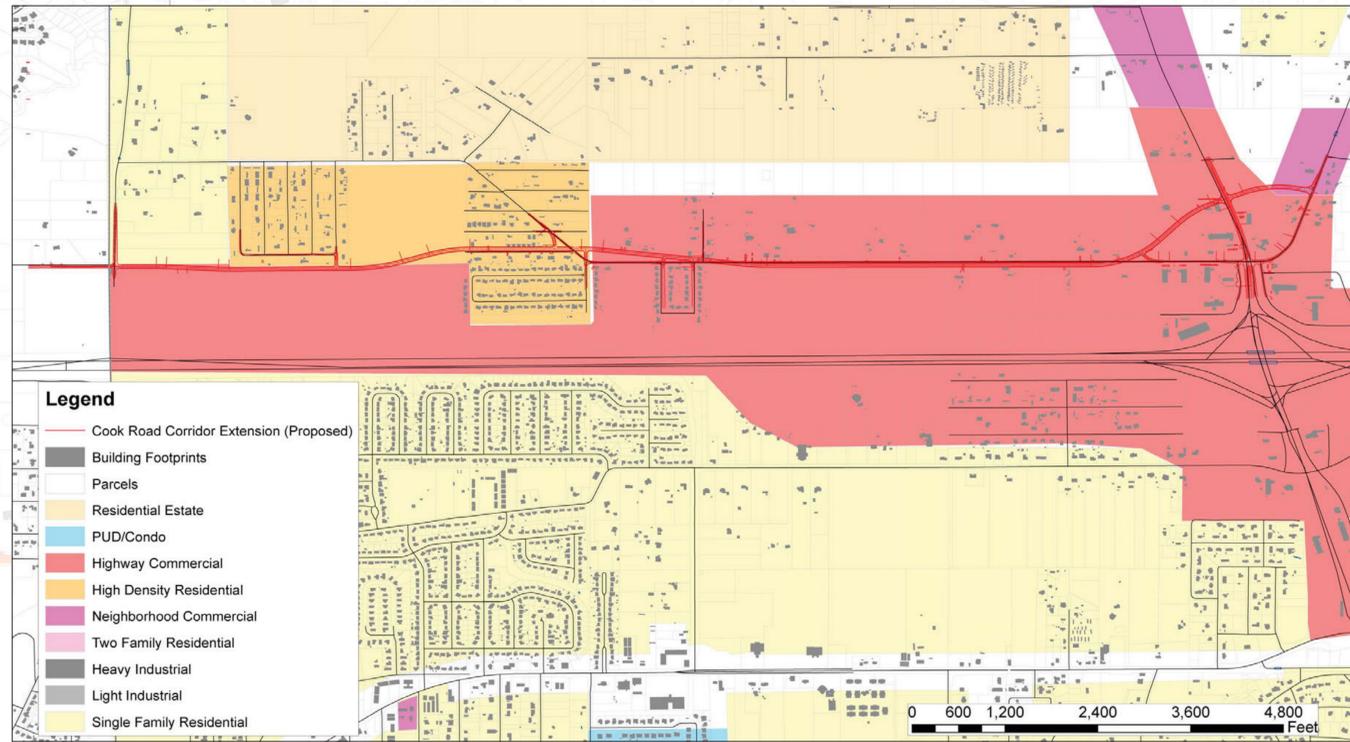
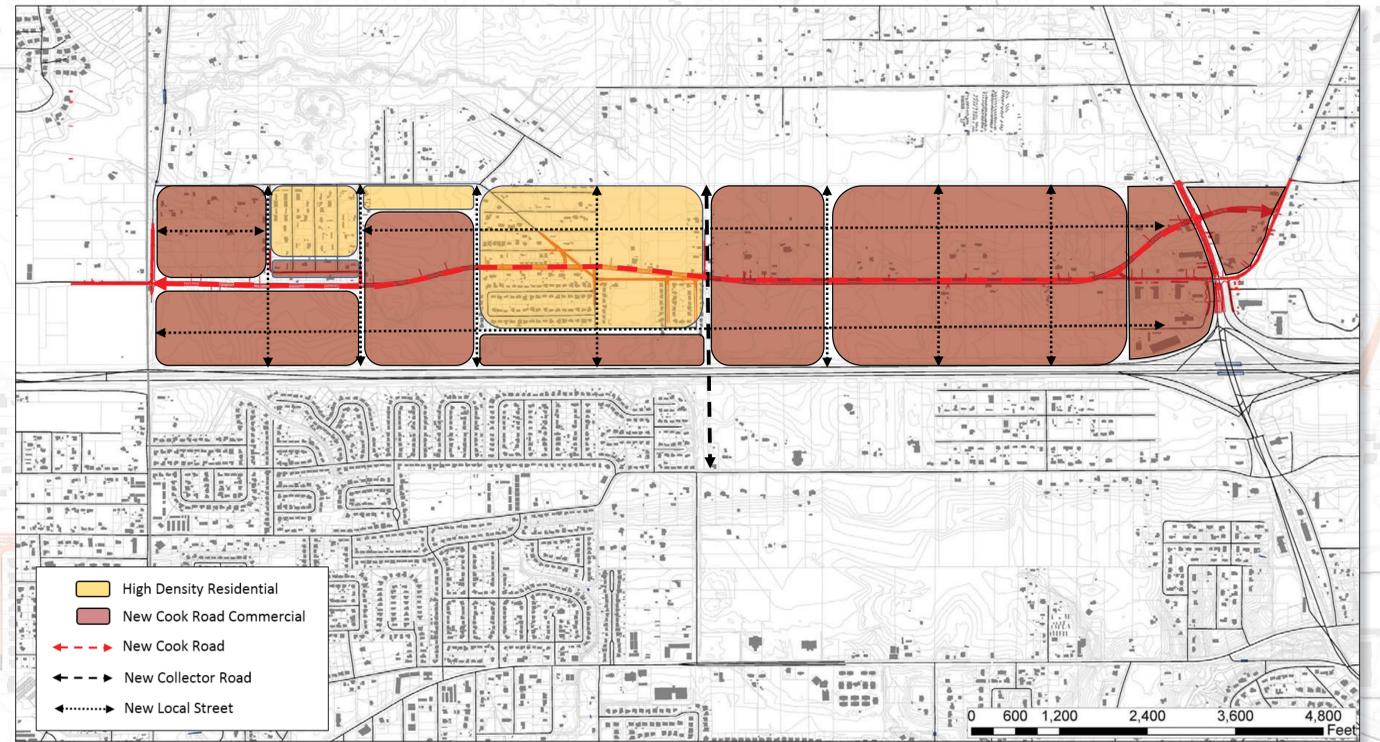


# Cook Road Corridor | Land Use

Future Land Use Policy: Existing



Future Land Use Policy: Proposed



Zoning: Existing



Permitted Land Uses: Existing & Proposed (sample)

Land Use Type	C-1	C-2	C-3	Proposed
Auto Storage	---	---	R	---
Barber Shop	P	P	P	P
Café	P	P	P	P
Drug Store	P	P	P	P
Exterminator	---	P	P	---
Fire Station	---	P	P	P

P= Permitted R= Review required  
 \*See handout for detailed list of permitted uses

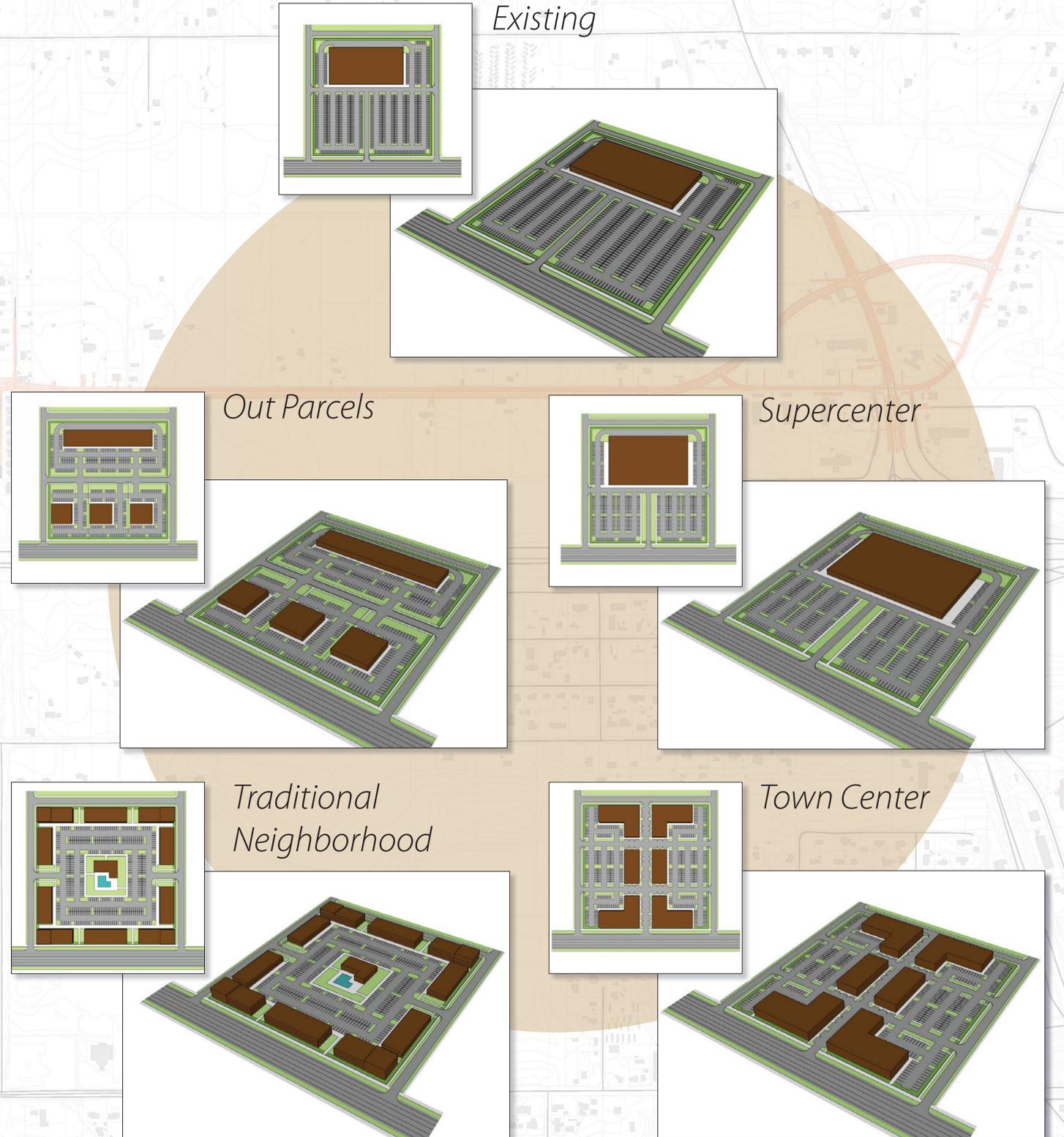
# Development Standards

## Building Placement Standards: Existing & Proposed

Development Standards	Community Commercial (C-2)	Highway Commercial (C-3)	New Cook Road Commercial Zoning District
Front Setback (ROW)	40 ft. min.	40 ft. min.	10 ft. min. 80 ft. max. <sup>1</sup>
Front Setback (Cook Road)	+15 ft. min.	+15 ft. min.	N.A.
Building Frontage in Front Setback Area	---	---	50% min.
Side Setback (Interior)	15 ft. or 10 ft. min.	15 ft. or 10 ft. min.	0 ft. <sup>2</sup>
Side Setback (Corner)	35 ft. min.	35 ft. min.	10 ft. min. 80 ft. max. <sup>1</sup>
Side Setback (Abutting Residential District)	40 ft. min.	40 ft. min.	20 ft. or 40 ft. min. <sup>3</sup>
Side Setback (Abutting Service Street)	---	---	10 ft. min.
Rear Setback	0 ft. or 10 ft. min.	0 ft. or 10 ft. min.	0 ft. <sup>2</sup>
Rear Setback (Abutting Residential District)	35 ft. min.	35 ft. min.	35 ft. min.
Rear Setback (Abutting Service Street)	---	---	10 ft. min.
Accessory Structures (Any Property Line)	20 ft. min.	20 ft. min.	20 ft. min.
Lot Coverage	75% max.	75% max.	75% max.
Lot Area	None	None	None
Lot Width	100 ft. min.	100 ft. min.	100 ft. min.
Lot Width (Corner Lot on Cook Road)	---	---	200 ft. min.
Density	N.A.	N.A.	N.A.
Height	45 ft. max.	45 ft. max.	45 ft. max.

<sup>1</sup> The maximum front and corner side setbacks apply to buildings located entirely or partially within two hundred-and-twenty-five (225) feet of any public street right-of-way in the Cook Road Commercial District. No maximum front or corner side setback applies to buildings located greater than two hundred-and-twenty-five (225) feet from any public street right-of-way in the Cook Road Commercial District.  
<sup>2</sup> The interior side and rear setbacks shall be based on minimum fire separation required by building codes.  
<sup>3</sup> For a twenty (20) foot side setback abutting a residential district, screening requirements shall be five (5) canopy, three (3) understory, and twenty (20) shrubs per one hundred (100) linear feet.

## Building Standards: Existing & Proposed



## Parking & Access Standards: Proposed

- Minimum connection and corner clearance spacing for driveways and driveway throat length distances shall comply with the Mississippi Department of Transportation's current access management policies.
- Joint use driveways serving two or more abutting properties, and cross access corridors allowing vehicular movement between properties without entering the public right-of-way shall be required.
- All buildings must have a direct pedestrian connection from the public sidewalks to the building's primary entrance.
- Sidewalks shall be required on both sides of the primary access drive from the public right-of-way.
- Parking requirements are reduced for retail uses to 1 space per 200 square feet, restaurants to 1 space per 100 feet, office and professional uses to 1 space per 300 feet, and medical and dental clinics to 1 space per 200 square feet.
- Parking areas shall be separated from buildings with a sidewalk a minimum of 5 feet in width.

# Development Standards

## Landscape Standards: Proposed

- A landscape island a minimum of 9 feet in width is required between every 15 contiguous parking spaces.
- A landscape island a minimum of 9 feet in width is required at each end of every parking aisle.
- Parking areas with more than 200 spaces shall be divided by a median a minimum of 7 feet in width.
- Parking areas and driveways shall be separated from the public right-of-way by a perimeter landscape strip a minimum of 10 feet in width.
- Parking areas and driveways shall be separated from adjacent side lot lines by a perimeter landscape strip a minimum of 5 feet in width.
- Shade trees with a mature height greater than 30 feet shall be provided in each required landscape island, and provided at intervals of 75 feet in any required median except if a sidewalk is provided in the required median.
- Evergreen shrubs maintained at a maximum height of 3 feet shall be provided in each perimeter landscape strip and screen all parking areas.

## Architecture Standards: Proposed

- Building fronts must be built or clad with a high finish material, including, but not limited to, brick, natural or artificial stone, similarly detailed pre-cast concrete, glass curtain wall systems, metal panels, and hardy board.
- Primary façade materials shall not change at outside corners and shall wrap the entire building.
- Plywood, plastics, unfinished concrete block, corrugated sheet metal, applied stone, vinyl siding and Exterior Insulation Finish System (on ground floor) are prohibited as primary cladding materials for buildings

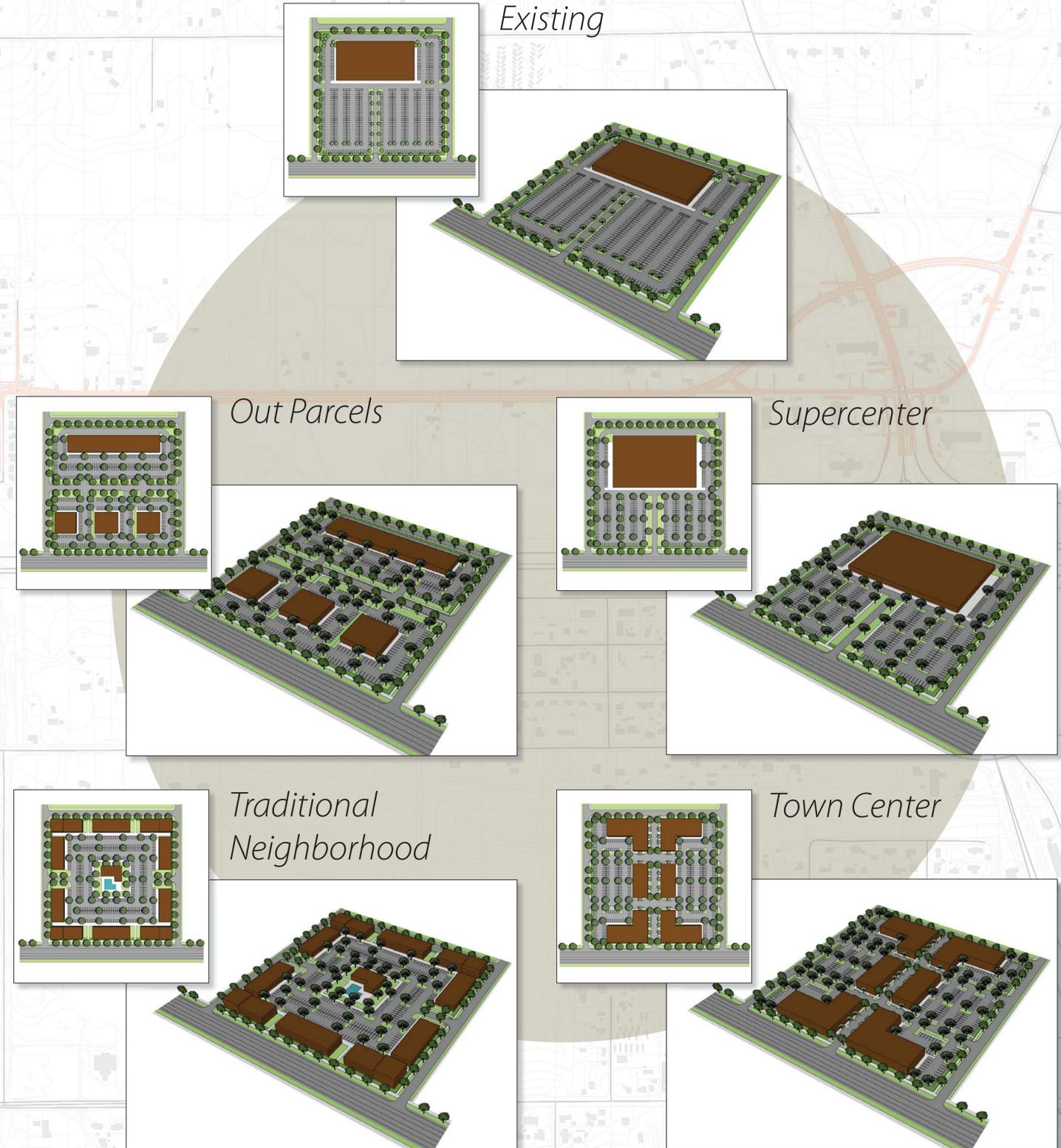
## Sign Standards: Proposed

- Billboards with a display surface area of greater than 75 feet are limited to those areas of a lot within 300 feet of the right-of-way of a controlled access highways and shall be oriented to the highway.
- Any outdoor advertising sign (off-premise or billboard) located within 500 feet of property classified in a residential zoning district shall not be illuminated between the hours of 12:00 am and 6:00 am.
- Animated, flashing, chasing, running, or sequential signs are prohibited.
- All portable signs, including parked vehicles with sign expressly for parking, are prohibited.

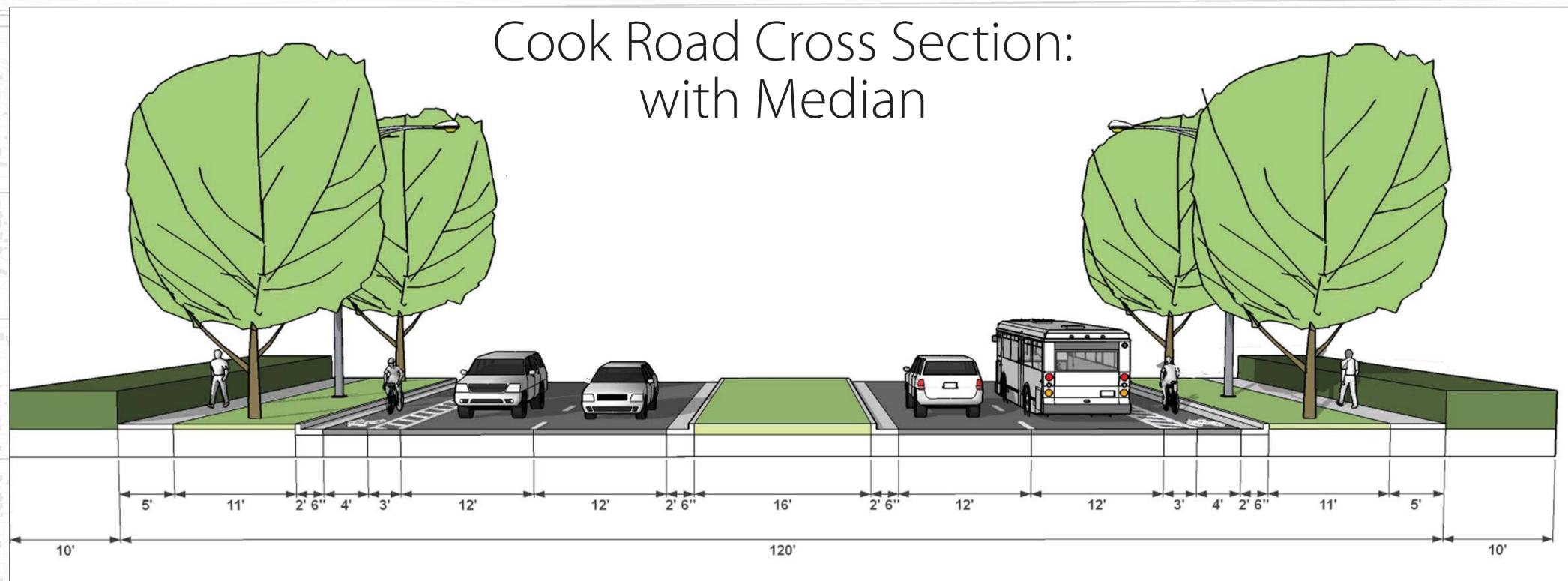
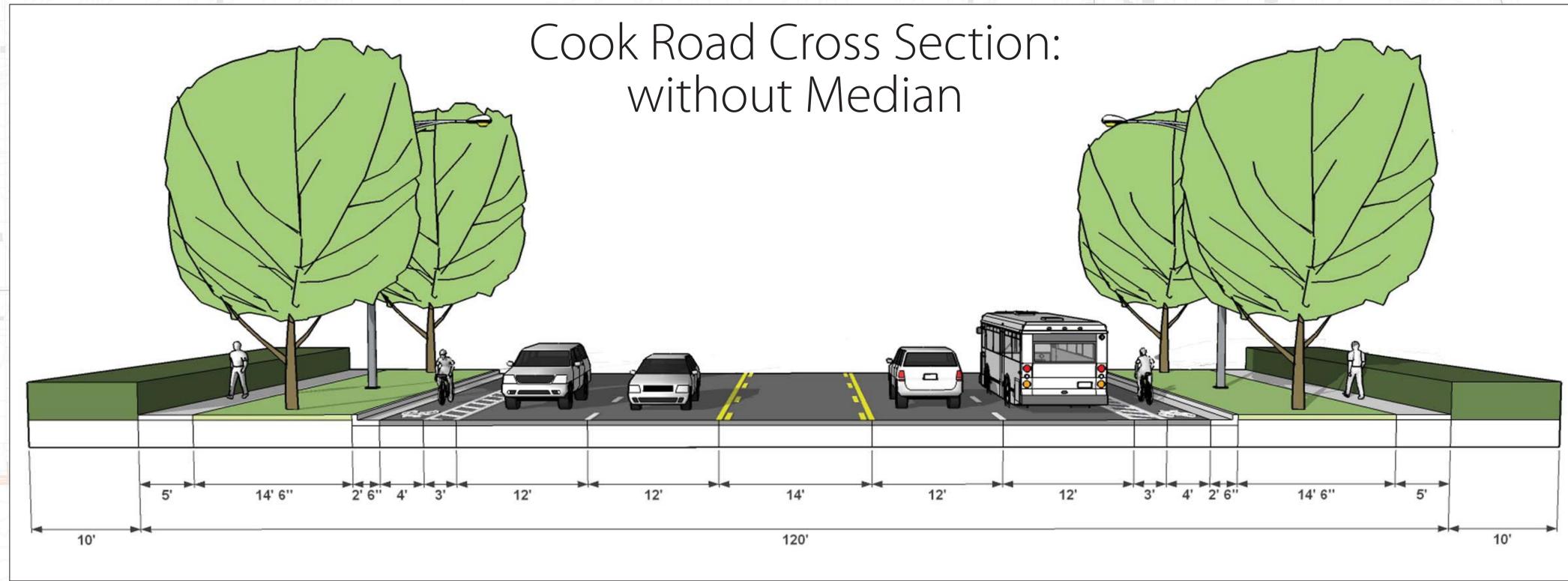
Ground Sign Type	Maximum Display Surface	Maximum Height*
Monument	32 sq. ft.	8 ft.
Monument: Multi-tenant	240 sq. ft.	20 ft.
Free Standing	64 sq. ft.	20 ft.

\*See Jackson County Zoning Ordinance for intersection setback requirements.

## Landscape Standards: Existing & Proposed



# Typical Cross Section





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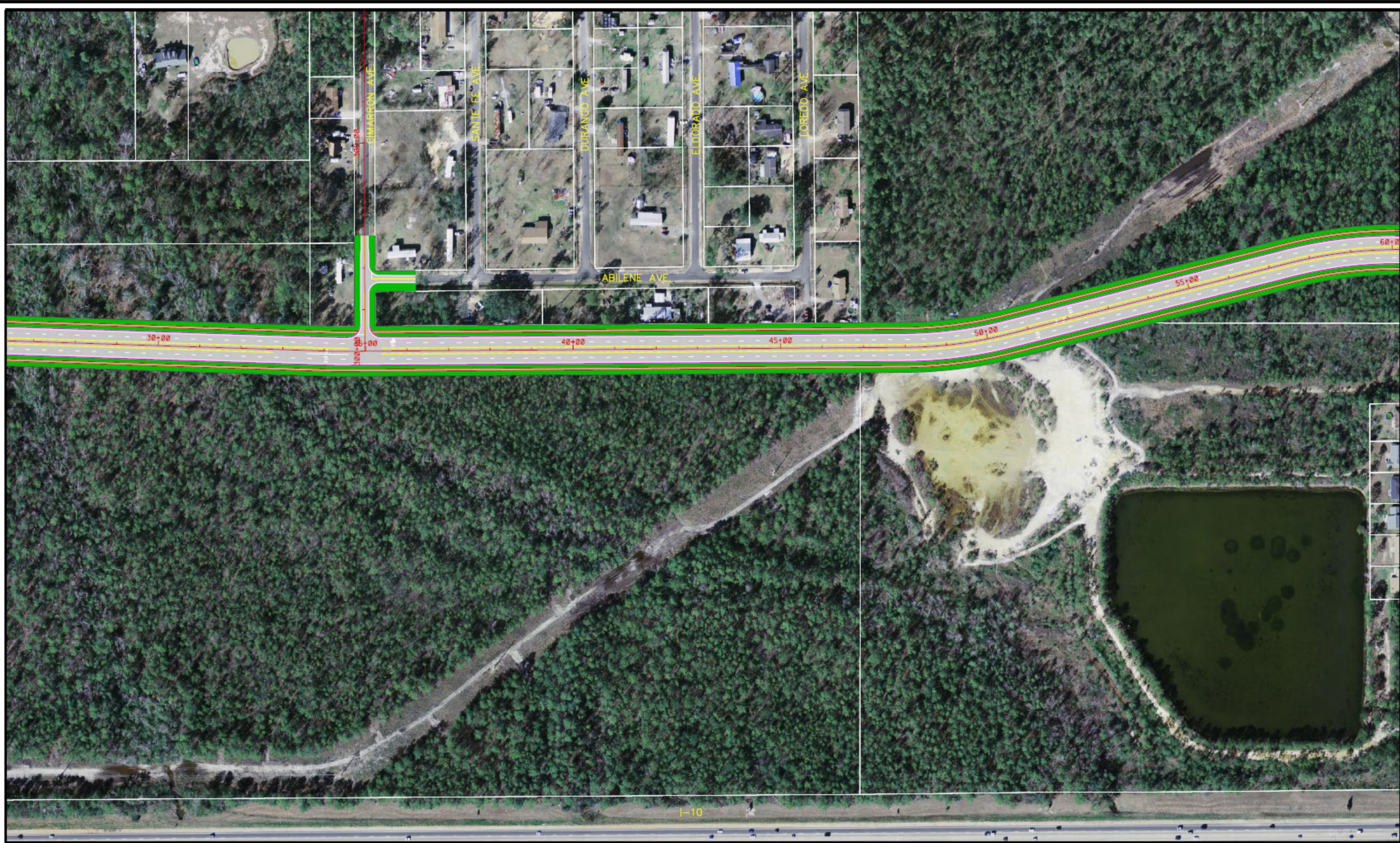
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DRWN: JTD	DATE: 06/2009
CHKD: _____	DATE: _____
QA/QC: _____	DATE: _____

**I-10 CONNECTOR ROAD ENVIRONMENTAL ASSESSMENT**  
**MISSISSIPPI DEPARTMENT OF TRANSPORTATION**  
**OFFICE OF STATE AID ROAD CONSTRUCTION**  
  
**JACKSON COUNTY**  
**PROJECT NO. MS-0134-0030(1)B**



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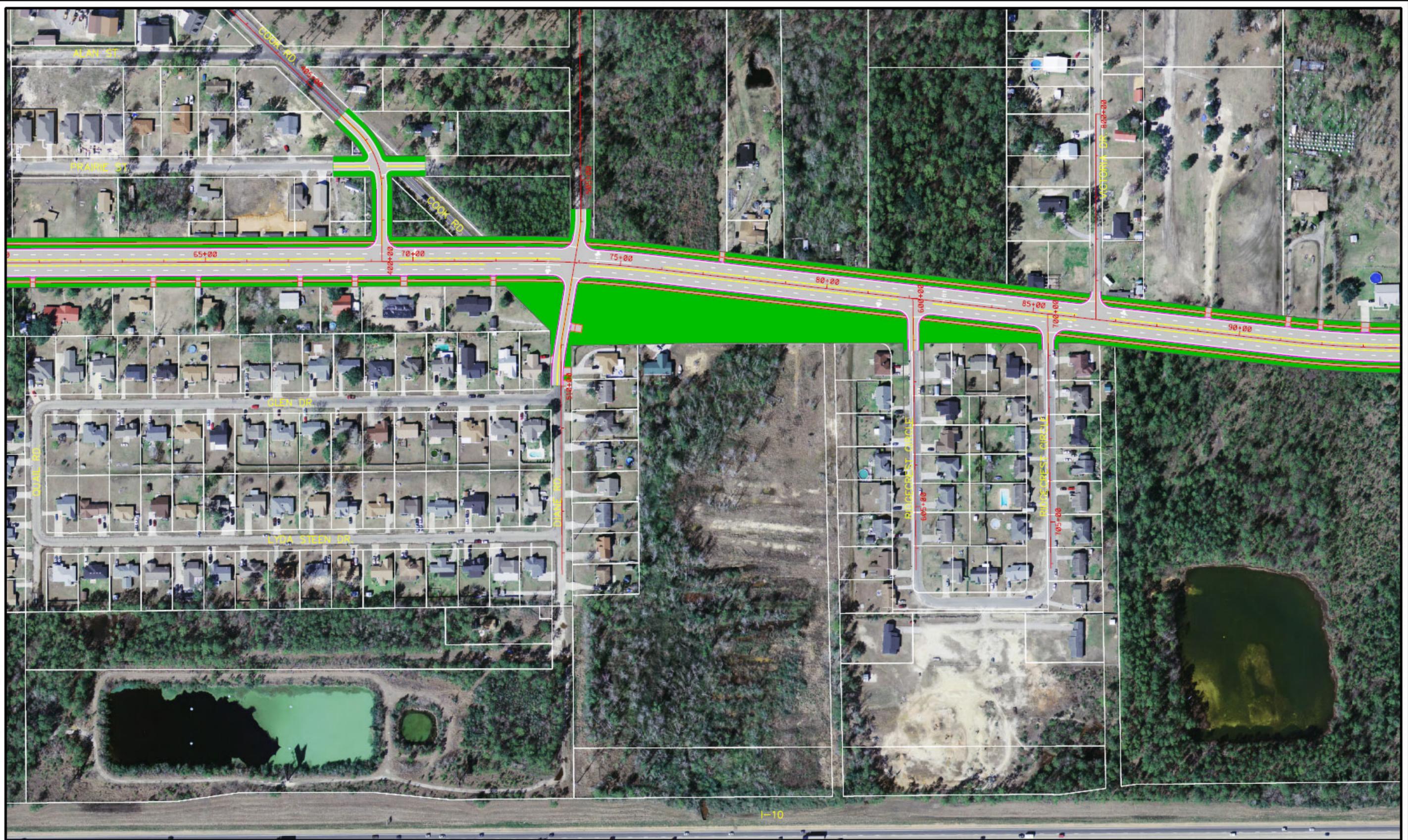
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CHKD:	
QA/QC:	

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