility Sites

Public Utility Sites, where permitted in the Village of Taylor, shall conform to the following standards:

5.8.1 Every public utility site, including but not limited to transformer stations, transmission lines, towers, telephone exchanges, and service or storage yards, shall be required to have a suitable buffer area around the perimeter of the site so as to screen the site from view from adjoining properties and adjacent streets, roads and easements. A site plan for each utility site shall be approved by the Mayor and Board before issuance of a building permit for the same and before any improvements to the site have taken place. Either a six foot high opaque fence, continuous dense plant material designed to grow at least feet high by six feet wide within a three year period, or other suitable buffer materials as may be approved by the Board.

5.9 Cell phone towers and Telecommunications Facilities

Cell phone towers and Telecommunications Facilities , where permitted in the Village of Taylor, shall conform to the following standards:

5.9.1 Co-location – placement on an existing structure is required unless the applicant can clearly demonstrate with substantial, clear and convincing evidence that that all co-location opportunities have been exhausted.

5.9.2 Insurance – A minimum of one million dollars general liability insurance with a letter from the insurer attesting to this fact shall be required. The same letter shall acknowledge that the insurer shall notify the village thirty days prior to cancelation of this insurance

5.9.3 Support Structure Type – Only camouflaged or stealth or monopole support structures shall be used. Structures involving the use of guy wires for either internal or external bracing support, or lattice type structures, or any other type of support structure shall be

5.9.4 Color – Unless otherwise specified, all facilities shall be painted a flat grey color

5.9.5 Visibility – The base of the support structure to a minimum height of six feet shall not be visible from any public right-of-way or area of public congregation, and must be hidden from view either by natural vegetation or by vegetative screening. All equipment necessary for the functional operation of the facility shall be located in wither a lawfully pre-existing structure, or in an equipment housing structure. The colors and external characteristics of the equipment housing structure shall be harmonious with and blend with the natural features, buildings, and structures surrounding it.

5.9.6 Access Drives- Roads and drives used to gain access from public right of way to the equipment housing structures shall be designed to minimize, as much as possible, viewing of the equipment housing structures by the public.

5.9.7 Size – Equipment housing structures shall be the minimum size necessary to accommodate the closed storage of all ground based equipment and necessary materials for the primary occupant’s technical needs and for the technical need of all potential tenants. Depiction of the minimum size necessary to accomplish these technical objectives shall be included in the engineer’s site plan details.

5.9.8 Fencing and screening – The accessory building and its fencing shall be surrounded by a planted vegetative screen as described below or by a minimum of fifteen feet existing natural vegetation. Whether natural or planted, the vegetative buffer shall have the effect of fully obscuring the structure and its fencing from public view. All planted buffers shall be at least five feet tall at planting and shall be designed to reach at least eight feet within two years and shall be an evergreen, salt resistant planting material. Continued maintenance and replacement of the vegetative buffer shall be required for the permitted life of the structure. A security fence shall be installed along the full perimeter of the support structure and shall be no less than five feet and more than eight feet high.. The fencing shall incorporate designs for structure security and for making all possible efforts to minimize public exposure to radio frequency radiation. Any and all accessories and all materials relating to the use of the structure shall be installed within the building unless technically impracticable. All road or drive, gate, fence, nad vegetative screening details shall be noted on the site plan.

- 5.9.9 Signage – No advertising signs are permitted on the support structure, fence, building or at any location on the site with the exception on one sign that is attached to the gate and one sign that is attached to the gate-face of the building for the purposes of safety and information. These two signs shall clearly identify the dangers and shall provide the names of emergency contact persons and their phone numbers. All signs shall comply the Taylor Development Code.
- 5.9.10 Outdoor Storage – Storage of any equipment or materials on the accessory building site or support structure site is prohibited.
- 5.9.11 Noise Producing Equipment – Noise producing equipment shall be sites and/or insulated to minimize to the maximum practicable extent any increase in noise above ambient levels as measures at the property line.
- 5.9.12 Electrical Connection – Electrical connections and land phone lines to and from the accessory building shall be installed underground.

SECTION 6 ADDITIONAL ZONING DISTRICT REGULATIONS

6.1 General Purpose of the Agricultural and Residential Districts

The agricultural and residential districts established in this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare.

6.1.1 "A" Agricultural District

6.1.1.1 Purpose of the Agricultural District

The purpose of the agricultural district is to provide for agricultural activities in a rural residential living environment for Taylor and to prevent premature urban development in areas inadequately served by public facilities.

6.1.1.2 Permitted Uses

See Section 4.6 Table of Permitted uses.

6.1.1.3 Uses Permitted on Appeal

See Section 4.6 Table of Permitted uses.

6.1.1.4 Yard and Bulk Requirements

Minimum Lot Size	1 Acre
Minimum Lot Width at the Building Line	100
Maximum Height	45 feet
Front Yard Setback	50 feet
Side Yard Setback	15 feet
Rear Yard Setback	25 feet
Maximum Floor Area Ratio	25%

6.1.2 R-20 Low Density Residential District

6.1.2.1 Purpose of the R-20 District Low Density District

The R-20 Limited Low Density Residential District is designed to accommodate site built single family detached residential uses at low densities in areas where appropriate urban services and facilities are provided or where the extension of such services will be physically or economically facilitated.

6.1.2.2 Permitted Uses

See Section 4.6 Table of Permitted uses.

6.1.2.3 Uses Permitted on Appeal

See Section 4.6 Table of Permitted uses.

6.1.2.4 Yard and Bulk Requirements

Minimum Lot Size	20,000
Minimum Lot Width at the Building Line	70 Feet
Maximum Height	45 feet
Front Yard Setback	30 Feet
Side Yard Setback	7 feet on each
Rear Yard Setback	30 feet
Maximum Floor Area Ration	40%
Minimum Floor Area Ration	12%

6.2 Village Center Commercial District

The commercial district established in this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. The VC Commercial District is Designed to accommodate neighborhood scale commercial activity.

6.2.1.1 Permitted Uses

See Section 4.6 Table of Permitted uses.

6.2.1.2 Uses Permitted on Appeal

See Section 4.6 Table of Permitted uses.

6.2.1.3 Yard and Bulk Requirements

Minimum Lot Size	None
Minimum Lot Width at the Building Line	None
Maximum Height	35 feet
Front Yard Buildto Line	20 Feet
Side Yard Setback	None
Rear Yard Setback	20 feet

6.2.1.4 Site Plan Required

A request to rezone land to V-C Neighborhood Commercial District shall be accompanied by a site plan conforming to the standards set out in Section 5.2 Site Plan Standards.

6.2.1.5 Building size shall be limited to 3000 square feet.

6.3 General Commercial District

The commercial district established in this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. The General Commercial District is designed

to accommodate community scale commercial activity.

6.3.1.1 Permitted Uses

See Section 4.6 Table of Permitted uses.

6.3.1.2 Uses Permitted on Appeal

See Section 4.6 Table of Permitted uses.

6.3.1.3 Yard and Bulk Requirements

Minimum Lot Size	None
Minimum Lot Width at the Building Line	None
Maximum Height	35 feet
Front Yard Setback	20 Feet
Side Yard Setback	None
Rear Yard Setback	20 feet
Maximum Floor Area Ratio	25%

6.3.1.4 Site Plan Required

A request to rezone land to General Commercial District shall be accompanied by a site plan conforming to the standards set out in Section 5.2 Site Plan Standards.

6.3.1.5 Building Requirements - Commercial building shall comply with the Design Standards for the Village of Taylor.

6.4 Village Overlay Planned Unit Development District

6.4.1 The purpose of the Planned Unit Development District is to provide for the development of planned total communities that provide a full range of residential types as well as certain commercial, office or light industrial uses designed to serve the inhabitants of the districts consistent with the General Development Plan. For purposes of this ordinance a Planned Unit

6.4.2 Development shall be a tract of land at least 4 acres in area, under single, corporation, firm, partnership or association ownership, planned and developed as an integrated unit, in a single development operation or a programmed series of development operations and according to an approved Preliminary Site Plan.

6.4.3 Preliminary Site Plan Required - The "PUD" District shall be established only upon application, after public hearing as specified in the amendatory procedures of Section 16 and shall require an approved Preliminary Site Plan which, when zoning is granted, will govern the development of the land and all development plans thereof.

6.4.3.1 Minimum District Area - The minimum area for a "PUD" District shall be 4 acres.

6.4.3.2 Permitted Uses - A list of permitted uses within each Planned Unit Development must be submitted with the application for establishment of the District and the preliminary site plan and must be approved by the Planning Commission and Governing Authority upon application by the owner of the property

6.4.3.3 Procedures - An application for rezoning to "PUD" District shall be accompanied by a Preliminary Site Plan and text presenting the following information:

6.4.3.3.1 Proposed land uses and population densities

6.4.3.3.2 Proposed primary circulation pattern

6.4.3.3.3 Proposed parks and playgrounds

6.4.3.3.4 Delineation of the units or phases to be constructed together with a proposed timetable

6.4.3.3.5 Proposed means of dedication of common open space areas and organizational arrangements for the ownership,

- maintenance and preservation of common open space.
- 6.4.3.3.6 Relation to the Village General Development Plan, land uses in the surrounding area and to the general plan of the PUD.
- 6.4.4 Rezoning procedures shall be in accordance with Section 16 of this ordinance. Following the initial rezoning procedure, the proposed development shall follow all applicable procedures and requirements governing the subdivision of land. No building permit shall be issued until a final plat of the proposed development, or portion thereof, is approved, filed and recorded. No building designed or intended to be used, in whole or in part, for commercial purposes shall be constructed prior to the construction of less than 25% of the dwelling units proposed in the plan, or construction of 100 dwelling units, whichever is smaller. If construction of the "VOD" District is not started within two years of the date of approval, the Mayor and Board Aldermen may consider rezoning the site to its previous classification.
- 6.4.5 The applicant, by showing good cause why he cannot adhere to the proposed timetable described in d (4), may seek an extension of not more than one (1) year at a time. A request for extension shall be submitted in writing to the Planning Commission.
- 6.4.6 Review Standards: The site plan must provide for and conform entirely to the following standards and requirements:
- 6.4.7 In order to encourage ingenuity, imagination, and high quality design, regulations on residential areas will not specify minimum lot area per dwelling unit but will limit density from 4 to 8 dwellings per acre.
- 6.4.8 Street widths and improvements, thereof, as well as off street parking facilities must conform to Village standards.
- 6.4.9 Provisions for water supply, sanitary sewers, storm water drainage, and connections shall be made to the satisfaction and requirements of the Village of Taylor and the appropriate State authority
- 6.4.10 All improvements are to be installed and maintained by the developer unless other arrangements approved by the Village are made
- 6.4.11 The Village may require other special improvements as they are required if they are deemed reasonable and essential, and may require that appropriate deed restrictions to be filed enforceable by the Village for 20 years.
- 6.4.12 A minimum total area of 10% of the gross residential area shall be set aside as parks and playgrounds. Of this 10%, a maximum of one half may be covered with water. A maximum of 5% of the area designated to be parks and playgrounds may be covered with structures to be used in the recreational use of the area. Parks and playgrounds must be suitably improved for its intended use but parks and playgrounds containing natural features clearly worthy of preservation may be left unimproved.
- 6.4.13 The developer shall also submit sketches of the plat for the entire project showing the relationship of uses, street patterns, open space and the general character of the proposed development, including a schematic drawing illustrating a typical segment of the development

SECTION 7 SIGNS AND OUTDOOR ADVERTISING

7.1 Definitions:

- 7.1.1 SIGN: Any identification, description, illustration, or device illuminated or non-illuminated which is affixed to or represented directly or indirectly upon a building, structure, or land, and which directs attention to a product, service, place, activity, person, institution, or business. Signs erected by an authorized public agency for the purpose of directing traffic or providing information are not affected by these regulations, National and state flags, when properly displayed, are not considered a sign under these regulations.
- 7.1.2 SIGN AREA: The total area of the space to be used for advertising purposes, including the spaces between open-type letters and figures, including the background structure, or other decoration or addition which is an integral part of the sign. Sign supports shall be excluded in determining the area of a sign. A double faced sign shall be allowed the total area of a single faced sign on each face.
- 7.1.3 ADVERTISING DEVICE: Banners affixed on poles, wires or ropes, and streamers, wind operated devices, flashing lights, and other similar devices.
- 7.1.4 BENCH SIGN: A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.
- 7.1.5 DIRECTORY SIGN: Any sign on which the names and locations of occupants or the use of the building is given. This shall include office buildings and church directories.
- 7.1.6 GROUND SIGN: Any sign erected, constructed, or maintained for the purpose of displaying outdoor advertising by means of posters, pictures, pictorial and reading matter when such sign is supported by two or more uprights, posts, or braces affixed in the ground and not attached to any part of a building.
- 7.1.7 MARQUEE SIGN: Any sign affixed to a marquee over the entrance to a building and supported from the building.
- 7.1.8 PORTABLE SIGN: A sign, usually of a temporary nature, but not permanently affixed to the ground or to a building or structure.
- 7.1.9 POST SIGN: Any letter, word, model sign, device or representation used in the nature of an advertisement or announcement not attached to a building and which is supported by a single stationary pole or post.
- 7.1.10 PROJECTING SIGN: A sign which is attached to and projects more than 12 inches from the face of a wall of a building.
- 7.1.11 ROOF SIGN: Any sign erected, constructed, or maintained upon the roof of any building or any wall sign which extends more than 36 inches above the roof line or parapet wall of a building.
- 7.1.12 TEMPORARY SIGN: Ground signs advertising future use or development of property with a sign area per face not exceeding one hundred (100) square feet, not remaining more than six months on the property on which it is located and not more than one sign per parcel of land and located not closer than one(1) foot from the right-of-way.
- 7.1.13 TRAFFIC DIRECTIONAL SIGN: Any sign which aids the flow of traffic.
- 7.1.14 WALL SIGN: Any sign or poster on any surface or plane that may be affixed to the front, side or rear wall of any building. Any sign on a window which exceeds more than twenty (20) percent of the window area is considered a wall sign.

7.2 Sign Requirements for Permanent Signs by Zone

- 7.2.1 Only permanently located signs described herein will be permitted in each particular district, except for public signs and Village, State and Federal historic markers.
- 7.2.2 This section shall apply to the Village Commercial District and General Commercial District.
 - 7.2.2.1 Allowable Signs- (a) Wall Signs
 - 7.2.2.2 Size - The maximum total sign area of a wall sign shall be fifty (50) square feet, or one (1) square foot for each lineal foot of building wall or lease space on which the sign is erected, whichever results in the smaller sign area
 - 7.2.2.3 Wall signs shall not project more than twelve inches from the face of the building.
- 7.3 Illumination - Signs shall be illuminated by indirect, external light source. Signs shall not have blinking, flashing or other illuminating devices which change light intensity, brightness or color. Beacon lights are not permitted. The light for or from any illuminated sign shall be so shaded, shielded or directed that the light intensity will not be objectionable to surrounding areas. Neither direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.
- 7.4 Exempt Signs - The following signs are exempted from the provision of this article.

- 7.4.1 Public Signs erected by, or on order of a public officer in the performance of a public duty
- 7.4.2 Historic markers
- 7.4.3 Name plates mounted on buildings or mail boxes not exceeding one square foot in size
- 7.4.4 Traffic and directional signs not exceeding four square feet and mounted with 24 inches of the ground
- 7.4.5 Advertising for sale or lease of real estate provided no such sign is greater than sixteen square feet in size
- 7.4.6 Political signs no exceeding four square feet in size

- 7.5 Prohibited Signs - The following types of signs are prohibited under this Article.
 - 7.5.1 Portable signs are prohibited.
 - 7.5.2 Signs or devices which by color, location, or design resemble or conflict with traffic control signs or devices are prohibited.
 - 7.5.3 Signs attached to, suspended from or painted on any vehicle which is regularly parked on any street or private property to display demonstrate, advertise or attract the attention of the public.
 - 7.5.4 Signs which contain pulsating lights or strobe lights.
 - 7.5.5 Subdivision entrance signs, constructed land marks, or other monumentation of subdivision entrances is prohibited.
 - 7.5.6 Off-premises signs are prohibited
 - 7.5.7 Signs that contain obscene, suggestive, or offensive words, or words and pictures, which would be inconsistent with a family oriented community.
 - 7.5.8 Any sign located in such a way as to intentionally deny an adjoining property owner visual access to an existing sign.
 - 7.5.9 The subject matter of all advertising signs shall be limited to advertising businesses or services located in the Town.

- 7.6 Inspection, Removal and Safety
 - 1. All signs may be inspected periodically by the Building Official for compliance with this Article.
 - 2. All signs and components there of shall be kept in good repair and in safe, neat, clean, and attractive condition.
 - 3. The Building Official shall give written notice for the removal of any permanent sign erected or maintained in violation of this Article. Upon failure to comply with this notice, the Building Official shall take legal action to enforce compliance with this ordinance. The Building Official may remove a sign immediately and without notice if the sign presents an immediate threat to the safety of the public. Any sign removal shall be at the expense of the property owner.
- 7.7 Permits - All permanent signs permitted under this Article except those signs exempt in Section 3 of this Article shall require a permit which shall be obtained prior to erection of the sign.
- 7.8 Nonconforming Signs - In instances where a sign is nonconforming to any of the requirements of this ordinance, such sign and any supporting structure other than a building may be allowed although such sign does not conform to the provisions hereof. No such nonconforming sign may be enlarged or altered in any way which increases its nonconformity. No sign which has been damaged 50 percent or more of its fair market value, shall be restored except in conformity with the regulations of this ordinance.
- 7.9 Violation and Enforcement - If, within ten (10) days of the date of notice of violation the party fails to bring the sign into compliance with this ordinance, fails to remove the sign or fails to provide to the Town any evidence of the party's good faith effort to do either, then the party shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine of one hundred dollars (\$100.00) per day, per violation, retroactive to the date of mailing of the violation notice and any or all of the following:
 - 7.9.1 Abatement - In case any sign is erected, constructed, reconstructed, altered, repaired, converted or continued in violation of this Ordinance, the Town, or any person who would be damaged by such violation, in addition to other remedies, may institute an action for injunction or mandamus, or other appropriate action or proceeding to prevent or abate such violations.
 - 7.9.2 **Impoundment of Signs-** The Town shall have the authority to remove and impound any sign, without further notice, where such sign is not in compliance with this Ordinance, and:
 - 7.9.2.1 After ten (10) days of the mailing of notification of a violation, the owner has failed to remove the sign or bring it into compliance with this Ordinance, or has failed to provide the Town with the evidence of a good faith effort to make such removal or compliance, or (ii) The sign is placed within any street, state road or highway right-of-way or other right-of-way, or attached to trees, fence posts, telephone and/or utility poles, and other than natural features.
 - 7.9.2.1.1 The Town shall impound such signs for a period of then (10) days. The owner of a sign impounded may recover it upon payment of fifty dollars (\$50.00) for each sign, prior to the expiration of the ten-day impoundment period. In the event a sign is not claimed within ten (10) days of its impoundment, the Town shall have the authority to dispose of such sign.

7.9.2.1.2 In the event a violating sign requires special resources for its removal and impoundment, the Town, or independent contractor secured by the Town, shall remove the sign and the resulting charges shall be assessed to the owner and/or lessee.

SECTION 8 SUBDIVISION REGULATIONS

Land Subdivision shall be controlled by the currently adopted subdivision regulations.

SECTION 9 EXCEPTIONS

- 9.1 Whenever the tract to be subdivided is of such unusual size or shape, or in the interest of the preservation of existing trees and other natural beauty, or is surrounded by such development or unusual conditions that the strict application of the requirements contained in this Ordinance would result in real difficulties or substantial hardship or injustice, the Governing Authority, after report by the Planning Commission, may vary or modify such requirements so that the subdivider may develop his property in a reasonable manner, but so that at the same time the public welfare and interests of the county are protected and the general intent and spirit of this Ordinance

SECTION 10 ADMINISTRATION AND ENFORCEMENT

10.1 Planning Commission Composition, and Terms

By virtue of Miss. Code Ann. 1972, Sec. 17-1-1 as amended, the Village is authorized to establish a Planning and Preservation Commission to preserve, promote, and develop the Village's historical resources and to advise the Village on the designation of historic districts, landmarks, and landmark sites and perform such other functions as may be provided by law.

All members of the commission are appointed by the Village and shall serve at the will and pleasure of the Village Mayor and Board of Aldermen. The commission shall consist of 5 members resident in the Village of Taylor. All members of the commission shall serve for terms established by the Village and shall be eligible for reappointment. All commission members shall have a demonstrated knowledge of or interest, competence, or expertise in planning and historic preservation.

SECTION 11 POWERS OF THE COMMISSION

In order to achieve the Goals of the Taylor General Development Plan to commission shall have the following powers and duties:

- 11.1 Funding - The commission, subject to the requirements of the Village, is authorized to apply for, receive, hold and spend funds from private and public sources, in addition to appropriations made by the Village for the purpose of carrying out the provisions of this ordinance.
- 11.2 Staff - The commission is authorized to employ such staff or contract with technical experts or other persons as may be required for the performance of its duties and to obtain the equipment, supplies, and other materials necessary for its effective operation.
- 11.3 Right of Entry - The commission is authorized, solely in the performance of its official duties and only at reasonable times, to enter upon private land for the examination or survey thereof. No member, employee, or agent of the commission shall enter any private dwelling or structure without the express consent of the owner of record or occupant thereof.
- 11.4 Appeals - The Planning and Preservation Commission shall hear and decide appeals where it is alleged there is error in any order, requirements, decision, or determination made by the administrative official in the enforcement of this Ordinance.
- 11.5 Uses Permitted on Appeal - The Planning and Preservation Commission shall hear and decide only such uses permitted on appeal as the Planning Commission is specifically authorized to pass on by the terms of this Ordinance; shall decide such questions as involved in determining whether uses permitted on appeal with such conditions and safeguards as are appropriate under this Ordinance, or shall deny uses permitted on appeals when not in harmony with the purpose and intent of this Ordinance.
 - 11.5.1.1 A written application for a use permitted on appeal indicating the section of this ordinance under which the uses permitted on appeal is sought and stating the grounds on which it is requested shall be submitted to the Planning Commission at least fifteen days in advance of the hearing at which the application is to be considered.
 - 11.5.1.2 Every action authorized hereunder shall not be personal to the applicant thereof but shall run with the land so long as the conditions under which the exception was granted continue.
 - 11.5.1.3 In granting any uses permitted on appeal the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the uses permitted on appeal is granted, shall be deemed a violation of this Ordinance. The Planning Commission shall prescribe a time limit within which the action for which the uses permitted on appeal is required shall be begun or completed or both. Failure to begin or complete, or both, such action within the time limit set shall void the uses permitted on appeal.
- 11.6 Variances - The Planning and Preservation Commission shall have the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Ordinance shall not be granted by the Planning Commission unless and until they find that all the following facts and conditions exist:
 - 11.6.1 That special conditions and circumstances exist which are peculiar to the land, structure, or building involved.
 - 11.6.2 That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance;
 - 11.6.3 That the special conditions and circumstances do not result from the actions of the applicant;

- 11.6.4 That the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
- 11.6.5 In granting any variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation 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,
- 11.6.6 Under no circumstances shall the Planning Commission grant a variance to allow a use not permissible under the terms of this Ordinance in the zoning district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said zoning district nor shall any lot be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of this ordinance are not maintained.
- 11.7 Decisions of the Planning Commission in relation to Administrative Official
 - 11.7.1 In exercising their powers, the Planning and Preservation Commission may, so long as such action is in conformity with the terms of this Ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination being appealed.
 - 11.7.2 It is the intent of this Ordinance that all questions of interpretation and enforcement shall be first presented to the Administrative Official, and that such questions shall be presented to the Planning Commission only on appeal from the decision of the Administrative Official, and that recourse from the decisions of the Planning Commission shall be to the courts as provided by law.

SECTION 12 RULES OF PROCEDURE

To fulfill the purposes of this ordinance and carry out the provisions contained therein:

- 12.1 The Planning and Preservation Commission shall adopt rules necessary, to the conduct of its affairs, and in keeping with the provisions of this Ordinance. Meetings shall be held by the call of the Chairman and such other times as the Board may determine. The Chairman, or in his absence the Vice-Chairman, may administer oaths and compel the attendance of witnesses.
- 12.2 The commission annually shall elect from its membership a chairman and vice-chairman. It shall select a secretary from its membership or its staff. If neither the chairman nor the vice-chairman attends a particular meeting, the remaining members shall select an acting chairman from the members in attendance at such meeting.
- 12.3 The commission shall develop and adopt rules of procedure which shall govern the conduct of its business, subject to the approval of the Village. Such rules of procedure shall be a matter of public record.
- 12.4 The commission shall develop design review guidelines for determining appropriateness as generally set forth in this ordinance. Such criteria shall insofar as possible be consistent with local, state, and federal guidelines and regulations, including, but not limited to, building safety and fire codes and the Secretary of the Interior's Standards For Rehabilitation.
- 12.5 The commission shall keep minutes and records of all meetings and proceedings including voting records, attendance, resolutions, findings, determinations, and decisions. All such material shall be a matter of public record.
- 12.6 The commission shall establish its own regular meeting time; however, the first meeting shall be held within thirty (30) days of the establishment of the commission by the local government and regular meetings shall be scheduled at least once every three (3) months. The chairman or any two (2) members may call a special meeting to consider an urgent matter.

SECTION 13 ENFORCEMENT AND PENALTIES

The following civil and criminal penalties may be imposed upon those persons, firms, or corporations found to have violated requirements or prohibitions contained within this ordinance.

13.1 Complaints Regarding Violations

13.1.1 Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Administrative Official. The Administrative Official shall record properly such complaint, promptly investigate, and take action thereon as provided by this Ordinance.

13.2 Civil Penalty:

13.2.1 Any person who constructs, alters, relocates, or demolishes any resource in violation of this ordinance shall be required to restore the resource to its appearance or setting prior to the violation. Any action to enforce this provision shall be brought by the Village of Taylor. This civil remedy shall be in addition to, and not in lieu of, any criminal prosecution and penalty.

13.2.2 If a historic landmark or landmark site of statewide or national significance is demolished without review and approval by a local Planning and Preservation Commission, no permit for any construction on the parcel from which the landmark or landmark site has been removed may be issued for a period of up to twenty-four (24) months.

13.2.3 If demolition of a resource occurs without a certificate of appropriateness, then the license of the company, individual, principal owner, or its or his successor in interest performing such demolition shall be revoked for a period of five (5) years.

13.3 Criminal Penalty - Any persons, firm or corporation violating any provision of this ordinance shall be guilty of a misdemeanor, and each shall be deemed guilty of a separate violation for each day during which any violation hereof is committed. Upon conviction, each violation shall be fined not less than Ten Dollars (\$10.00) nor more than Five Hundred Dollars (\$500.00). Each day that a violation continues to exist shall constitute a separate offense.

SECTION 14 ADMINISTRATIVE OFFICIAL

- 14.1 An Administrative Official designated by the Governing Body shall administer and enforce this Ordinance. The Administrative Official may be provided with the assistance of such other persons as the Governing Body may direct.
- 14.2 If the Administrative Official shall find that any of the provisions of this Ordinance are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violations and ordering the action necessary to correct it. The official shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with or to prevent violation of its provisions.

SECTION 15 BUILDING PERMITS REQUIRED

- 15.1 Conformity with Ordinance Required - No building shall be constructed, enlarged, reconstructed, or materially altered without first obtaining a building permit, and no building permit shall be issued unless within strict conformance with the provisions of this Ordinance. However, fences, accessory structures and agricultural buildings shall be exempt from permit requirements.
- 15.2 Application Information - All applications for building permits shall be accompanied by plans in duplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the Administrative Official. One copy of the plans shall be returned to the applicant by the Administrative Official, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The second copy of the plans, similarly marked, shall be retained by the Administrative Official.
- 15.3 Period of Permit - If the work described in any building permit has not begun within ninety (90) days from the date of issuance thereof, said permit shall expire and be canceled by the Administrative Official, and written notice thereof shall be given to the persons affected, together with notice that work as described in the canceled permit shall not proceed unless and until a new building permit has been obtained.
- 15.4 Conformity with Application - Permits issued on the basis of plans and applications approved by the Administrative Official authorize only the use, arrangement, and construction set forth in such approved plans and applications, and any other use, arrangement, or construction at variance with that authorized shall be deemed violation of this Ordinance.
- 15.5 Certificate of Occupancy: No land or building or part thereof hereafter erected or altered in its use or structure shall be used until the Building Inspector shall have issued a certificate of occupancy stating that such land, building, or part thereof, and the proposed uses thereof are found to be in conformity with the provisions of this ordinance. Within three days after notification that a building or premises, or part thereof, is ready for occupancy for use, it shall be the duty of the Building Inspector to make a final inspection thereof and to issue a certificate of occupancy if the land, building or part thereof and the proposed use thereof are found to conform with the provisions of this ordinance; or if such certificate refused, to state refusal in writing with the cause.
- 15.6 Records: A complete record of such applications, sketches, and plans shall be maintained in the office of the Building Inspector.
- 15.7 Hearings, Appeals, Notice
 - 15.7.1 Appeals to the Planning and Preservation Commission concerning interpretation or administration of this Ordinance may be taken by any persons aggrieved or by any officer or bureau of the Governing Body of the Village affected by any decision of the Administrative Official. Such appeals shall be taken within a reasonable time, not to exceed 60 days or such lesser period as may be provided by the rules of the Planning Commission and specifying the grounds thereof. The Administrative Official shall forthwith transmit to the Planning Commission all papers constituting the record upon which the action appealed from was taken.
 - 15.7.2 The Planning and Preservation Commission shall fix a reasonable time for the hearing of appeal, give due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or attorney.

SECTION 16 AMENDMENTS

16.1 Amendment Procedure

- 16.1.1 The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or repealed, provided however that no such action may be taken until after a public hearing; in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard; in accordance with the procedure set forth in this section.
- 16.1.2 An amendment to this Ordinance may be initiated by the Planning Commission or Governing Body on its own motion, or, in the manner and pursuant to the procedure hereinafter set forth, may be initiated by any person, firm, or corporation filing an application therefor with the Village.
- 16.1.3 Any proposed amendments, supplements, change, modification, or repeal shall be first submitted to the Planning Commission for its recommendations and report and the Planning Commission shall hold a public hearing thereon.
- 16.1.4 The Planning Commission shall make its recommendation on such request for any amendment, supplement, change, modification, or repeal to the Governing Authority, and the Governing Authority shall proceed to hold a public hearing in relation thereto after giving 15 days notice of the hearing in an official newspaper specifying the time and place for said hearing.
- 16.1.5 The Governing Authority may refer the application back to the Planning Commission for additional study before final decision; however no notice other than for the first public hearing need be given.

16.2 Public Hearing Required

- 16.2.1 No Amendment to this Ordinance shall Become effective until after a public hearing in relation thereto at which hearing parties in interest and citizens shall have an opportunity to be heard. Notice of the time, place and purpose of such hearing shall be published at least once in an official newspaper or a paper of general circulation in the community at least fifteen (15) days prior to the hearing. If no local newspaper exists, notice shall be posted in at least three (3) public places within the Village. Said notice shall read as follows:

NOTICE

Pursuant to the order of the [Governing Body) of [Village], Mississippi, notice is hereby given to all persons interested or in any way affected thereby that (Name of Applicant) has filed an application with the undersigned to rezone the following described property from * to* ;

(Description of property).

Said application will be heard by the [Governing Body) of [Village), Mississippi, at the Village Hall in Village), at (time), (date), at which time all parties interested in or affected thereby will be heard, after which a decision will be rendered by the Governing Body. Any objection thereto may be made by any person owning property within 160 feet of said area exclusive of streets, and if made in writing must be filed with the undersigned before said time if a hearing thereon or consideration thereof is desired, or any party interested may appear in person or by counsel on said date.

This the day of 2___ .

Administrative Official

16.3 Posting

Any area for which an individual application for a change in zoning classification is being considered shall be posted for at least fifteen (15) days prior to the hearing, and the costs of such posting shall be borne by the applicant. Such posting shall be by means of a sign or signs erected in conspicuous locations on the property. The sign shall read, in letters legible from the nearest street, as follows:

PUBLIC NOTICE:

This property is being considered for REZONING*. For additional information call (Telephone Number).

*Zoning classification to be indicated by the word residential, commercial, industrial, or other, followed by the alphabetical and numerical definition. Description of the property may be in the form of a map containing sufficient data to accurately locate the property.

16.4 Effect of Protest to Amendment

When a proposed amendment affects the zoning classification of property, and in case a protest against such change is signed by the owners of 20 per cent or more either of the area of the lots included in such proposed change, or of those immediately adjacent to the rear thereof, extending one hundred sixty (160) feet therefrom, or of those directly opposite thereto, extending one hundred sixty (160) feet from the street frontage of such opposite lots, then such amendments shall not become effective except by the favorable vote of three-fifths of all the members of the Mayor and Board of Aldermen who are not required to recuse themselves.

16.5 Applications for Amendments

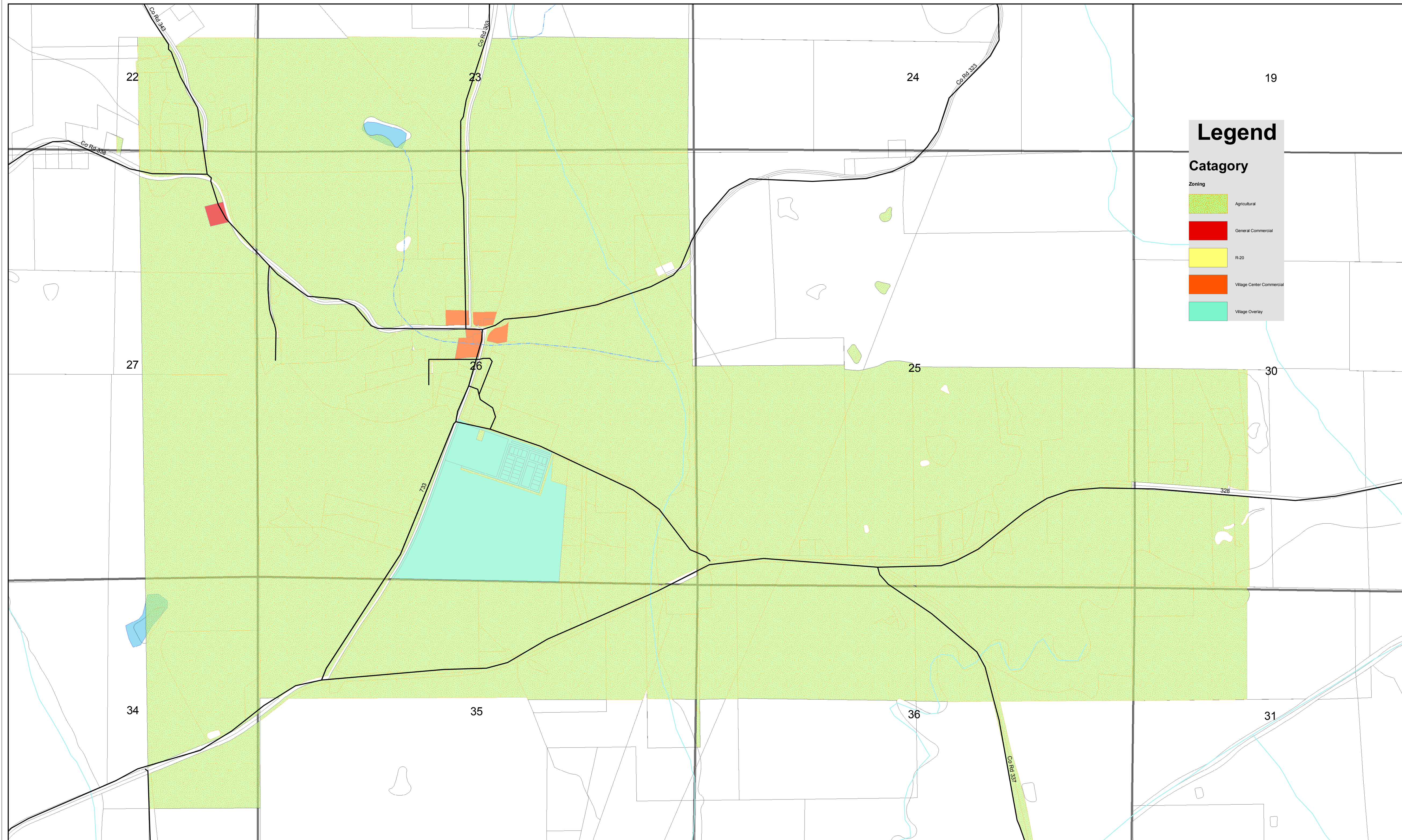
- 16.5.1 Any person, firm, corporation or political subdivision may apply for an amendment to this Ordinance.
- 16.5.2 All applications for amendments to this Ordinance shall be filed with the Governing Body.
- 16.5.3 Without in any way limiting the right to file additional material, no application for amendment to this Ordinance will be considered unless it contains:
 - 16.5.3.1 The applicant's name, address and interest in the application, and the name, address and interest of every person, firm, corporation or political subdivision represented by the applicant interested in the application.
 - 16.5.3.2 The description of the proposed amendment.
 - 16.5.3.3 A plat showing the land area which would be affected by the proposed amendment, the present zoning classification of the area and of all abutting properties, all public and private rights-of-way and easements bounding and intersecting the designated area and, abutting properties.
 - 16.5.3.4 An applicant for amendment of the Zoning District Map shall have the responsibility to demonstrate the appropriateness of the change shall include the following:
 - 16.5.3.4.1 How the proposed amendment would conform to the Comprehensive Plan.
 - 16.5.3.4.2 Why the existing zone district classification of the property in question is inappropriate or improper.
 - 16.5.3.4.3 What major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map reasonably necessary to the promotion of the public health, safety or general welfare.;;
 - 16.5.3.4.3.1 List such changes
 - 16.5.3.4.3.2 Describe how said changes were not anticipated by the Comprehensive Plan
 - 16.5.3.4.3.3 Describe how said changes altered the basic character of the area
 - 16.5.3.4.3.4 Describe how said changes make the proposed amendment to the Zoning District Map appropriate.

SECTION 17 MISCELLANEOUS

- 17.1 Appropriations - The Village is authorized to make appropriations to the commission necessary for the expenses of the operation of the commission and may make additional amounts available as necessary for the acquisition, restoration, preservation, operation, and management of historic properties.
- 17.2 Interpretation - In interpreting and applying this Ordinance, its provisions shall be held to be the minimum requirements necessary for the promotion of public safety, health, convenience, comfort, and general welfare. It is not intended by this Ordinance to interfere with, or abrogate, or annul any easements, covenants, or other agreements between parties unless they violate this Ordinance. When two specific provisions of this Ordinance conflict, or a provision of this Ordinance conflicts with any other code, statute, law, ordinance or regulation, the more restrictive section shall apply.
- 17.3 Separability Clause - The requirements and provisions of this ordinance are separable. If any article, section, paragraph, sentence, or portion thereof, be declared by any court of competent jurisdiction to be void, invalid, or inoperative, the decision of the court shall not affect the validity or applicability of the ordinance as a whole or of any part thereof other than the part held void, invalid, or otherwise inoperative.
- 17.4 Schedule of Fees, Charges, and Expenses - The Governing Body shall establish a schedule of fees, charges, and expenses, and a collection procedure, for building permits, appeals, and other matters pertaining to this Ordinance. The schedule of fees shall be posted in the office of the Administrative Official. No permit, certificate, uses permitted on appeal, or variance shall be issued unless or until such Costs, charges, fees, or expenses have been paid in full, nor shall any action be taken on proceedings before the Planning Commission unless or until preliminary charges and fees have been paid in full,
- 17.5 Repealing Clause - In cases of conflict between this ordinance or any part thereof, and the whole or part of any existing or future ordinance of the Village of Taylor, the most restrictive shall in all cases apply. All ordinances and parts of ordinances in conflict herewith are hereby repealed. Likewise, all ordinances and part of ordinances in conflict with the Mississippi Antiquities Act (39-7-1 et. seq. of the Mississippi Code of 1972, as amended in 1983) are hereby repealed.
- 17.6 Effective Date - This ordinance shall become effective one month after its passage.
- 17.7 Non Restrictive Clause - Nothing in this ordinance shall be construed to prevent the regulation or acquisition of property, improved or unimproved, by the State of Mississippi or any of its political subdivisions, agencies, or instrumentalities or by the United States of America or any of its political subdivisions, agencies, or instrumentalities. Furthermore, the Village of Taylor hereby acknowledges that the Mississippi State Antiquities (39-7-1 et. seq. of the Mississippi Code of 1972, as amended in 1983), provides for the sensitive treatment of publicly owned property, improved or unimproved, shown to possess certain architectural, historical, or archaeological significance, which are designed by the Board of Trustees of the Mississippi Department of Archives and History as Mississippi Landmarks. Whenever the Village proposes to rehabilitate, alter, or enlarge a Mississippi Landmark (or proposes similar actions which would affect a Mississippi Landmark), the Village shall submit its plans to the Mississippi Department of Archives and History for review and compliance.
- 17.8 Appeals - The applicant who desires to appeal a decision by the commission shall file an appeal to the circuit clerk of Lafayette County within thirty (30) days after the determination of the issue by the commission in the manner provided by law.
- 17.9 Title to Property Acquired - All property acquired by funds appropriated by the Village shall be acquired in the name of the Village unless otherwise provided by the Village. So long as owned by the Village, properties may be maintained by or under the supervision and control of the Village. However, all property acquired by the commission from funds other than those appropriated by the Village may be acquired and held in the name of the commission, the Village, or both. Whenever the commission shall hold title to properties in its own name, such properties shall be administered in accordance with this and other Village ordinances.

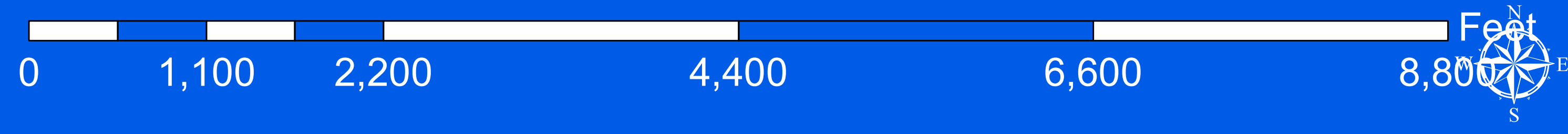
Attachment: Zoning Map

Town of Taylor General Development Plan 2028



Zoning Map - Draft

Source: Lafayette Co. Tax Assessor
Date: 09-15-08 Draft



RLBA - Community Design and Planning
Robert L. Barber and Associates
919 Getwell Road
Hernando, Mississippi 38632
www.RLBnet.com 901-268-7566

DESIGN STANDARDS

TAYLOR, MISSISSIPPI DESIGN GUIDELINES

September 16, 2008

Final Draft

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Appendix

1. Purpose - It is the intent of the Village's design standards to promote a more pro-active growth and development strategy for the purpose of maintaining the long-term economic vitality of the community, as well as its quality of life. Compliance with the standards is required in order to secure a building permit for commercial, multiple-family residential, industrial or institutional buildings within the Village.
2. Actions Requiring Development Plan Approval
 - a. The following development actions require the submission of a development plan under the terms of this ordinance:
 - i. All new construction, additions, change in exterior appearance, exterior alteration, or change in use for either land, buildings, or buildings and land in combination for all categories of commercial, multiple-family, institutional and industrial uses.
 - ii. The construction, reconstructions, alteration, or expansion of a parking area for automobiles, trucks, trailers, recreational vehicles, mobile homes, manufactured homes or other vehicles, whether for customer parking, sales, or temporary or long-term storage.
 - iii. Fences, signs, landscaping requirements, and curb cuts not otherwise reviewable in these regulations.
 - iv. Single-family residences and all accessory structures appurtenant thereto are **exempt** from these guidelines
 - v. All permits for plumbing, heating, air conditioning, elevators, fire alarms and extinguishing equipment, and all other mechanical and electrical equipment when such work is entirely within the interior of a building, or when located outside of the building, but buried beneath the surface of the earth are **exempt** from these guidelines.
 - vi. All permits for interior alterations, repairs or renovation are **exempt** from these guidelines.
 - vii. All permits for demolition or wrecking are **exempt** from these guidelines.
 - b. General Architectural Guidelines
 - i. The Village of Taylor strongly encourages interesting, articulated and high quality structures. Long or continuous wall planes should be avoided. Buildings should exhibit detail and elements appropriate for pedestrian view.
3. Lighting
 - a. Illumination shall be appropriate to site activities and site location. The minimum amount of illumination necessary for safety should be used. Exterior lighting of the building and site is to be designed so that light is not directed off the site and the light source is fully shielded from direct off-site viewing.
 - b. Exterior light sources may not be exposed and must be shielded from view, down cast

and parallel with the ground. All luminaries (the complete lighting unit, consisting of the light source and all necessary mechanical, electrical and decorative parts) shall be "cut-off type" luminaries with elements such as shields, reflectors, or refractor panels which direct and cut off the emitted light at an angle of ninety degrees or less.

- c. No exterior lighting fixture of any kind shall be so placed or directed such that the direct or reflected light therefrom shall interfere with the operation of automotive vehicles on any adjacent street
- d. No exterior light shall have any blinking, flashing, or fluttering light, or other illuminating device which has a changing light intensity or brightness of color.
- e. Exterior lighting is to be architecturally integrated with the building style, material and colors
- f. Lighting fixtures, whether mounted upon a building or independently upon a light standard, shall not exceed twenty-five feet (25') in height
- g. Use of low, bollard-type lighting and landscape accent lighting is encouraged
- h. Raised light pole bases are to be attractively designed and detailed to be compatible with the overall project. Bases must be in a neutral color and not traffic yellow.
- i. Building mounted artificial light sources are to be shielded from public view, except for low intensity decorative lighting not exceeding forty-five (45) watts per bulb.
- j. All exterior lighting must be listed by the developer on site plans, including a detailed lighting plan that includes the type, number, brightness, and type of cutoff/shielding for all fixtures.

4. Utilities

- a. All on-site utilities shall be installed underground. Surface transformer switching pads shall be located and screened to be unobtrusive.

5. Screening

- a. All exterior trash and storage areas, loading docks and ramps, and service areas are to be screened from view in a manner that is compatible with the building and site design. Screening materials should be the same as the primary building materials. The location of such services should be sited with limited visibility to public view and/or adjacent properties. Trash dumpsters and trash receptacle areas are to be screened with a masonry enclosure on three sides and gated.
- b. Garbage collection areas shall be located at the rear of buildings. The following criteria shall also apply:
 - i. Dumpster enclosures shall be located on a concrete pad, of such size as recommended by the disposal company.
 - ii. The approach to the dumpster area shall be paved of a hard surface Portland cement or asphaltic concrete, of a specification sufficient to support the weight and continual use of the garbage collection vehicle.
 - iii. The screening on all enclosed dumpsters shall be a minimum of at least two (2) feet taller than the dumpster.
 - iv. For compaction units, a floor drain shall be provided which ties to the sanitary

- sewer.
- v. Either the dumpster enclosure must be constructed of sufficient size to accommodate all refuse materials to be recycled, such as grease barrels for restaurants and used oil barrels for automotive uses, or a separate enclosed pad of the same specification provided.
 - vi. The use of wooden fences or chain-link fences with slats as a screening device for garbage collection areas is strictly prohibited.
 - vii. Mechanical, communications, and service equipment, including satellite dishes and vent pipes, are to be totally screened from public view by parapets or walls. All building mounted equipment is to be screened by parapets or walls from ALL public views.
6. Sidewalks - Where the subject property does not already provide a public sidewalk, a five (5) foot wide sidewalk shall be constructed along the entire street frontage of the property. The sidewalk shall be constructed to align with existing sidewalks on adjacent properties. Where sidewalks are not yet present on adjacent properties, the sidewalk shall be constructed at least five (5) feet back from the curb to allow for green space and street trees. In the instance of a cornerlot, the sidewalk will be constructed along both street frontages, with handicap access ramps constructed at the street corner.
- a. Crosswalks. Crosswalks shall be provided both internally and externally to the development. Public crosswalks shall be striped in conformance with the latest edition of the Manual on Uniform Traffic Control Devices. Private crosswalks, internal to the site, shall be delineated by materials of a different color and texture from the surrounding parking lot (brick, cobblestone, etc. preferred) or by white, reflectorized pavement striping.
7. Street Signs and Traffic Control Devices - When, as the result of the proposed project, street signs, traffic signals, or traffic regulatory signs are required, the applicant shall be responsible for the installation of such devices and signs, the design of which shall be integrated into the overall site design.
8. Retaining Walls
- a. The height and length of retaining walls should be minimized with appropriate landscaping. Retaining walls should be designed to incorporate elements of other architectural features or natural features of the project.
 - b. Materials utilized for the retaining walls should match the primary building material. Plantable walls allowing for the growth of vegetation are encouraged.
9. Signs
- a. All signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with

other signs in the area. Signs must adhere to the Taylor Sign Regulations.

10. Materials and Colors

- a. Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. Highly reflective and/or synthetic materials are discouraged.
- b. Exterior materials should be selected based on their durability and appropriateness for their intended function. Special attention should be given to the durability of materials used around the ground floor of the building. Preferred building materials include stone, brick, cement board, cementitious stucco, and wood. The materials selected should require minimal maintenance. Their color should be integral to the material and not painted on (except in the case of wood). No more than three (3) painted or applied colors may be used on the exterior of any building. Colors of the predominate exterior surface material should be subdued, with natural tones and neutral colors predominating.
- c. Exterior Insulating Finishing (EIFS) and concrete masonry should not be the predominant building material. EIFS should be used as a way to accentuate an architectural element and should be limited to areas not subject to damage or abuse (lower parts of buildings). Concrete masonry should be limited to split face or burnished units. Painted, flat-faced concrete masonry units are prohibited.
- d. Architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatments, where one or more unrelated materials are placed upon the building are prohibited. Large parapet walls should reflect the function behind them and should not be freestanding. All elevations need not look alike; however, a sense of overall architectural continuity is strongly encouraged.
- e. Inconsistent adornment and frequent changes in material should be avoided.
- f. All buildings should be designed to be compatible with the character of the community.
- g. The maximum unbroken facades plane shall be fifty (50) feet for multiple-family residential uses, and sixty (60) feet for commercial and office uses. The wall of any such building shall be interrupted through the use of projections or recesses, portals, courtyards, plazas or other appropriate architectural conventions. The design of off-setting wall plane projections or recesses shall have a minimum depth of two (2) feet.
- h. No flat-faced cement block or metal surfaces shall be visible upon the exterior of any building.
- i. Where pitched roofs are utilized, the primary roof form shall be on a slope of no less than 6/12. Porches shall be on a slope of not less than 3/12. Pitched roofs shall be shingled with wood textured composition shingles or architectural shingles. Roof design should be appropriate for the architectural style of the building. Enameled standing seam metal, flat tiles of concrete or clay, and copper metal, and galvanized tin roofs are permitted. All surfaces are permitted when the roof is concealed from public view by parapets (flat, built up or pitched roofs). The use of plastic, fiberglass,

other metal, or glass, visible to public view, is strictly prohibited. The use of bright, high intensity colors is strictly prohibited

- j. The treatment of doors and windows shall be uniform throughout the building design, with the exception of designated fire doors located on the rear of the building.
 - k. Parapet facades may be used when of unified construction with the primary surface of the wall and of the same material and color. The parapet shall be design such that the reverse side of all elements shall not be visible to public view. False mansards are prohibited. Canopies are permissible provided they are an integrated part of the overall building design, are not used to create the impression of a false mansard, and are not used as a location or support for wall-mounted signage (painted signs on canopies are permitted).
11. Landscaping - Landscaping is used in parking areas to reduce heat radiated from paving, improve auto circulation and safety, and to screen parked automobiles from public view.
- a. A consistent landscape treatment along public streets enhances the appearance of the public domain, and provides an attractive, unified setting for variations among individual developments. Landscaped areas should dominate the frontage of any site where entries are the only interruption. Although the type and nature of the landscaping between individual properties may vary, the design and depth of landscape areas shall be consistent as they transition from one property to another.
 - b. A minimum of one (1) large deciduous shade tree for every thirty-five (35 feet of lineal street frontage or portion thereof shall be planted upon the subject property within the area five (5) feet behind the street ROW line up to said street ROW line. The size of the trees at planting is to be 3 ½ " caliper as measured six (6) inches above the ground
 - c. Trees planed for the purpose of complying with the perimeter landscaping requirements shall not be double counted for compliance with the interior landscaping requirements.
 - d. Ground cover. Areas adjacent to streets and pedestrian walkways, as well as interior landscaped areas, shall be treated with grass, mulch or other types of vegetative ground cover.
 - e. Irrigation. In order to present a healthy, neat and orderly appearance, landscaped areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, and trees by utilizing a sprinkler system or hose bibs.
 - f. Whenever possible, healthy existing trees should be maintained, as they are an amenity that increases the value of property and requires many years to replace. All existing trees eight (8) inches or larger or significant tree canopy, must be identified on the site plan.
 - g. The trees, shrubs, and other landscaping materials depicted upon the approved Development Plan shall be considered as elements of the project. The applicant and his successors, assign, and/or subsequent owners and their agents shall be responsible for the continued maintenance of all landscaping materials. Plant material which exhibits evidence of insects, disease or damage shall be appropriately treated. Dead plants shall be removed and replaced within thirty (30) days following notification by the Village.

- h. All landscaping shall be in accordance with the approved plant list in Appendix “A”.
- 12. Off-site Improvements - Where off-site roadway or utility improvements are required as a result of the proposed development (due to impact), those improvements shall be the responsibility of the applicant, and shall be constructed or installed prior to any final inspection or the issuance of an occupancy permit.
- 13. Planning and Preservation Commission to Serve as Site and Design Review Committee. The Planning and Preservation Commission is hereby established as the Site and Design Review Committee. With the advice of the Fire Chief, Police Chief, Building Official, and any consultants hired by the Village to review site and building plans, the Planning Commission may act upon submission under these Design Standards.
- 14. Administration and Appeals - Any person or persons aggrieved by any decision of the Planning Commission may appeal such decision to the Mayor and Board of Aldermen by filing a “Notice of Appeal” in writing within ten (10) days of the date of the final action of the development plan. The Mayor and Board of Aldermen may affirm, reverse, remand, or modify the decision of the Planning Commission as may be appropriate. The Planning Commission may issue variances to the regulations in keeping with the rules of the Zoning Ordinance.

APPENDIX "A"

APPROVED PLANT LIST

DESIGN REVIEW ORDINANCE

LARGE - MATURING TREES

Deciduous

White Ash (<i>Fraxinus Americana</i>)	Resistant to heat and drought; growth rate medium; height range 50' to 80'; do not plant in heavy clay soil.
Bald Cypress (<i>Taxodium Distichum</i>)*	Growth rate fast; height range 50' to 80'; produces small leaves that do not need raking.
River Birch (<i>Betula Nigra</i>)*	Subject to drought problems; may be multi-stem; growth rate fast; height range 40' to 70'.
Lacebark Elm (<i>Ulmus Parvifolia</i>)	Resistant to Dutch Elm disease; growth rate medium; height range 40' to 50'.
Ginko (<i>Ginko Biloba</i>)*	Pest free, tolerates pollution, drought resistant; growth rate slow; height range 50' to 60'.
Laurel Oak (<i>Quercus Laurifolia</i>)	Growth rate medium to fast, height range 60' to 80'; "Darlington" variety recommended.
Pin Oak (<i>Quercus Palustris</i>)	Growth rate medium to fast; height range 60' to 70'; dried foliage persists in winter.
Sawtooth Oak (<i>Quercus Acutissima</i>)	Holds its leaves during winter, drops lots of acorns, toughest of the oaks; growth rate medium to fast; height range 35' to 70'.
Shumard Oak (<i>Quercus Shumardii</i>)*	Growth rate medium to fast; height range 40' to 80'.
Southern Red Oak (<i>Quercus Falcata</i>)*	Natural to area; growth rate medium to fast; height range 70' to 80'.
Water Oak (<i>Quercus Nigra</i>)	Prefers well drained clay, fertile moist soil; growth rate medium to fast; height range 70' to 80'.
White Oak (<i>Quercus Alba</i>)	Very long lived; growth rate slow; height range 70' to 80'.

Willow Oak (<i>Quercus Phellos</i>)	Very common tree in this area, withstands urban conditions; growth rate fast; height range 70' to 80'.
Japanese Pagoda Tree (<i>Japonica</i>)	May develop cankers which can girdle limbs; (Sophora growth rate fast; height range 70' -80'.
London Planetree (<i>Plantanus Acerifolia</i>)*	Withstands harsh urban conditions; growth rate fast; height range 60' to 100'.
Tupelo Black Gum (<i>Nyssa Aquatica</i>)	Resistant to disease, urban tree, long life; growth rate medium, height range 50' to 70'.
Tulip Poplar (<i>Kiri dendron Tulipifera</i>)	Needs lots of space, good soils; growth rate fast; height range 60' to 90'.
Japanese Zeikova (<i>Zeikova Serrata</i>)	Form of elm resistant to Dutch Elm disease; growth rate fast, height range 50' to 80'.
Evergreen	
Leyland Cypress (<i>Cupressocyparis Leylandii</i>)	Maintains good shape, excellent screening; growth rate medium to fast, height range 60' to 70'.
Canadian Hemlock (<i>Taug Canadensis</i>)	Requires partial shade and good soils; growth rate fast; height range 40' to 70'.
Southern Magnolia (<i>Magnolia Grandiflora</i>)	Drops large leaves; growth rate medium to fast; height range 50' to 80'.
Austrian Pine (<i>Pinus Nigra</i>)	Tolerates urban conditions, growth rate medium; height range 50' to 60'.
Loblolly Pine (<i>Pinus Taeda</i>)	Susceptible to pine beetles if not kept healthy; growth rate fast, height range 40' to 60'.
Virginia Pine (<i>Pinus Virgnana</i>)	Susceptible to pine beetles if not kept healthy; growth rate medium; height range 15' to 40'.

MEDIUM TO SMALL MATURING TREES

Flowering

Kwanzan Cherry (<i>Prunus Serrulata</i>)	Good soils preferred; growth rate slow; height 20' to 25'.
Yoshino Cherry (<i>Prunus Yedoensis</i>) Crabapple (<i>Malus Spp.</i>)	Good soils preferred; growth rate med.; height 20' to 25'.

Recommended varieties: "Snowdrift," "Zumi," and "Centurion;" growth rate medium to fast; height range 15' to 25'.

Crapemyrtle (<i>Lagerstroemia Indica</i>)*	Must be maintained in tree form; growth rate medium; height range 15' to 45'.
Flowering Dogwood (<i>Cornus Florida</i>)*	Needs partial shade and good soils; growth rate medium to fast; height range 20' to 25'.
Kousa Dogwood (<i>Cornus Kousa</i>)*	More hardy tree than Flowering Dogwood; growth rate slow to medium; height range 15' to 30'.
Hawthorne (<i>Crataegus Viridis</i>)	Prone to insect problems; growth rate slow to medium; height range 20' to 25'.
Saucer Magnolia (<i>Magnolia Souciangeana</i>)	Growth rate medium; height range 20' to 30'.
Aristocrat Pear (<i>Pyrus Calleryana</i>)+	Very tolerant, best limb structure; growth rate fast; height range 30' to 40'.
Bradford Pear (<i>Pyrus Calleryana</i>)	Very tolerant, requires regular pruning, growth rate fast; height range 30' to 40'.
Capital Pear (<i>Pyrus Calleryana</i>)	Very tolerant, most columnar; growth rate fast; height range 30' to 40'.
Redspire Pear (<i>Pyrus Calleryana</i>)	Very tolerant, more narrow than the "Bradford;" growth rate fast; height range 30' to 40'.
Purpleleaf Plum (<i>Pyrus Calleryana</i>)	Remains purple, produces fruit; growth rate medium to fast; height range 15' to 30'.
Non-Flowering	
Carolina Cherry Laurel (<i>Prunus Caroliniana</i>)	Good soils preferred; growth rate medium; height range 20' to 30'.
Foster Holly #2 (<i>Ilex x Attenuata</i> "Foster")	Multiple uses; growth rate medium to fast; height range 15' to 20'.
Savannah Holly (<i>Ilex x Attenuata</i>)	Multiple uses; growth rate fast; height range 20' to 30'.
American Hornbeam (<i>Carpinus Caroliniana</i>)*	Pest free, tolerates urban conditions; growth rate slow; height range 20' to 30'.
European Hornbeam	Pest free, tolerates urban conditions; growth rate

HERITAGE STRUCTURES OVERVIEW

