

# **Interstate District**

**A New Zoning District Prepared for  
City of D'Iberville**

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**In cooperation with  
Gulf Regional Planning Commission**

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## **Purpose of the District**

### **In general**

The Interstate District has been created for the following specific purposes:

- I. To serve high traffic retail and service and light industrial type trades. These types of establishments serve a market population beyond the community or neighborhood. The market area tends to be regional. These types of establishments generate traffic which is best suited to arterial service roads and highways to avoid undue congestion.
- II. To attract economic development and employment opportunities that are supportive of and compatible with the existing character of the area and those private and public uses contemplated with the Comprehensive Plan.
- III. To enhance the visual image of D'Iberville which is associated with the major Interstate Highway gateways to the City, ensuring the architectural compatibility of new structures with the development of the district; preventing visual clutter related to signs, utilities transmission lines, unkept facades of buildings and structures, storage of materials and visibility of parked vehicles; providing and maintaining landscaping along streets, at buildings and structures and in vehicular parking areas; protecting visual vistas identified in the City's Comprehensive Plan.
- IV. Protect and provide for specific sites for development and redevelopment as identified in the City's Comprehensive Plan.

**Interstate District List of Permitted Uses**  
Resolution to Amend Ordinance #58  
to change the list of permitted uses by *Plan-Review* to  
**Use-By-Right, Planning-Review and Conditional-Use-Approval**

**Use-By-Right**

- Single Family Dwellings-must follow R-1 district requirements
- Banks, Drive-in banks, Mortgage Company or Lending Institutes-Title loans (with no storage)
- Retail-that will be located in existing buildings
- Professional offices-medical clinics, dental clinics, insurance, attorney
- Florist shop
- Bookstore/newsstand
- Dry Cleaning
- Auto dealership (new car)

**Planning Commission Review**

- Hotels, Motels
- Marinas, docks, sports fishing activities (charter boats)
- Restaurants no lounge, fast food, delicatessens
- Water parks or water related activities
- Theaters or Amusement establishments (skating rinks)
- Building material and supply stores
- Bed & Breakfast
- Drug store
- Libraries
- Museums
- Convenience stores
- Grocery stores/Supermarket
- Department or discount stores
- Liquor store
- Sporting goods store (new building)
- Laundromat
- Auto dealership (used car)

**Conditional-Use-Approval**

- Nightclubs
- Restaurant with lounge or bar area
- Lounges, Pool Halls, Bars

- Bowling Alley with lounge or bar area
- Adult Video, Bookstore or Theater
- Massage Parlor
- Medical related facilities (hospital, laboratories, ambulance services)
- Multi-family (condominiums)
- Parking garages
- Utility Structures
- Shopping Center or enclosed mall
- Amusement park (outdoors)
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## Development Plan

### **Purpose**

In order to provide for certain uses which, because of their unique characteristics, require special review and consideration to determine the compatibility of such uses with neighboring properties, the D'Iberville Planning Commission shall require applicants to **submit a development plan** for review to the Planning Commission and other departments of the City as determined by the planning commission or City Manager to be appropriate when the development will not be for single family residential and or related accessory use.

This plan is required to assist the planning commission in determining what the developers propose, where they intend to construct same and when it will be accomplished. Among other things, the development plan will assist the D'Iberville Planning Commission with:

- Analyzing traffic flow and traffic congestion considerations
- Availability and location of parking
- Determining the potential impact of the proposed operations on the City's infrastructure such as roads, water, and sanitary sewerage collection and disposal
- Determining the potential impact, which could result in an increased need for municipal services such as police and fire protection

### **Requirements**

The development plan shall include the following elements (and other information as may be required by the D'Iberville Planning Commission) to insure that the purposes of the City's comprehensive plan, transportation plan and its zoning ordinance are met.

1. A site plan depicting the location of all facilities to be developed.
2. Project development time table to indicate full and complete compliance at the time of approval.
3. Floor plans showing proposed structural uses.
4. Photographs, artists' renderings, or other visual documents that will assist the City in establishing compatibility.
5. Information relative to the number of employees contemplated; the number of visitors expected daily, monthly, yearly, peak traffic times and days; hours of operation.
6. Number of parking spaces to be provided and the layout and location of the parking lots.
7. Road improvements, traffic control and signalization necessary to properly service the development.

8. Expected infrastructure improvements such as water, natural gas, electricity, drainage, and sanitary sewerage collection to include location of improvements, size of pipes, etc.
9. A legally binding agreement from the applicant that:
  - All permanent improvements to be constructed shall be to the standards of the latest editions for the building and related codes adopted by the City of D'Iberville
  - Water system and sanitary sewer system improvements necessitated by any development shall be designed and constructed in accordance with the standards and requirements of the City of D'Iberville and may be at the expense of the developers.
  - The developers shall dispose of garbage, trash and other solid waste in a manner consistent with applicable federal, state and local laws.
  - Other requirements may be deemed necessary, appropriate and in the interest of the public health, safety, and welfare. Completion of the improvements set forth in the agreement shall be a condition before certificate of occupancy shall be issued for any use and no building or facility will be occupied until such improvements are constructed and operational.

### **Additional requirements**

The City of D'Iberville may require additional information before granting a permit for developments in the Interstate District as follows:

1. Evidence of site control for all lands necessary for the full and complete implementation of the development plan.
2. Landscaped buffer areas of sufficient length and width as necessary to protect adjoining uses from any adverse impact from noise, traffic, lights, etc., or to protect any adjoining use of right, including for fire safety, or maintenance operations.
3. Storm water retention and drainage plans.
4. Permit and approval from state and federal agencies for any development within designated flood hazard areas.
5. Exterior lighting plans for buildings and parking lots and other similar lighting uses.

## **Special Sign Regulations**

### **In general**

The following regulations shall apply to all sign within the Interstate District, all sections:

No sign shall be placed or maintained within the district except as herein provided.

1. No sign, except an unlighted sign for lease, sale or rent of property and not exceeding thirty-two (32) square feet in area; and announcement of profession sign not exceeding four (4) square feet in area; traffic and other regulatory signs, legal notices and the light shall not be placed or erected without the prior approval of the City Manager.
2. No signs attached to the vertical face of the building shall employ flashing, rotating or blinking lights.

### **Types of signs prohibited**

The following types of signs are specifically prohibited.

3. A sign or structure which directs attention to a business, commodity, service, activity or entertainment not conducted or principally sold or offered upon the premises on which the sign is located.
4. Revolving signs or beacons, streamers, pennants, banner and/or whirling devices.
5. Portable signs of any type.

### **Informational and regulatory signs**

The following types of signs displayed for the direction, safety, convenience or information for the public are permitted.

6. Signs of duly constituted governmental bodies, including traffic or similar regulatory signs, legal notices and other signs required to be maintained or posted by law or other regulations.
7. Utility signs not over four (4) square feet in area identifying parking area entrances and exits, off-street loading areas and the like.
8. Memorial plaques, cornerstones, historical marker and the like.
9. Temporary announcement signs including contractors' signs on construction site, not to exceed thirty-two (32) square feet in area, indicating the names of persons associated with or events conducted upon the premises. Temporary announcement signs shall not exceed 90 days without the written authorization of the City Manager.

## **Business signs-on site**

### District A, C, D

Signs advertising a commercial use shall be permitted on-structure (except roof); on a freestanding pole or pylon; and on group signs for multiple businesses such as for a shopping center, strip mall, group business or office complex. The total length of on-structure signs shall not exceed 80% of total storefront width, maximum letter size 4'0". The total area of signs permitted on a freestanding pole or pylon or group sign shall not exceed 200 square feet or the sum of 2 square feet for each lineal foot of lot frontage, whichever is great, in Interstate District A, C and D.

### District B

In Interstate District B, the total of all signs allowed shall not exceed 1 square foot per lineal foot of property frontage or 100 square feet, whichever is greater, because of the proximity to residential development. Frontage must be declared where a corner lot or double frontage exists.

## **Religious, Fraternal, or Civic Signs**

In order to qualify under this section, the entity must be organized and operated as a not-for-profit corporation under the laws of the State of Mississippi. Signs advertising a religious, fraternal, or civic use shall be permitted on-structure (except roof); on a freestanding pole or pylon; and on group signs such as for a shopping center, strip mall, group business or office complex. The total area of on-structure signs shall not exceed 80% of total storefront width, max. letter size 4'0". The total area of signs permitted on a freestanding pole or pylon or group sign shall not exceed 200 square feet or the sum of 2 square feet for each lineal foot of lot frontage, whichever is greater. Except for commercially zoned property, this type of use for signage purposes must comply with the general aesthetics of the location, as reviewed and approved by the planning commission.

## **Residential signs**

No signs are allowed in the residential use areas, except those signs as indicated under the exempted section of Chapter 3, Article II, Section 3-31, D'Iberville Code of Ordinances, or allowed under other sections of that Article. Home occupation signs may be allowed, subject to existing covenants and subject to review and approval by the planning commission.

## **Sale or rent signs**

Signs advertising that the premises are for lease, sale or rent are permitted; provided that each real estate firm shall be limited to one such sign not to exceed sixteen (16) square feet in area on each lot or parcel of property for which such firm has a bona fide listing, and that such sign shall be removed from the premises within ten (10) days subsequent to the leasing, sale or rental of such premises.

## **Development signs**

One company sign not to exceed sixty-four (64) square feet in area may be affixed to each lot or parcel of property to designate that such property is to be occupied at the future date by the business or use designated. This sign shall remain in place no longer than six (6) months, unless an extension is granted by the Planning Commission.

Signs such as, entrance identification at subdivisions and other similar type developments are permitted as permanent on premises signs, as approved by the Planning Commission.

## **Sign setbacks**

Each sign must be setback ten (10) feet minimum from the property line and/or right-of-way line (to edge of sign, not support)

## **Sign height requirements**

### **District A**

The height of the sign shall not exceed sixty-five (65) feet in height if the property in question is located south of Mallett Road and the extension that is being constructed and eight-five (85) feet in height if the property in question is located to the north of said road, or as otherwise required by FAA or approved by the planning commission with acceptance of the development plan.

### **District B**

The height of the sign shall not exceed thirty-five (35) feet in height, or as otherwise required by the FAA or approved by the planning commission with acceptance of the development plan.

### **District C**

The height of the sign shall not exceed sixty-five (65) feet in height, or as otherwise required by the FAA or approved by the planning commission with acceptance of the development plan.

### **District D**

The height of the sign shall not exceed 65' in height if the property in question is located south East Gay Road and 85' in height if the property in question is located north East Gay Road, or as otherwise required by FAA or as otherwise approved by the Planning Commission with acceptance of the development plan.

## **Yard, Area and Height Requirements**

### **Minimum lot area**

To be determined by the planning commission with review and approval of required development plan. Exception: Single-Family Residential/Accessory Uses determined by R-1 requirements.

### **Minimum lot coverage**

To be determined by the planning commission with review and approval of required development plan. Exception: Single-Family Residential/Accessory Uses determined by R-1 requirements.

### **Front yard**

There shall be a front yard having a depth of not less than twenty-five (25) feet measured from the right-of-way of any major street as defined by the City's thoroughfare plan; provided, however, identification or business signs shall have a minimum front yard setback of ten (10) feet before construction. Except for location of sign, the front most fifteen (15) feet of the front yard setback shall remain open to the sky. The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. Exception: Single Family Residential/Accessory Uses determined by R-1 requirements.

### **Side yard**

There will be a minimum setback of ten (10) feet for landscape buffering, unless otherwise approved with the development plan. Exception: Single Family Residential/Accessory Uses determined by R-1 requirements.

### **Rear yard**

There will be a minimum setback of twenty-five (25) feet for landscape buffering, unless otherwise approved with the development plan. Exception: Single Family Residential/Accessory Uses determined by R-1 requirements.

### **Height requirements**

#### **District A**

No structure of any kind, except signs as otherwise provided shall exceed sixty-five (65) feet in height, but in no case shall a structure within this district contain more than six (6) stories, or as otherwise required by the FAA.

#### District B

No structure of any kind, except signs as otherwise provided shall exceed thirty-five (35) feet in height, but in no case shall a structure within this district contain more than three (3) stories, or as otherwise required by the FAA.

#### District C

No structure of any kind, except signs as otherwise provided shall exceed thirty-five (35) feet in height, but in no case shall a structure within the district contain more than three (3) stories, or as otherwise required by the FAA

#### District D

No structure of any kind, except signs as otherwise provided shall exceed sixty-five (65) feet in height, but in no case shall a structure within this district contain more than six (6) stories, or as other wise required by FAA.

1. Off-street parking and loading requirements provided in Article VI of the City's zoning ordinance shall apply.
2. The collective provision of required off-street parking spaced for two (2) or more uses located in the same or different building or structures shall be permitted when the total off-street parking spaces provided collectively shall not be less than the sum of the requirements of each of the uses if computed separately.
3. All parking rows must be anchored on either end with a curbed and planted island/projection. Each island/projection must have one indigenous shade tree for single parking rows, and two (2) for double parking rows (minimum two-and-one-half- (2 ½) inch caliper)
4. No parking row may have over twenty-five (25) uninterrupted parking spaced with the introduction of a planted island/project (with shade tree)
5. The perimeter of all parking areas must have an unbroken hedge consisting of either indigenous evergreen shrubs or indigenous densely planted deciduous shrubs, to be a minimum height of twenty-four (24) inches at the time of planting. The perimeter screening must also include indigenous shade trees planted a minimum of thirty-five (35) feet on center, measured at two-and-one-half (2 ½) caliper thickness, at a height of five (5) feet at the time of planting. (This provision insures that the negative visual impacts of parking are minimized, as viewed from within the parking lot and from neighboring properties and the heavy interstate traffic flow.)

## **Fences**

1. No chain link fences shall be permitted within the district, any section, on commercially developed property, except for security purposes when approved by the planning commission.
2. All fences shall maintain as a minimum a thirty-five (35) percent transparency unless permitted as an exception by the planning commission.
3. Fences shall not exceed four (4) feet in height unless utilized for security or screening purposes, in which case such fence may not exceed seven (7) feet in height within the buildable area of the lot