

MISSISSIPPI RENEWAL FORUM

GOVERNOR'S COMMISSION
RECOVERY, REBUILDING, RENEWAL

C O D E S





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The activities of the Codes Team before and during the Renewal Forum included drafting enabling legislation for Transect-based codes; calibrating and customizing the SmartCode for Mississippi state law and Gulf Coast character; meeting with local planners and city attorneys, and coordinating with the design teams for each city to ensure correlation with the Transect. Post-charrette work includes further customization of the city codes, and scheduling several training seminars for SmartCode implementation and Transect-based planning. This report contains information and illustrations about the Transect, Transect-based zoning codes, and the SmartCode.

The entire SmartCode based on version 7.6 is included as part of this report. This is the most up-to-date version of this code; in fact, the Mississippi Renewal Forum is the first occasion for the release of v7.6 and its accompanying Manual. Because it is specially customized for Mississippi, it bears no version number.

The SmartCode is a comprehensive Transect-based planning ordinance that incorporates Smart Growth and New Urbanism principles, Transect-based planning, environmental and zoning regulations, and regional, community and building-scaled form-based design provisions. Most of the individual plans prepared for the Mississippi Gulf Communities are coordinated with the SmartCode. In addition, the regional maps prepared at the charrette are based on a Sector system that coordinates with the Transect and SmartCode.

The Codes Team also addressed Building Codes for life/safety issues, and coordinated with *A Pattern Book for Gulf Coast Neighborhoods* and the Architectural Team on Construction Standards and Transect-based building and frontage types.

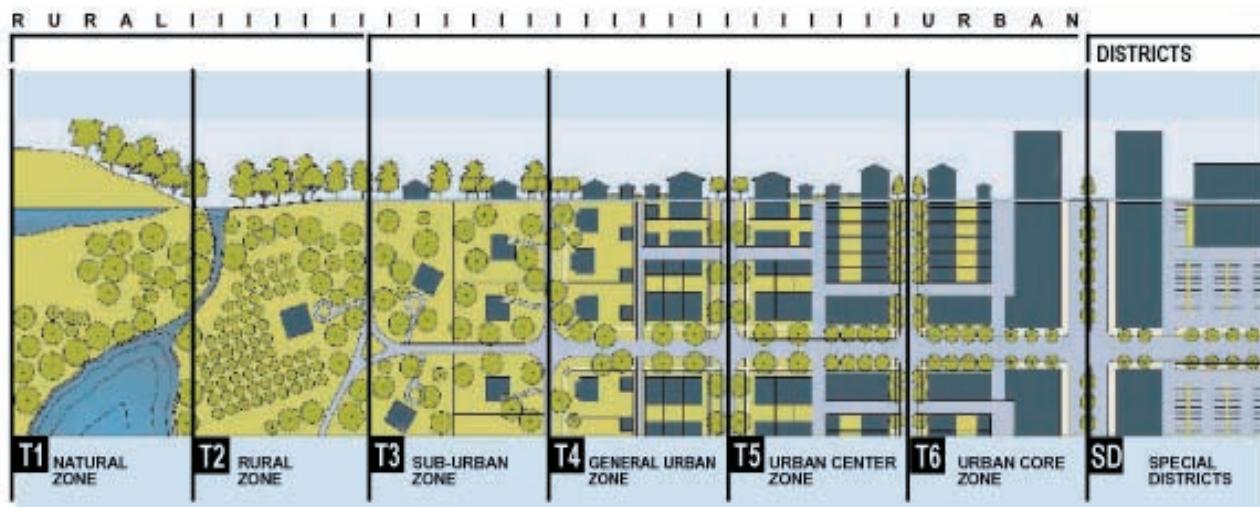


THE TRANSECT

A Planning Framework for the Mississippi Gulf Coast

Before the 2005 hurricane, the local character of coastal Mississippi had already been compromised by “the long hurricane” – the destructive development pattern known as sprawl. Katrina wiped out much of the cheap, homogeneous development along Beach Boulevard, allowing towns to plan for better form and higher quality this time around. At the Renewal Forum in October, local participants expressed that they wanted to protect the character of both their towns and their open country. The best way to do this is to code future development according to the Transect.

A transect is a geographical cross-section of a region that reveals a sequence of environments. Originally, it was used to analyze natural ecologies, showing varying characteristics through different zones such as shores, wetlands, plains, and uplands. Recently it has been adapted to analyze the built environment as well, in a continuum that ranges from rural to urban. In Transect planning, there are six zones organizing the components of place-making: T1 Natural Zone, T2 Rural Zone, T3 Sub-Urban Zone, T4 General Urban Zone, T5 Urban Center Zone, and T6 Urban Core. These T-Zones organize the human habitat at all scales of planning, from the regional sector to the community pattern to the individual lot and building.





For example, in Biloxi the damaged single-family neighborhoods lining Beach Boulevard are T-3, and the tighter urbanism north of that and in East Biloxi are T-4 ranging to T-3. The mixed-use downtowns or Main Streets of the coastal Mississippi cities are generally T-5; only Gulfport has any existing T-6. The beaches and wetlands are T-1 Natural, and the farmlands are T-2 Rural.

One of the key objectives of Transect planning is the creation of immersive environments. Each environment, or Transect Zone, is comprised of elements that support and intensify its locational character. Through the Transect, planners assemble urban contexts with the function and intensity appropriate to their locations. For instance, a ranch house would undermine the immersive quality of a town center, while an apartment building would not. Wide roads and open swales find a place on the Transect in more rural areas, while narrow streets and raised curbs are appropriate for urban areas. Ideally, open country remains open and compact neighborhoods remain compact. In a Transect-based zoning code (such as the SmartCode offered as part of this report), the elements of neighborhood design can be locally calibrated to support regional character.



T3 Ocean Springs. Houses in the Sub-Urban Transect Zone have relatively deep setbacks and common yard frontages. This Zone is essentially residential, but home occupations are allowed.



THE SMARTCODE

The SmartCode is a comprehensive Transect-based planning ordinance that incorporates Smart Growth and New Urbanism principles, Transect-based planning, environmental and zoning regulations, and regional, community and building-scaled form-based design provisions. Most of the individual plans prepared for the Mississippi Gulf Communities are coordinated with the SmartCode. Those that are not specifically SmartCode are still Transect-based, so all mapping done by the Renewal Forum planners is based on the Transect region-wide.

HOW THE TRANSECT WORKS

The zoning system of the SmartCode uses the rural-to-urban Transect rather than conventional zoning which is based only on land use.

- *The Transect is a framework that identifies a continuous range of habitats from the most natural to the most urban.*
- *The continuum of a Transect, when subdivided, lends itself to the creation of zoning categories.*
- *These zoning categories include standards that encourage diversity similar to that of organically evolved settlements.*
- *The standards specified by the zoning categories overlap, reflecting the successional ecozones of natural and human communities.*
- *The Transect integrates environmental and zoning methodologies, enabling environmentalists to assess the design of social habitats and urbanists to support the viability of natural ones.*

WHAT THE SMARTCODE DOES

- *It enables and qualifies Smart Growth community patterns that include Hamlets (CLD), Villages (TND) and Towns (RCD/TOD).*
- *It integrates the scale of planning concern from the regional Sector, through the Community scale, to the individual lot and its architectural elements.*
- *It integrates the design process across professional disciplines.*
- *It integrates a range of zoning categories called Transect Zones that range from the wilderness to the urban core.*
- *It integrates methods of environmental protection, open space conservation and water quality.*
- *It integrates subdivision, public works and Transfer of Development Rights standards.*

(continued)



T5 - Urban Center Zone



Lameuse Street,
Biloxi, 10/16/05

(What the SmartCode Does, continued)

- *It provides a set of zoning categories common to both new communities and to infill of urbanized areas.*
- *It integrates architectural, landscape, signage, ambient, and visibility standards.*
- *It establishes parity of process for both existing and new urban areas.*
- *It integrates protocols for the preparation and processing of plans.*
- *It encourages administrative approvals rather than decision by public hearing.*
- *It encourages specific outcomes through incentives, prescriptions, and prohibitions.*
- *It specifies standards parametrically (by range) in order to minimize the need for variances.*
- *It generally increases the range of the options over those allowed by conventional zoning codes.*

ELEMENTS OF THE SMARTCODE

The SmartCode is a unified planning ordinance that applies to three scales of planning. The three organizing patterns are in a nesting relationship.

- A. SECTORS contain designated types of Communities (Article 2).
- B. COMMUNITIES contain designated ratios of Transect Zones (Articles 3 and 4).
- C. TRANSECT ZONES contain elements appropriate to them (Articles 5 and 6).

*For free downloads of the Smartcode v7.6 and the SmartCode Manual v7.6 visit
<www.placemakers.com>*



Transect of Hurricane Destruction
Mississippi Gulf Coast, October 11, 2005



T-1 Natural Zone



T-2 Rural Zone



T-3 Sub-Urban Zone



Transect of Hurricane Destruction
Mississippi Gulf Coast, October 11, 2005

T-4 General Urban Zone



T-5 Urban Center Zone



T-6 Urban Core Zone





BAY ST. LOUIS TRANSECT ZONES

T1-T5 Overlays are intended primarily for the focus areas identified for strategic action. These areas are identified on the Strategic Areas and Regulating Site Plan.

T1 NATURAL

The T1 zone consists of the natural and permanent open spaces approximating or reverting to a wilderness condition and intended for preservation. These include the wetlands area bounded by US 90, Dunbar, Felicity and 2nd Street. Additional wetlands areas are located north of Blakemore between Pine Tree and Pogo at Cedar Point, Coward Point and the area north of the Casino. Also included is the sand beach along the Bay and Mississippi Sound.

T2 RURAL

The T2 zone consists of areas of Bay St. Louis that are in an open state that are sparsely settled, and should remain in that condition. This includes the Bridges Golf Course, Bay Waveland Yacht Club, Washington Street Pier, and the Lagoon.

Also included are any cemeteries, school playfields, and the open area north of Hancock Medical

Center. This would also include some large individual estates located within or next to larger open areas.

T3 SUB-URBAN

The T3 zone consists of lower density suburban residential areas. This includes areas outside of designated neighborhoods and districts, exclusive of areas already identified as T1 or T2. Some of these areas include Washington Street between the Bookter neighborhood and the Hospital district including the streets south to the lagoon, west of the Felicity Neighborhood, and north and west of the Dunbar neighborhood.

T4 GENERAL URBAN

The T4 zone includes mixed use, primarily residential fabric focused on identifiable Neighborhood Centers. These include: Dunbar Neighborhood (at Julia), Felicity Neighborhood (at Dunbar), North Beach Neighborhood, Highland Neighborhood, Turner Neighborhood, Main and Old Spanish Trail, St. George Neighborhood, Bookter Neighborhood, Depot Neighborhood, Washington Pier Neighborhood and the Necaise/ St. Charles Neighborhood. Also, areas within the Neighborhoods and Districts along US 90 not designated T5 would be T4, as well as non-T5 areas in the Downtown District.



BAY ST. LOUIS (continued)

T5 URBAN CENTER

The T5 zone consists of higher density, mixed-use building types that accommodate retail, offices, and denser residential building types. The T5 zone applies to the areas around five (5) proposed new centers along US 90, including the area at Turner Street and US 90, around Hancock Medical Center; Main Street and US 90, Dunbar Street and US 90, and the Gateway at Beach Boulevard and US 90. Downtown between 2nd Street going east of Beach Boulevard is also included.

T6 URBAN CORE

Bay St. Louis at present contains no T6. To keep the character and scale of the town, T5 should be the highest level of development. The T6 zone is not applicable to Bay St. Louis for its foreseeable future.

SD SPECIAL DISTRICTS

The SD zone identifies areas of the City where sites with existing specialized uses or unique community character require individualized development standards. The SD zone is applied to the following areas, each of which is intended to have development standards specific to the community's objectives for each.

Hancock Medical Center

The Gateway Center at US 90 and Beach / 2nd

St Stanislaus District

Arts District (from Depot to Main Street)

Civic and Business 'Front Door' at US 90 and Main

Casino District



BILOXI URBAN TRANSECT ZONES

T3 SUB-URBAN

The T3 Zone consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

T4 GENERAL URBAN

The T4 zone consists of the historic urban neighborhoods of Biloxi. These are primarily residential areas with a mix of housing types, mostly detached houses, and some non-residential uses. These areas have small blocks with small lots, on a tight network of unusually narrow streets. Buildings are at a variety of setbacks from frontages, and streetscapes include sidewalks with shading street trees.

T5 URBAN CENTER

The T5 zone consists of Biloxi's historic downtown, and proposed new centers. These areas have low-rise, high-density, single- and mixed-use building types that accommodate housing, retail, and offices. These areas have small blocks and a tight network of narrow streets. Buildings are set close to frontages, and streetscapes include sidewalks with occasional shading street trees.

SD SPECIAL DISTRICT - CASINO DISTRICT

The Casino District consists of the highest development intensities in the City. These primarily accommodate large-scale hotels, casinos, and other tourist-serving uses areas, with some low-rise, high-density, single- and mixed-use building types that accommodate housing, retail, and offices. Buildings are generally of large-scale, and set close to street frontages, except along Ocean Avenue where deeper front setbacks preserve existing oaks. Streetscapes include wide sidewalks with allees of shading street trees.



GAUTIER TRANSECT ZONES

T1-T5 Overlays are intended only for the dozen or so focus areas identified for strategic action. These areas are identified on the Strategic Areas and Regulating Site Plan.

T1 NATURAL

The T1 zone consists of the natural and permanent open spaces approximating or reverting to a wilderness condition and intended for preservation. The largest of these discrete zones is the portion of the Sandhill Crane National Wildlife Refuge that falls within the city boundary; also included are: Shepard State Park, wetlands along the Mississippi Sound, the West Pascagoula River and watershed, Graveline, Mary Walker, and Sioux Bayous, wetlands adjacent to Farrigut Lake, and more isolated wetlands closer to the Sandhill Crane Refuge and Bayou Castelle.

T2 RURAL

The T2 zone consists of areas of Gautier in an open state, that are sparsely settled, and should remain in that condition. This includes the Hickory Hill Golf Course, and a portion of the property on the city's western edge north of new US 90 and south of the Sandhill Crane Refuge.

T3 SUB-URBAN

The T3 zone consists of low density suburban residential areas. Much of Gautier south of the railroad tracks, and north of the regional utility r.o.w. is a T3 zone, exclusive of areas already identified as T1 or T2, or identified as a T4 Neighborhood Center. Areas around the proposed Wonderland neighborhood and Martin Bluff Bend neighborhood will be primarily a T3 zone and should be distinguished from the remaining Conventional Suburban Development (CSD) of Gautier.

T4 GENERAL URBAN

The T4 zone includes mixed use, primarily residential fabric focused on identifiable Neighborhood Centers. These include: the Farrigut Lake Neighborhood Center; the blocks immediately surrounding the Martin Bluff Bend neighborhood center; four (4) potential new neighborhoods north of new US 90 between Shell Landing and the Sandhill Crane Refuge; four (4) potential new neighborhoods south of the railroad tracks between Dolphin and Ladner Roads (including the Graveline Neighborhood Center); and areas between the more intense TZones at the Marina Center and the De La Pointe Main Street.



GAUTIER (continued)

T5 URBAN CENTER

The T5 zone consists of higher density, mixed-use building types that accommodate retail, offices, and denser residential building types. The T5 zone applies to the areas around three (3) proposed new transit stops along the railroad right of way, the redeveloped Singing River Mall area, the new main street along De La Pointe, and the Marina Center at the West Pascagoula River point. The transit stops include: the Shell Landing Gateway, north of the tracks, extending past Spanish Trail (old 90) and to both sides of new US 90, connecting to the proposed Sandhill Crane neighborhoods to the north; the Gautier Center transit stop at Ladner, connecting to the Mississippi Gulf Coast Community College and Singing River Mall redevelopment; and finally, the stop at the mouth of Bayou Pierre.

T6 URBAN CORE

As Gautier seeks to define more distinct and concentrated areas of built form and development, which do not currently exist, it should rely on T5 zones as the areas of highest concentration. The T6 zone is not applicable to Gautier for its foreseeable future.

SD SPECIAL DISTRICTS

The SD zone identifies areas of the City where sites with existing specialized uses or unique community character require individualized development standards. The SD zone is applied to the following areas, each of which are intended to have development standards specific to the community's objectives for each.

The Mississippi Gulf Coast Community College

The Gautier Civic Center at new US 90 and Beasley

Proposed Special Districts at the interchange of I-10 and Route 57 to accommodate

- *An Industrial Special District*
- *A Highway oriented Commercial Special District*
- *The Fish Camp Villages at the southeastern inlets of Mary Walker Bayou.*
- *Other Commercial Special Districts may be proposed along new US 90 to better direct uniquely "big box" commercial development.*



GULFPORT TRANSECT ZONES

T1 NATURAL

The T1 zone consists of the natural and permanent open space areas within Gulfport that are intended for preservation. These include the sand beach along the Gulf, and specific river, creek, wetland, and forest areas, including the Thornton-Clower Nature Area, Bayou View West, the airport buffer, Turkey Creek Watershed, Biloxi River wetlands, Fritz Creek, and Flat Ranch Creek.

T2 RURAL

The T2 zone consists of areas of Gulfport that are of open “country road” character and sparsely settled. These include the Biloxi River area, and some individual large estate sites. The Turkey Creek Community may be considered for a possible T2 designation as the City’s new code is further detailed, but is currently identified as a Special District.

T3 SUB-URBAN

The T3 zone consists of lower density suburban residential areas. South of I-10, these include College Park, and the Taylor Road and Bayou View areas. North of I-10, the T3 zone is applied to the Lyman and Orange Grove areas, and the Lorraine Community. Blocks are typically large, and some roads are of irregular alignment to accommodate natural conditions.

T4 GENERAL URBAN

The T4 zone includes both the older, predominantly residential areas of the City between the Gulf and I-10, and more recently developed areas north of I-10. These areas consist of a primarily residential fabric with some mixture of uses. Although the intensity of development is similar in all T4 areas, differences in neighborhood form and character require that T4 zone be applied in two subzones:

T4a In the southerly areas of Gulfport, T4 reflects traditional neighborhoods with wide variety in lot sizes, ownership patterns, and house sizes, where most buildings are single-story except along the beach, and where blocks are of relatively small size.

T4b North of I-10, T4 is applied to the Three Rivers Road and Loren D Heights areas, where existing walkability can be enhanced, and where opportunities for mixed use development and neighborhood serving commercial along Dedeaux Road can benefit both residents in these T4 areas and residents in nearby T3 areas. Additional areas may be considered for possible T4 designation north of I-10 as the City’s code is further detailed.

(continued)



GULFPORT (continued)

T5 URBAN CENTER

The T5 zone consists of higher density, mixed-use building types that accommodate retail, offices, rowhouses, and apartments. The T5 zone is applied to two types of areas within the City with similar intensities of development, but with specific differences in development standards. The T5 zone is intended to have building heights of up to 5 stories, a tight network of streets with wide sidewalks, steady street tree planting, and buildings set close to the street frontages.

T5a *Adjacent to the beach, these areas are intended to accommodate resort development and related services*

T5b *These areas consist of corridor areas that are intended to become mixed-use and pedestrian oriented, including retail, offices, and services, in mixed-use buildings with residential above*

T6 URBAN CORE

The T6 zone is the Gulfport Downtown, with the highest development intensities in the City. The Downtown is the City's financial and legal center, and the Code is intended to encourage the area to also become richly mixed use, with specialty retail, offices, and residential in mixed use buildings, and a wide variety of quality restaurants. Buildings are generally of large-scale, with mixed-use condominium buildings from 8 to 18 stories, and set close to street frontages. Streetscapes are intended to include wide sidewalks with steady street tree planting. The T6 zone will have a subzone along the portion of Highway 49 within the Downtown to limit building heights at the street frontage to a maximum of 4 stories, allowing up to 8 stories to the rear of a recess (stepback) line.

SD SPECIAL DISTRICTS

The SD zone identifies areas of the City where sites with existing specialized uses or unique community character require individualized development standards. The SD zone is applied to the following areas, each of which are intended to have development standards specific to the community's objectives for each.

The Gulfport Harbor - The Gulfport Airport - Mississippi Gulf Coast Community College

The Veterans Administration Hospital - The Armed Forces Home (retirement home)

Memorial Hospital - The Seabee/Naval Base - Big Box Retail District (southwest of the Airport)

The Transportation/Industrial District (west of Highway 49, north of Pass Road at 28th Street)

Big Box Retail and Recreation District - The Turkey Creek Community - The Huber Industries Site - Resort Districts



MOSS POINT TRANSECT ZONES

IMPLEMENTING THE SMART CODE

The Smart Code, the zoning system recommended for initial application downtown, Escatawpa, and Kreole, uses the rural-to-urban Transect rather than conventional zoning which is based on land use. The Transect Zones defined for Moss Point are similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements are integrated, including the ways private lots and buildings define and frame public street and spaces. Specific elements are determined by their location on the Transect scale.

TRANSECT ZONE DESCRIPTIONS

T1 NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology, and soil conditions. In Moss Point these areas include wetlands and undeveloped flood plains.

T2 RURAL ZONE consists of open and sparsely settled lands. These include woodlands and lands adjacent to floodplains and wetlands.

T3 SUB-URBAN ZONE consists of low density suburban residential areas. Planting is naturalistic and setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

T4 GENERAL URBAN ZONE consists of a mixed-use urban fabric with a wide range of building types: including single, sideyard, rowhouses, and small, mixed use commercial buildings. Setbacks and landscaping are variable. Streets define medium-sized blocks.

T5 URBAN CENTER consists of higher density mixed-use buildings accommodating retail, office, rowhouses, and apartments. It has a tight network of streets with sidewalks, steady street tree planting, and buildings set close to the street.

SPECIALIZED DISTRICTS consist of areas with buildings that by their function, disposition, or configuration cannot conform to one of the Transect Zones. In Moss Point Specialized Districts have been established for the three areas: the marina site downtown, the airport/technology district in Escatawpa, and the International Paper Site in Kreole.

CIVIC SPACES are sites used or reserved for public or institutional use.



OCEAN SPRINGS TRANSECT ZONES

T1 NATURAL

The T1 zone consists of the natural and permanent open space areas within Ocean Springs that are intended for preservation. These include the sand beach along the Gulf, and Old Fort Bayou, Davis Creek, and other wetland or forested areas, including the Gulf Isles National Seashore, parts of the Sandhill Crane National Wildlife Refuge, and Homestead Bayou.

T2 RURAL

The T2 zone consists of areas of Ocean Springs that are of open “country road” character and sparsely settled. These include the eastern portions of the town including that area adjacent to the Sandhill Crane National Wildlife Refuge, and some individual large estate sites.

T3 SUB-URBAN

The T3 zone consists of lower density suburban residential areas north and south of Highway 90. The Sub-Urban Zone is further divided into T3.a and T3.b categories. Blocks are typically large, and some roads are of irregular alignment to accommodate natural conditions.

T3.a Those areas at the edge of natural lands or those locations furthest away from town or neighborhood centers.

T3.b Areas are those neighborhoods that are closer to neighborhood centers, but lack the connectivity to support growth of non-residential components.

T4 GENERAL URBAN

The T4 zone includes both the older, predominantly established residential areas of the Town between the Gulf and Highway 90 and the older neighborhood developed areas north of Highway 90. These areas consist of a primarily residential fabric with a mixture of uses and a good network of streets promoting connectivity. Although the intensity of development is similar in all T4 areas, differences in neighborhood form and character require that the T4 zone be further subdivided into two sub-zones:



OCEAN SPRINGS (*continued*)

T4.a Neighborhood centers are located throughout the Town of Ocean Springs. Neighborhood centers are places that could support restaurants or small scale retail and a broader range of residential dwelling types such as rowhouses, mansion apartments and live/work units. Notable neighborhood centers include the Harbor area, much of the historic district, the

Railroad District and some locations along Bienville Boulevard. T4.a reflects traditional neighborhoods with wide variety in lot sizes, ownership patterns, and house sizes, where most buildings are multi-story, and where blocks are of relatively small size.

T4.b Downtown Ocean Springs on Washington Street is categorized as T4.b and limited to the area identified as downtown. Existing walkability can be enhanced, by adding more residential uses along main street above required retail frontages. Height limits support increasing the density in this location and mixed use development is an opportunity that will support growth in the town without compromising historic character.

T5 URBAN CENTER

The T5 zone consists of higher density, mixed-use building types that accommodate retail, offices, rowhouses, and apartments. The T5 zone is applied to two types of areas within the Town with similar intensities of development, but with specific differences in development standards. The T5 zone is intended to have building heights of up to 6 stories, a tight network of streets with wide sidewalks, steady street tree planting, and buildings set close to the street frontages. Urban centers should be transit ready and providing a density that will support growth at the designated urban centers.

T6 URBAN CORE - There is no T6 transect zone in Ocean Springs.

SD SPECIAL DISTRICTS

The SD zone identifies areas of the City where sites with existing specialized uses or unique community character require individualized development standards. The SD zone is applied to the following areas, each of which are intended to have development standards specific to the community's objectives for each.

*The Singing River Hospital Facility
The Gulf Isles National Seashore Headquarters Facility Area
The Ferry Dock*



PASS CHRISTIAN TRANSECT ZONES

T1 NATURAL

The Natural T1 zone consists of the natural and permanent open space areas within Pass Christian that are intended for preservation. These include the Gulf Bay beyond the sandy beach and specific wetland, creek and forest areas.

T2 RURAL

The T2 Rural consists of areas of Pass Christian that are of more rural “country road” character and sparsely settled. These areas are typically not subdivided and may currently be used for agriculture purposes. Building is normally limited to a single homesite with outbuildings, or a large agricultural building. Rural T2 includes areas of open land southeast of Johnson Bayou, the most northeast portions of the Pass and some individual large homeplace sites.

T3 SUB-URBAN

The T3 Sub-Urban consists of lower density suburban residential areas. Blocks and lots are typically large, and some roads are of irregular alignment to accommodate natural conditions. Buildings are predominantly detached houses with deep front yards. The large lot mansions along Scenic Road form a T3 edge for the downtown and the public beach civic space.

T4 GENERAL URBAN

The T4 General Urban includes the older, predominantly residential areas of the Pass. Blocks are generally in grid form and buildings include a more diverse mix of detached and some attached housing types. Neighborhood centers include civic buildings such as churches and schools as well as public greens. Although the intensity of development is similar in all T4 areas, differences in neighborhood form and character are evident.

T5 URBAN CENTER

The T5 Urban Center of Pass Christian is the most compact area and designates the town’s physical, commercial and social center. It consists of the higher density buildings and mix of types that accommodate retail, offices, apartments, and attached housing such as rowhouses. The T5 zone is intended to have building heights of up to 3.5 stories, and is predominantly located at key intersections in T4 General Urban areas. The network of streets is tight with wide sidewalks and buildings set close to the street frontages. The T5 in Pass Christian is urbanistically distinctive in that it has no street tree plantings.



PASS CHRISTIAN (continued)

T6 URBAN CORE

Pass Christian has no high intensity T6 Urban Core development, preferring to maintain its small town character.

SD SPECIAL DISTRICTS

The SD zone identifies areas of the Town where sites with existing specialized uses or unique community character require individualized development standards. The SD zone is applied to the Pass Christian Harbor and the Industrial Park and Port.

D'IBERVILLE - planned independently of the Transect

LONG BEACH - using basic SmartCode template without T-6

PASCAGOULA - using basic SmartCode template without T-6



WAVELAND TRANSECT ZONES

T1 NATURAL

The T1 zone consists of the natural and permanent open space areas within Waveland that are intended for preservation. These include the sand beach along the Gulf, and specific wetland and forest areas, including the two wetland areas along the beach and Buccaneer Park.

PROPOSAL: Keep all T-1 areas intact. In addition, make the two wetlands areas along the beach into housing amenities as follows:

Surrounding the two wetlands are existing housing lots. Create a walking path along the rear of the lots abutting the wetlands.

Code the lots so that porch fronts face the walking path, focused on the wetlands as an amenity. The opposite street side of these lots would remain as street frontage for the houses. Garages to be either set back or turned sideways so their doors don't dominate street elevation.

T2 RURAL

The T2 zone consists of areas of Waveland that are of open "country road" character and sparsely settled. These include parts of Buccaneer Park that have been developed into amusement activities, and some individual large estate sites.

PROPOSAL: None.

T3 SUB-URBAN

The T3 zone consists of lower density suburban residential areas. These include most of the City of Waveland. Blocks vary in size, and some roads are of irregular alignment to accommodate natural conditions. Older lots typically show 50' frontage, contributing to tighter and more walkable neighborhoods. Newer lots show 75' and greater frontage, contributing to sprawl and less walkability.

PROPOSAL: Where possible, reduce all lots to 50' frontage, rather than 75', except in designated areas, such as Nicholson Avenue to allow larger home.

(continued)



WAVELAND (continued)

T4 GENERAL URBAN

The T4 zone includes the older, predominantly residential areas abutting Coleman Avenue. These areas consist of a primarily residential fabric with some mixture of uses.

PROPOSAL: Allow density and use to change to T-4 at specified neighborhood centers shown on the master plan. Change coding at Highway 90/Old Spanish Trail area to T-4.

T5 URBAN CENTER

The T5 zone consists of higher density, mixed-use building types that accommodate retail, offices, row houses, and apartments. Currently, there is no T-5 Zone in Waveland.

PROPOSAL: Change coding at intersection of Nicholson and Highway 90 to T-5.

T6 URBAN CORE

The T6 zone is richly mixed use, with specialty retail, offices, and residential in mixed use buildings, and a wide variety of quality restaurants. Buildings are generally of large-scale, with mixed-use condominium buildings from 8 to 18 stories, and set close to street frontages. Streetscapes are intended to include wide sidewalks with steady street tree planting. Currently, there is no T-6 Zone in Waveland.

PROPOSAL: None.

SD SPECIAL DISTRICTS

The SD zone identifies areas of the City where sites with existing specialized uses or unique community character require individualized development standards. Currently, there is no SD Zone in Waveland, except perhaps the amusement park imbedded in Buccaneer Park.

PROPOSAL: Some Special Districts that might be considered would include:

*Garfield Ladner Marina, Fishing Village
Senior Living Neighborhoods
Waveland House Building Industry, Factory Town
Waveland Community College, College Town*



**PROPOSED STATUTORY AMENDMENTS FOR
TRANSECT-BASED AND FORM-BASED CODE ENABLING**

DRAFT 11.06.05

[EXISTING] Mississippi Code 17-1-1.

Add following definition of Transect-based Regulation:

"A transect-based regulation utilizes a form-based ordering system of single and mixed-use zoning categories that range from rural lands to the urban core, and bases form and function standards for each zone on the context of the zone."

Add following definition of Form-based Regulation:

"A form-based regulation is one that envisions and encourages a certain physical outcome -- the form of the region, community, block, and/or building. Such a code may or may not include illustrations as part of its technical format. Form-based codes are a different type from conventional codes that are based primarily on use, process, performance or statistics."

[EXISTING] Mississippi Code 17-1-5. Manner of exercise of powers conferred.

Amend to replace "in the exercise and enforcement of the powers conferred by Sections 17-1-1 through 17-1-27, inclusive" with "in the exercise and enforcement of the powers conferred by Sections 17-1-1 through 17-1-40 inclusive"

[EXISTING] Mississippi Code 17-1-7. Zones.

Amend to replace "carry out the purposes of Sections 17-1-1 through 17-1-27, inclusive" with "carry out the purposes of Sections 17-1-1 through 17-1-40, inclusive"

[EXISTING] Mississippi Code 17-1-21. When local regulations to govern.

Amend to replace "made under the authority of Sections 17-1-1 through 17-1-27, inclusive, the provisions of such other statute, or local ordinance or regulation shall govern; otherwise the provisions of the regulations made under the authority of Sections 17-1-1 through 17-1-27, inclusive, shall be controlling" with "made under the authority of Sections 17-1-1 through 17-1-40, inclusive, the provisions of such other statute, or local ordinance or regulation shall govern; otherwise the provisions of the regulations made under the authority of Sections 17-1-1 through 17-1-40, inclusive, shall be controlling"



[EXISTING] Mississippi Code 17-1-22. Subdivision regulation.

Amend to replace “to make the provisions of Sections 17-1-1 through 17-1-27, inclusive,” with “to make the provisions of Sections 17-1-1 through 17-1-40, inclusive,”

[EXISTING] Mississippi Code 17-1-37. Financing provisions.

Amend to replace “provisions of Sections 17-1-1 through 17-1-27, inclusive,” with “provisions of Sections 17-1-1 through 17-1-40, inclusive,”

[PROPOSED NEW] § Mississippi Code 17-1-40. Transect-based zoning regulations authorized.

(a) Any municipality or county shall be authorized and empowered to establish transect-based and form-based zoning regulations in order to accomplish the following purposes:

- (1) *to enable and qualify smart growth community patterns that includes hamlets, villages and towns;*
- (2) *to integrate a range of zoning categories that form a continuum from the rural to the urban core;*
- (3) *to integrate any scale of planning concern whether regional, local, or the individual lot and its architectural elements;*
- (4) *to integrate methods of sustainable development and open space conservation;*
- (5) *to integrate zoning, subdivision, planning, development, public works, and transfer of development rights standards;*
- (6) *to provide a set of zoning categories common to both new communities and to the infill of existing urbanized areas;*
- (7) *to establish parity of process for both existing and new urban areas;*
- (8) *to integrate architectural, landscape, signage, ambient, and visibility standards;*
- (9) *to integrate protocols for the preparation and processing of plans;*
- (10) *to encourage administrative approvals;*



(11) to encourage transect-based development through incentives, prescriptions, and prohibitions;

(12) to specify standards parametrically (by range) to minimize the need for variances;

(13) to increase the range of the options over those allowed by conventional land use regulations.

(b) Any municipality or county may enact, amend and repeal provisions of an existing ordinance or regulation in order to fix standards and conditions for a transect-based and form-based zoning regulation. The provisions for standards and conditions for such development shall be included within the ordinance.

(c) Transfer of development rights.

Municipalities and counties electing to enact transect-based and form-based zoning regulations may also incorporate within such regulations provisions for transfer of development rights, on a voluntary basis, in accordance with express standards and criteria set forth in the ordinance.

(d) Forms and types of transect-based and form-based zoning regulations.

A transect-based and form-based development may be developed and applied in any of the following forms.

(1) as a new development.

(2) as an outgrowth or extension of existing development.

(3) as a form of urban infill where existing uses and structures may be incorporated into the development.

(4) in any combination or variation of the above.

A municipality or county may permit transect-based and form-based developments by any of the following types of zoning regulations:

(1) as a comprehensive and exclusive zoning regulation.

(2) as a comprehensive, parallel supplement to an existing zoning regulation.

(3) as a floating or overlay zoning regulation.

(e) Manual of written and graphic design guidelines.

Where it has adopted provisions for a transect-based and form-based zoning regulation, the governing body of a municipality or county may also adopt by ordinance a manual of written and graphic design guidelines to assist applicants in the preparation of proposals for a transect-based and form-based development project.



AN ORDINANCE

ADOPTING THE SMARTCODE AS A COMPONENT OF THE MASTER PLAN OF THE *MUNICIPALITY* IN AN AREA GENERALLY BOUND BY [-] ON THE NORTH, [-] ON THE EAST, BY [-] ON THE SOUTH AND BY [-] ON THE WEST.

WHEREAS, the Master Plan of the *MUNICIPALITY* was adopted on *[Date]*; and

WHEREAS, the *STATE CODE* allows amendment of the *MASTER PLAN* following a public hearing and review by the *PLANNING COMMISSION*; and

WHEREAS, a public hearing was held on *[Date]* by the *PLANNING COMMISSION* allowing all interested citizens to be heard; and

WHEREAS, the *PLANNING COMMISSION* has recommended that the *GOVERNING BODY* amend the Master Plan by adopting the SmartCode; and

WHEREAS, the *GOVERNING BODY* has considered the effect of this amendment to the Master Plan and has determined that it conforms to the Master Plan Policies:

NOW THEREFORE, BE IT ORDAINED BY THE *GOVERNING BODY* OF THE *MUNICIPALITY*:

SECTION 1. The Master Plan of the City of [-] is hereby amended by adopting the SmartCode as a component of the Master Plan for an area bound by [-] on the north, [-] on the east, by [-] on the south and by [-] on the west.

SECTION 2. The SmartCode is attached as Exhibit "A" hereto and incorporated herein for all purposes.

SECTION 3. This ordinance shall be immediately effective upon the affirmative vote of a majority of members of the *GOVERNING BODY* otherwise it shall be effective *[Date]*.

PASSED AND APPROVED this *[Date]*.

ATTEST: _____
MUNICIPALITY Clerk

APPROVED AS TO FORM: _____
MUNICIPALITY Attorney



Strategic Actions

Design & Zoning Codes (Short Term)

1. Complete Mississippi Gulf Coast model code template addressing the goals identified by the charrette local stakeholder groups. (Completed 11/05)
2. Coordinate model code with regulating plans that map Transect Zones for each city and county, with calibrated Summary Tables.
3. Coordinate with regional planners to establish Special District for a Scenic Highway 90 (Beach Boulevard).
4. Establish Special Districts for harbors, casinos, and seafood “parks.”
5. Adopt enabling legislation at the state level for Transect-based codes, encouraging smart growth/new urbanist development practices. (Draft completed 10/05)
6. Distribute new urbanist instruction manual including annotated model Transect-based code (2005 SmartCode Manual, v7.6 completed 11/05)
7. Provide implementation training in Biloxi/Gulfport for local planners, architects, developers, and officials, including the SmartCode work session November 18, 2005; the Seaside Institute seminar December 1-2, 2005, and the full SmartCode Workshop featuring Mississippi charrette participants, confirmed for March 2-4, 2006.
8. Adopt SmartCodes and other Transect-based codes in Cities and Counties.



Building Codes

1. Adopt a Regional Building Code: (short term)

- Adopt the IBC/IRC 2003 building code across all code jurisdictions in Hancock, Harrison & Jackson counties as a single, common building code.
- Adopt the IBC Wind-Borne Debris provisions for structures within a coastal zone.
- Adopt hardened construction standards for Essential Public Facilities & Places of Refuge.

2. Triage of Existing and Historic Structures: (short/medium term)

- Preserve and restore the significant historic structures with storm damage.
- Organize licensed professional volunteers to inspect existing structures with storm damage.
- Enact executive orders and board rules to enable professionals to volunteer professional services toward recovery and rebuilding efforts.

3. Promote Good Construction Practices: (medium/long term)

- Develop education programs in the important features of hurricane resistant construction for the public (Home Depot / Lowes), contractors (Construction Training Institute) and the building professionals (AIA, ACEC & Mississippi Home-builders Assoc.)
- Establish statewide construction training programs to provide continuing education programs for contractors, builders and professionals - MSU, USM and Community Colleges.



4. Expedite Permitting for Recovery & Reconstruction: (short/medium term)

- Organize and fund additional Building and Construction personnel to assist in the volume of permitting and inspection requests.
- Implement “Fast Track” permitting procedures.
- Develop and pre-permit standard residential plans.
- Permit residential projects when stamped by both a licensed Mississippi architect and engineer upon notice of commencement of construction.
- Accept construction inspections by licensed Mississippi Architects or Engineers on contract.

5. Develop Regional Hazard Mitigation Program: (short/medium /long term)

- Expedite the development and delivery of flood hazard information (BFE) to the Coastal communities.
- Develop and enact performance standards in addition to the prescriptive standards to satisfy FEMA flood zone construction criteria.
- Develop accurate, updated coastal flood evacuation information.
- Enact post-disaster recovery ordinances and disaster recovery plans to guide future recovery.
- Develop regional wind and flood hazard mitigation program in collaboration with regional building officials, Floodplain Managers and Flood Insurance Program Managers.



6. Initiate a Program to Adopt a Statewide Building Code: (medium term)

- Establish a Governor's Commission for the adoption and implementation of the IBC/IRC as a statewide building code.
- Lobby the Insurance Commission for support of statewide building code.
- Inform Legislators and Supervisors of the advantages and significance of a uniform statewide building code.

Architectural Codes

(Architectural and Pattern Book Reports are submitted by other teams)

1. Distribute copies of the charrette-produced Pattern Book for the Gulf Coast to counties, municipalities, architects, builders, developers, building material suppliers, and homeowners.
2. Customize Architectural Standards sections of Transect-based codes according to local and regional customs for building type and style, or append Pattern Book by reference. (Currently in Mississippi model code submitted here.)
3. Customize developers' codes and homeowners' association (HOA) covenants to Transect Zone standards for zoning and building-scale form-based codes.



Upcoming Workshops on the Transect and SmartCode

with members of the Renewal Forum Codes Team

Sponsored by the Governor's Commission on Recovery, Rebuilding, and Renewal

Adopting and Administering the SmartCode
Mississippi Gulf Coast Community College

Jefferson Davis Branch

Student Services Building, Room U-202

Gulfport, MS

Friday November 18, 2005

Traditional Neighborhood Development and New Urbanism

Seaside Institute Seminar

Mississippi Gulf Coast Location TBA

November 30- December 2, 2005

The SmartCode Workshop with Andres Duany

Mississippi Gulf Coast Location TBA

March 2-4, 2006



CODES TEAM

Sandy Sorlien teaches urban photography at the University of Pennsylvania. She has edited seven versions of the Transect-based SmartCode and is co-author of the 2005 SmartCode Manual. She lives in T-4 in Philadelphia, Pennsylvania.

Bill Wright is a real estate and land use attorney with Balch & Bingham, LLP, with offices in Birmingham, Huntsville and Montgomery, AL, Atlanta, GA, Gulfport and Jackson, MS and Washington D.C. He is a presenter for the SmartCode Workshop, co-author of the SmartCode Manual and customized the SmartCode for use as the Mississippi Renewal Forum Smart Growth Development Code. He lives in T-3/T-4 in Birmingham, Alabama, and wishes that there were better T-4/T-5 offerings in his area.

Chad Emerson teaches land planning and smart growth law at Faulkner University's Jones School of Law. He is the administrator of the SmartCode listserv and, in addition to other SmartCode projects, played a lead role in the customization and adoption of the first SmartCodes in both Mississippi and Alabama. Chad and his wife and two youngsters live in a very walkable T-4 at The Waters in Pike Road, Alabama.

Paul Crawford, FAICP, is a principal with Crawford Multari & Clark Associates. A former county planning director, Paul has worked on over 85 zoning codes and 35 comprehensive plans since founding CMCA in 1990. He worked on the first SmartCode adopted in the U.S., and is a co-author of Codifying New Urbanism: How to Reform Municipal Land Development Regulations (APA/CNU, 2004). Paul lives in T-3 in San Luis Obispo, California, and works in T-6, two miles away.

Denis Hector is Associate Professor and Associate Dean at the University of Miami School of Architecture, where teaches design studios as well as courses on structures, environmental issues and professional practice. He and his spouse, Professor Joanna Lombard, share an architectural practice that focuses on buildings and landscapes in T-3, Zone X in Coconut Grove, Florida.

Ann Somers is a principal at Cooke Douglass Farr Lemons, Architects & Engineers in Jackson, Mississippi. She has 25 years of experience in architecture as a design professional, specializing in building design and interior architectural development. She lives in T-4.

Jeff Taylor is a community/regional planner with the Southern Mississippi Planning & Development District. As a deputy director, he is the project manager for the development of a "Smart Growth Plan" for Harrison County, Mississippi, and provides local planning technical assistance, grant procurement and management, etc. to the 53 local units of government comprising the 15 county PDD region of south Mississippi. He lives T-3/4 in Biloxi, Mississippi.

Kevin Watson is Managing Partner of Watson & Jernigan, P. A., a Flowood, Mississippi based law firm specializing in business transactions, commercial litigation and insurance defense. He serves the function of the general counsel to Mississippi's largest privately held company, along with being the City Attorney for Flowood, Mississippi and the general counsel for the Mississippi Automobile Dealers Association. Transect zone to be determined in Flowood.