

**ORDINANCE NUMBER \_\_\_\_\_**  
**OF THE**  
**CITY OF HATTIESBURG, MISSISSIPPI**

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE, ORDINANCE NUMBER 3209, AS AMENDED, SECTION 4 ZONING DISTRICTS ESTABLISHED, SECTION 7 STANDARDS OF DESIGN, SECTION 12 PROCESSES AND PROCEDURES, AND SECTION 13 DEFINITIONS, FOR THE CITY OF HATTIESBURG, MISSISSIPPI.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HATTIESBURG, MISSISSIPPI:**

**SECTION 1.** That the Land Development Code, Ordinance Number 3209, as amended, of the City of Hattiesburg, Mississippi, be further amended as follows:

<b>Code Section</b>	<b>Amendment</b> <i>Explanation of amendment in italics</i>
Section 4, Table 4.2-2	<i>Add the following Overlay District:</i>  BCO, Broadway Corridor Overlay
Section 4.20.3	<i>Add the following to create section 4.20.3</i>  4.20.3 – <b>Broadway Corridor Overlay District (BCO).</b> The Broadway Corridor Overlay District is intended to promote infill activity in the Broadway Drive-West Pine Street Revitalization area by enabling additional uses that are supportive of the corridor vision plan and providing flexibility for the continuation and expansion of existing businesses within the corridor. The Broadway Corridor Overlay District was established as part of the <i>Right Down Broadway Master Plan</i> , adopted by the City of Hattiesburg on January 7 <sup>th</sup> , 2025, Ordinance No. 3365.
Section 4.20.3	<i>Add the following to create section 4.20.3.1</i>  4.20.3.1 – <b>Permitted Uses.</b> Within the BCO District, uses may be permitted by right as for and subject to the district regulations of the base zoning district. In addition, the following uses may be permitted, following the additional use conditions as cross-referenced in Table 5.1, Table of uses: <ul style="list-style-type: none"> <li><b>i. <u>Artisan Production</u></b></li> <li><b>ii. Dwelling, Mixed-Use</b></li> <li><b>iii. Dwelling, Multi-Family</b></li> </ul>

Section 4.20.3	<p><i>Add the following to create section 4.20.3.1.A</i></p> <p><b>4.20.3.1 – Artisan Production – Definition and Use Conditions</b></p> <ul style="list-style-type: none"> <li>i. Artisan Production Definition: Artisan Production: A small-scale manufacturing business where small quantities of goods and items are produced on-site in small quantities using small tools and light machinery. <i>Artisan production facilities are an encouraged use in the Broadway Corridor Overlay to promote it as a creative mixed-use district and to contribute to the revitalization of the Broadway Drive Corridor.</i></li> <li>ii. Additional Use Conditions: Must be located within a structure existing on the adoption date of this ordinance (<i>Insert ordinance adoption date here</i>). A Single use artisan production use should not exceed 15,000 ft.</li> <li>iv. Artisan Production use should have minimal truck traffic and produce minimal noise, electrical or magnetic interference, dust, vibration, heat, glare, or other nuisances outside the structure.</li> <li>v. An artisan production use may include accessory retail, seating areas, and educational programming uses related to the production</li> </ul>
Section 4.20.3	<p><i>Add the following to create section 4.20.3.2</i></p> <p><b>4.20.3.2 – Permitted Uses in B-3 Zones of the BCO</b></p> <p>Within the B-3 Zoned areas of the BCO District, uses may be permitted by right as for and subject to the district regulations of the base zoning district. In addition, the following uses may be permitted, following the additional use conditions as cross-referenced in Table 5.1, Table of uses:</p> <ul style="list-style-type: none"> <li>i. <b>Dwelling, Single-Family, attached</b></li> <li>ii. <b>Dwelling, Single family, detached</b></li> <li>iii. <b>Dwelling, two family</b></li> <li>iv. <b>Dwelling, zero lot line detached</b></li> </ul>
Section 4.20.3	<p><i>Add the following to create section 4.20.3.3</i></p> <p><b>4.20.3.3 – Conditional Use Approval</b></p> <p>Within the B-3 Zoned BCO District, the following uses shall require conditional use approval, along with following all applicable additional use conditions as cross-referenced in Table 5.1, Table of Uses:</p> <ul style="list-style-type: none"> <li>i. <b>Automotive rental and sales</b></li> <li>ii. <b>Automotive, truck, and small engine repair</b></li> <li>iii. <b>Automotive, truck, and small engine maintenance</b></li> <li>iv. <b>Automotive filling station</b></li> <li>v. <b>Parking, Passenger Vehicles</b></li> <li>vi. <b>Parking, Commercial Vehicles</b></li> </ul>

Section 4.20.3	<p><i>Add the following to create section 4.20.3.4</i></p> <p><b>4.20.3.4 – Dimensional Standards for the BCO</b>  The following Dimensional Standards shall apply to all development within the Broadway Corridor Overlay. Any dimensional standard not listed in the table below shall follow the underlying district standards:</p> <table border="1" data-bbox="451 415 1427 1373"> <thead> <tr> <th colspan="5" data-bbox="451 415 1427 604"><b>Table 4.20 - Dimensional Standards in the Broadway Corridor Overlay</b></th> </tr> <tr> <th data-bbox="451 604 625 835"><b>Zoning District</b></th> <th data-bbox="625 604 829 835"><b>Minimum Lot Size in SF / Width at Setback</b></th> <th data-bbox="829 604 1045 835"><b>Max Floors/Height</b></th> <th data-bbox="1045 604 1224 835"><b>Min. Front Setback</b></th> <th data-bbox="1224 604 1427 835"><b>Max Front Setback</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="451 835 625 940">B-3 Community Business</td> <td data-bbox="625 835 829 940">No minimum/no minimum</td> <td data-bbox="829 835 1045 940">55' or 4 stories</td> <td data-bbox="1045 835 1224 940">0'</td> <td data-bbox="1224 835 1427 940">15'</td> </tr> <tr> <td data-bbox="451 940 625 1045">B-5 Regional Business</td> <td data-bbox="625 940 829 1045">No minimum/50</td> <td data-bbox="829 940 1045 1045">72' or 6 stories</td> <td data-bbox="1045 940 1224 1045">0'</td> <td data-bbox="1224 940 1427 1045">30'</td> </tr> </tbody> </table> <p data-bbox="451 1045 1427 1373">Front Yard Setback – Infill Flexibility: The Site and Design Review Committee may approve modifications to the front yard setback requirements for structures oriented to Broadway Drive or West Pine Street, except on corner lots, where the average setback of existing buildings located wholly or in part within 100 feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is greater than the minimum required setback. In such cases, the setback on such lot may be greater than the required setback, but not greater than the average of the setbacks of the existing buildings.</p>	<b>Table 4.20 - Dimensional Standards in the Broadway Corridor Overlay</b>					<b>Zoning District</b>	<b>Minimum Lot Size in SF / Width at Setback</b>	<b>Max Floors/Height</b>	<b>Min. Front Setback</b>	<b>Max Front Setback</b>	B-3 Community Business	No minimum/no minimum	55' or 4 stories	0'	15'	B-5 Regional Business	No minimum/50	72' or 6 stories	0'	30'
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Section 4.20.3	<p><i>Add the following to create section 4.20.3.5</i></p> <p><b>4.20.3.5 – Standards of Design</b>  Within the BCO District, the standards of design of section 7 shall apply with the following additional requirements:</p> <ul style="list-style-type: none"> <li data-bbox="475 1675 1443 1745"><b>i. Pedestrian Circulation</b> – Sidewalks along Broadway Drive shall have a minimum width of 8’ on the northern side of the street.</li> <li data-bbox="475 1745 1443 1850"><b>ii. Building Form</b> - Primary entrances should be oriented to Broadway Drive or West Pine Street. Entrances at intersections or corners are preferred to support a walkable environment</li> <li data-bbox="475 1850 1443 1885"><b>iii. Building Materials</b> – The following exterior building materials are</li> </ul>																				

	<p><b>prohibited</b> for use on primary facades and street-facing elevations with the BCO: exposed, untreated, or non-architectural corrugated metal panels; bare galvanized steel or unfinished aluminum siding; prefabricated metal wall panels that lack architectural detailing. Met</p> <p>iv. <b>Window Transparency</b> – Ground story windows shall remain transparent along the primary and side-facing facades. Glass is considered transparent where it has a visual light transmittance of 50% or higher and external reflectance of less than 15%. Windows cannot be made opaque by window treatments, including by signage, except by operable sunscreen devices within the conditioned space. Window tinting and interior affixed window shades that create a permanently opaque condition are prohibited. Shopfronts should be designed to be visible and provide a space for the display of business.</p> <p>v. <b>Outdoor Storage of Commercial Equipment and Materials</b> - Outdoor Storage areas for commercial equipment and materials shall require a conditional use approval and are subject to all screening and siting requirements in Section 7.12.10.</p> <p>vi. <b>Parking</b> - The parking requirements shall follow the B-4, Downtown Business District requirements of Section 7.12.7. Additional amenities may be required by the site and design review committee, such as dedicated bicycle parking, street furniture, or bus shelters.</p> <p>vii. Plazas, pocket parks, and parklets are encouraged as part of site redevelopment.</p>
Section 4.20.3	<p><i>Add the following to create section 4.20.3.6</i></p> <p><b>4.20.3.6 – Signage</b></p> <p>Within the B-3 Zoning District of the BCO District, on-premise free-standing pole signs shall require a conditional use approval.</p>
Section 5, Table 5.1	<p><i>Amend the following use in the B-3 zoning district</i></p> <p>For “Dwelling, mixed use” change from “Conditional Use” to “Permitted with Conditions” in the B-3 Zoning District</p>
Section 5, Table 5.1	<p><i>Rename the use of Microbrewery</i></p> <p>For “Microbrewery”, change the name to “Microbrewery/small craft brewery.”</p>
Section 5, Table 5.1	<p><i>Amend the following use in the B-3, B-5 zoning district</i></p> <p>For “Microbrewery/small craft brewery”, change to “Permitted” in the B-3 and B-5 Zoning Districts</p>

<p>Section 5, Table 5.1</p>	<p><i>Add the following Use Conditions for “Dwelling, Single-family attached” and number accordingly:</i></p> <p>5.4.X Dwelling, single-family attached 5.4.X.1 The side-yard setback requirement for the use of “dwelling, single-family attached” structures may be waived when constructed as <u>townhomes/townhouses</u> in the allowable districts, except for the end units if required by the zoning or overlay district.</p> <p>5.4.X. Townhome/townhouse designs incorporating front-loaded garages and vehicular access from the primary façade shall require conditional use approval. Side, rear, or alley access is the preferred design to encourage a more pedestrian-oriented development.</p>
<p>Section 6, Table 6.1</p>	<p><i>Amend the following dimensional standards for the B-3 Zoning District</i></p> <p>Change the minimum front setback from “30” to “0” feet for the B-3 Zoning District</p> <p>Set the maximum front setback to 30” feet for the B-3 Zoning District</p>
<p>Section 6.3.1.1</p>	<p><i>Amend to read as follows:</i></p> <p>6.3.1.1 The front yard setback requirements shall not apply on any lot where the average setback of existing buildings located wholly or in part within 100 feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is less than the minimum required setback. In such cases, the setback on such a lot may be less than the required setback but not less than the average of the setbacks of the existing buildings. See 6.3.2 for front yard setbacks in historic districts.</p>
<p>Section 6.3.3</p>	<p><i>Amend to add the following section:</i></p> <p>6.3.3.3 The side-yard setback requirement for the use of “dwelling, single-family attached” structures may be waived when constructed as <u>townhomes/townhouses</u> in the allowable districts, except for the end units if required by the zoning or overlay district.</p>
<p>Section 13</p>	<p><i>Add the following definitions to section 13.2 and alphabetize accordingly:</i></p> <p><u>Artisan Production:</u> A small-scale manufacturing business where small quantities of goods and items are produced on-site in small quantities using small tools and light machinery.</p> <p><u>Microbrewery/small craft brewery:</u> Microbreweries and Small Craft Breweries shall be defined by the State of Mississippi and must be licensed with the state and city before operating.</p>

	<u>Townhomes/Townhouses:</u> A single structure consisting of not less than three or more than 8 dwelling units, with no other dwelling or portion of other dwelling directly above or below, each dwelling unit of which having direct ground level access to the outdoors and connected to the other dwelling units by a single party wall with no opening.
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**SECTION 2.** Except as hereby expressly changed and amended, the aforesaid Land Development Code, Ordinance Number 3209, adopted February 21, 2017, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

**SECTION 3.** This ordinance shall take effect immediately upon its passage and publication, as it is deemed necessary for the immediate public welfare to promote the timely construction and enhancement of pedestrian infrastructure within the City of Hattiesburg. Thus, in accordance with state law MS Code § 21-13-11, this ordinance addresses current safety concerns for pedestrians.

The foregoing Ordinance having been reduced to writing, the same was introduced by Councilmember \_\_\_\_\_ seconded by Councilmember \_\_\_\_\_, and was adopted by the following vote to-wit:

YEAS:

NAYS:

THE President thereby declared the motion carried and the foregoing Ordinance adopted and approved, this the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2025.

(S E A L)

ATTEST:

ADOPTED:

\_\_\_\_\_  
CLERK OF COUNCIL

\_\_\_\_\_  
PRESIDENT

THE above foregoing Ordinance having been submitted to and approved by the Mayor, this the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## URBAN DEVELOPMENT PLANNING DIVISION

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### MEMORANDUM

**FROM:** City of Hattiesburg, Department of Urban Development  
**DATE:** April 2<sup>nd</sup>, 2025  
**SUBJECT:** Right Down Broadway Initiative Project – Corridor Overlay and Zoning Changes

On January 7<sup>th</sup>, 2025, the City of Hattiesburg adopted the *Right Down Broadway Master plan*, which provided a detailed implementation plan. The city is moving forward with a key initiative task of the *Right Down Broadway Plan*: adding a Broadway Corridor Overlay and the rezoning portions of the Broadway Drive and West Pine Street corridors. These updates are designed to better align the area with the plan’s vision of transforming the corridor into a vibrant, mixed-use district that supports expanded residential opportunities, small-scale artisan production, and improved design standards.

#### **Key Changes to the Land Development Code:**

1. **The creation of a Broadway Corridor Overlay District (BCO)**
  - Creation of a new overlay district that facilitates infill and adaptive reuse while encouraging a vibrant mix of uses.
  - The overlay allows additional permitted uses beyond the base zoning, aligning with our goal to transform the area into a dynamic, walkable corridor.
2. **Rezoning of portions of Broadway/West Pine St Corridor**
  - Some properties along Broadway Drive and West Pine Street will be rezoned to the B-3 zoning district to encourage a mix of uses, allowing for increased residential development, local businesses, and artisan production spaces.
  - The new zoning will support small-scale manufacturing and maker space-type businesses, fostering economic development while maintaining compatibility with surrounding areas.
3. **Expanded Residential Development Opportunities**
  - The code will allow a wider range of housing options, including townhomes, mixed-use buildings, and live-work spaces, addressing diverse housing needs.
  - Housing incentives will be explored to attract new residents and encourage affordability.
4. **Support for Artisan and Small-Scale Production**
  - The new regulations will ease restrictions on small-scale artisan businesses, allowing them to thrive in a district envisioned as “Hattiesburg’s Creators Corridor.”

- Commercial spaces will be more adaptable for a mix of production, retail, and community-focused enterprises.

**5. Enhanced Public Realm and Mobility Standards**

- Updated standards will prioritize pedestrian safety, improved streetscapes, and increased connectivity with surrounding neighborhoods.
- The corridor will see new signage, street furniture, and green infrastructure to enhance its appeal as a destination for both residents and visitors.

A full list of the proposed amendments in a draft ordinance will be available online following this meeting. For additional updates and to view the plan, visit our landing page at <https://www.hattiesburgms.com/broadway/>

There will be an additional draft presentation to City Council during a work session on April 7th, 2025:

**City Council Work Session Presentation for Zoning Changes and Overlay District**

Hattiesburg City Council Agenda Review

April 7, 2025, 4:00 PM

City Hall Council Chambers

We encourage all stakeholders to share their questions and feedback on this proposed program. Please contact the Planning Division at 601-545-4599 or email [planning@hattiesburgms.com](mailto:planning@hattiesburgms.com). Public comments are also welcome at the Planning Commission's public hearing or via email.