

Tupelo Planning Committee

Proposed Development Code Changes (revised 8/14/2024)

2.4 – Definitions

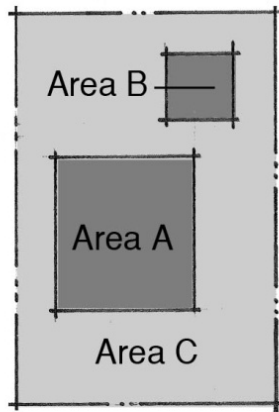
Carport: *A roofed structure providing space for the parking or storage of motor vehicles and enclosed on not more than three sides.*

Garage (Private): *The term "garage" shall mean a private garage, which is a fully enclosed portion of a main building or a fully enclosed accessory building (i.e., detached from the main building) and used primarily for the storage of privately owned automobiles.*

6.4.3. - Single-Family Residential Dwellings.

Unless otherwise specified in this ordinance, this section applies only to housing proposed as a traditional housing development.

- (1) *Size Limitations:* No single-family dwelling unit, duplex, or triplex shall exceed eight thousand (8,000) square feet in size, nor exceed a floor area ratio (FAR) of .60. The total area of all dwellings and accessory structures shall not exceed a FAR of .75.



Area A max = 8,000 SF
Area A = or < 0.60 Area C
Areas A + B = or < 0.75 Area C

SIZE LIMITATIONS

- (2) *Main Entrance:* Location of main entrance: The main entrance of each primary structure must face the street. On corner lots, the main entrance may face either the streets or be oriented to the corner. With buildings that have more than one main entrance, only one entrance must meet this requirement. A building must include a front porch, or stoop at all main entrances that face a street. The porch, pergola/arbor, or stoop shall adjoin the main entrance and the main entrance shall be accessible from the porch.

- (3) *Porches*: Porches shall be covered by a solid roof. The roof shall not be located more than 12 feet above the floor of the porch. If the roof of a required porch is developed as a deck or balcony, it may be flat.
- (a) The porch shall be at least 48 square feet and a minimum of eight feet wide. If the main entrance is for more than one dwelling unit, the covered area provided by the porch must be at least 63 square feet and a minimum of nine feet wide.
 - (b) *Openings Between Porch Floor and Ground*: Openings of more than one foot between the porch floor and the ground must be covered with a solid material or lattice.
- (4) *Covered Balconies*: The covered area provided by the balcony must be at least 48 square feet, a minimum of eight feet wide, and no more than 15 feet above grade. The covered balcony must be accessible from the interior living space of the house.
- (5) *Garages Generally*: **Garages and carports of single-family residential dwellings shall be constructed in accordance with these standards:**
- (a) *Detached Garages*: These standards encourage detached garages as an alternative to front-loaded attached garages. Detached garages are permitted in any zoning district. Detached garages shall be in the rear yard. The footprint for the garage structure shall not exceed 24 by 24 feet. The garage walls shall not exceed 15 feet in height or the height of the principal structure, whichever is less.
 - (b) A detached garage that is nonconforming due to its location in a setback may be rebuilt on its existing foundation if it was originally constructed legally. An addition may be made to these types of garages if the addition complies with the standards of this section or if the combined size of the existing foundation and any additions are no larger than 12 feet wide by 18 feet deep. The garage walls shall not exceed ten feet in height.
 - (c) ~~Detached garages accessed from the rear are required in traditional housing developments.~~ **Attached garages or carports must be constructed at least 10-feet behind the front façade of the home.**
 - (d) *Garages on Corner Lots*: Garages on corner lots may face the side street if set back the same distance as the primary building facade on the street side.
 - (e) *Maximum Length and Size*: The length of that portion of a garage wall facing the street shall not exceed 30 percent of the length of the street-facing building facade.
 - (f) ***All single-family residential dwellings are required to have an attached fully enclosed garage. If otherwise allowed, a detached garage may be constructed to meet this requirement. An attached carport may be constructed in lieu of a fully enclosed garage if the carport allows for side or rear entry and is not viewable from the front façade of the home. If the garage or carport of an existing house is converted into living area, a new garage or carport (whichever is consistent with what is being enclosed)***

must be added, which meets the setbacks as required elsewhere in this Code.

- (g) *Single-family residential dwellings located on a lot having a width less than 90-feet shall have a minimum of a 1-car garage or carport. Single-family residential dwellings located on a lot having a width of 90-feet or more shall have a minimum of a 2-car garage or carport.*

(6) *Roofs.*

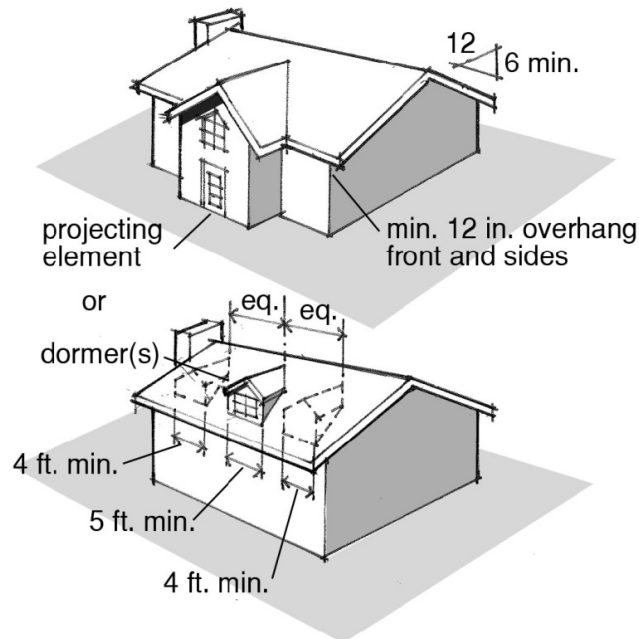
(a) Slope: Principal structures must have a roof that is sloped, with a pitch that is no flatter than six units of vertical run to 12 units of horizontal rise.

(b) Architectural Features: The roof of a principal structure shall include at least one of the following architectural details:

(i) At least one dormer facing the street. If only one dormer is included, it shall be at least five feet wide and shall be centered horizontally between each end of the front elevation. If more than one dormer is provided, a dormer at least four feet wide must be provided on each side of the front elevation; or

(ii) A gable end, or gabled end of a roof projection, facing the street.

(c) Roof Eaves: Roof eaves must project from the building wall at least 12 inches, measured horizontally, on at least the front and side elevations.



ARCHITECTURAL FEATURES

(7) *Foundation:* The ground level of the first floor, including the lowest elevation of any point of the front facade, shall be elevated at least three feet from the horizontal surface of the street or sidewalk. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not visible by more than three feet above the finished grade level adjacent to the foundation wall.

(8) *Exterior Finish Materials:* Concrete block, plain concrete, corrugated metal, plywood, and sheet pressboard are not allowed as exterior finish material. Composite boards manufactured from wood or other products, such as hardboard or hardiplank, may be used when the board product is less than six inches wide.

(a) Where wood products are used for siding, the siding must be shingles or horizontal siding and not shakes.

(b) Where horizontal siding is used, it must be shiplap or clapboard siding composed of boards with a reveal of three to six inches, or vinyl or aluminum siding that is in a clapboard or shiplap pattern where the boards in the pattern are six inches or less in width.

(9) *Windows and Entryways:* At least 15 percent of the area of a street-facing facade must include windows or main entryways. Street-facing windows shall comply with the following requirements:

(a) Each window must be square or vertical—at least as tall as it is wide; or

(b) A horizontal window opening may be created by grouping two or more vertical windows.

8.2.1. - Minimum and Maximum Parking Standards.

(1) Table [8.2.7](#), Off Street Parking Standards, lists parking requirements for each use and shall be used to calculate parking spaces needed for a proposed development. All site plans shall include the location and dimensions of all off-street parking in accordance with this Section the Code. Such plans shall include disabled parking spaces according to the requirements of the currently adopted building code. This information shall be in sufficient detail to enable Development Services staff to determine if the minimum standards have been met.

(2) Multi-family and non-residential development shall be permitted to apply for additional parking. A development with a total parking requirement of 20 or fewer spaces may provide up to 25 percent more spaces as a permitted use. Such development may apply for a compatible use permit for 26—50 percent more parking spaces and a flexible use permit for 51 percent or more parking spaces. A development of 21 or more spaces may provide up to 25 percent more spaces as a permitted use. Such development may apply for a compatible use permit for 26—50 percent more parking spaces and a flexible use permit for 51 percent or more additional spaces.

(3) The process of obtaining a compatible or flexible use permit shall allow the developer to show how mitigation strategies or design alternatives shall offset the additional stormwater runoff and other impacts the increased parking will create. These measures could include grass parking, pervious pavement, stormwater islands, bio-retention areas, increased landscaping, or other tools. In determining whether to approve a conditional use permit, the City of Tupelo shall also consider the site design of the development and the visual effect of additional parking. Developers are encouraged to locate parking in an area that is less visible from the street and thus mitigates any adverse visual impact.

(4) All single-family residential dwellings are required to construct a garage or carport as specified in Section 6.4.3 (5) of this Code.

(5) Existing single-family residences that do not have a garage or carport meeting the requirements of this code and undergo a renovation or addition after the effective date of this subsection with an estimated cost equal to more than half of the fair market value of the residence, shall construct a garage or carport in accordance with Section 6.4.3(5) of this Code.

12.11.2.1. - Basic Site Plans.

(1) Criteria: Projects shall be considered basic site plans if they meet the following standards.

(a) They involve the development of not more than one single-family detached dwelling or one duplex dwelling; or

(b) They involve accessory structures less than 25 percent of the size of principal buildings; or

(c) They involve additions to an existing single family residential structure; or

(d) They involve non-residential additions less than 25 percent of the size of the principal building.

(2) Requirements. Basic site plans for the construction of a new single family residential dwelling shall include, at a minimum, a scaled drawing of the lot with all boundary lines and setbacks depicted, the location of public utilities, a floor plan with square footages, full elevation drawings, and an exterior materials list.

(3) Approval. Basic site plans shall be approved by the Director of Development Services or designee.