



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF MONDAY JUNE 20, 2022
1ST FLOOR CITY HALL – COURT ROOM
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. PUBLIC HEARING AND DISCUSSION OF UPDATES TO THE PLACETYPE MAPS OF THE COMPREHENSIVE PLAN.
 - B. PUBLIC HEARING AND DISCUSSION ON UPDATING THE CITY OF STARKVILLE'S OFFICIAL ZONING MAP TO INCLUDE THE ANNEXATION AREA AND TO APPLY ZONING DISTRICT DESIGNATIONS TO ALL PROPERTY WITHIN THE ANNEXATION AREA.
- VII. ADJOURN



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Subject: Public hearing and discussion of updates to the placetype maps of the comprehensive plan
Date: June 20, 2022

BACKGROUND INFORMATION

The Comprehensive Plan was adopted on December 20, 2016. An update to the Comprehensive Plan was approved by the Board of Aldermen on October 15, 2019. Since the approval of the annexation, another update to the Comprehensive Plan is needed. This proposed update revises the city limits on several placetype maps on pages 45-73. No changes to any location of any placetype shown on previous version of the Comprehensive Plan have been made.

NOTIFICATION

Notification of all input sessions and public hearings was published in the Starkville Daily News on June 3, 2022 with the following information included:

On Wednesday June 8, 2022, two public input sessions will be held by city staff in room 211 on the 2nd floor of City Hall at 110 West Main Street at 2:00pm-3:30pm and 5:30pm-7:00pm. The public is invited to attend to review and discuss the proposed update to the placetype maps of the Comprehensive Plan and the proposed zoning designations in the annexation area.

On Monday June 20, 2022, two public hearings will be held by the Planning and Zoning Commission as a Special Call meeting in the courtroom on the 1st floor of City Hall at 110 West Main Street at 5:30pm. The first public hearing will be for discussion of the proposed update of the placetype maps of the Comprehensive Plan. The second public hearing will be for discussion of the proposed zoning designations in the annexation area. At the hearing, interested parties may appear and be heard.

On Tuesday June 21, 2022, two public hearings will be held by the Mayor and Board of Aldermen in the courtroom on the 1st floor of City Hall at 110 West Main Street at 5:30pm. The first public hearing will be for discussion and consideration of the proposed update of the placetype maps of the Comprehensive Plan. The second public hearing will be for discussion and consideration of the proposed zoning designations in the annexation area. At the hearing, interested parties may appear and be heard.

THE PLAN

PLACE TYPES: MAP

At right is a map illustrating the proposed “place types.” Similar to a land use plan, as typically created in years past, it also considers the density/intensity, form and character of development. The legend below explains the map.

The five broad place type categories include Natural Areas/Parks, Rural, Suburban, Urban and Other Districts. Within each of those categories are sub-classifications described on the following pages. See page 62 regarding how the Urban Corridor designation will need adjusting for the 182/MLK area.

Natural Areas and Parks Place Types

-  Natural Areas
-  Parks and Open Space

Rural Place Type

-  Rural Neighborhood
-  Rural Corridor
-  Rural Center

Suburban Place Type

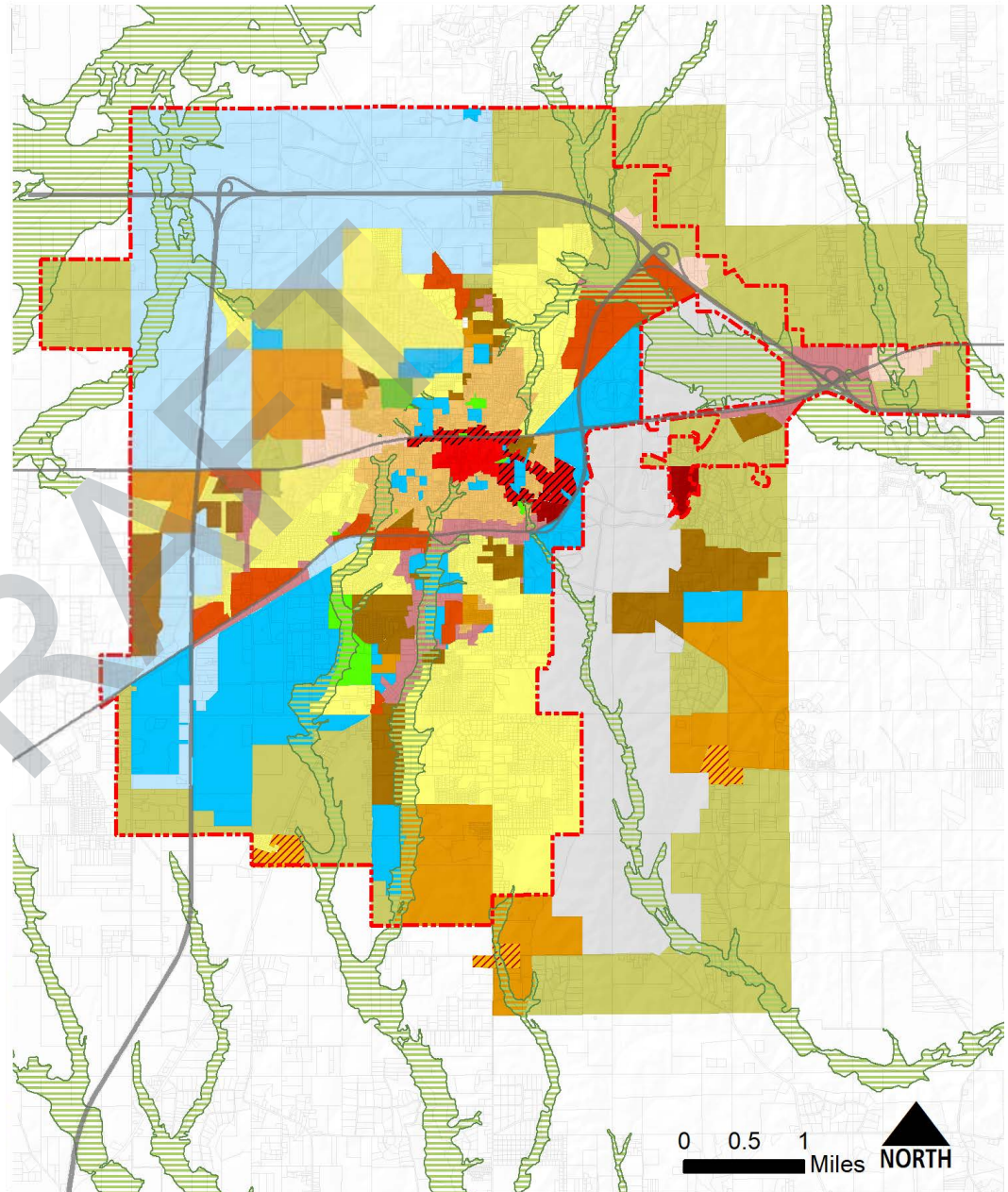
-  Suburban Single Family
-  Suburban Center
-  Suburban Multi-Family
-  Suburban Corridor

Urban Place Type

-  Traditional Neighborhood - New
-  Traditional Neighborhood - Existing
-  Urban Core
-  Urban Center
-  Urban Corridor

Other Districts

-  Special District
-  Optional District
-  Mississippi State University



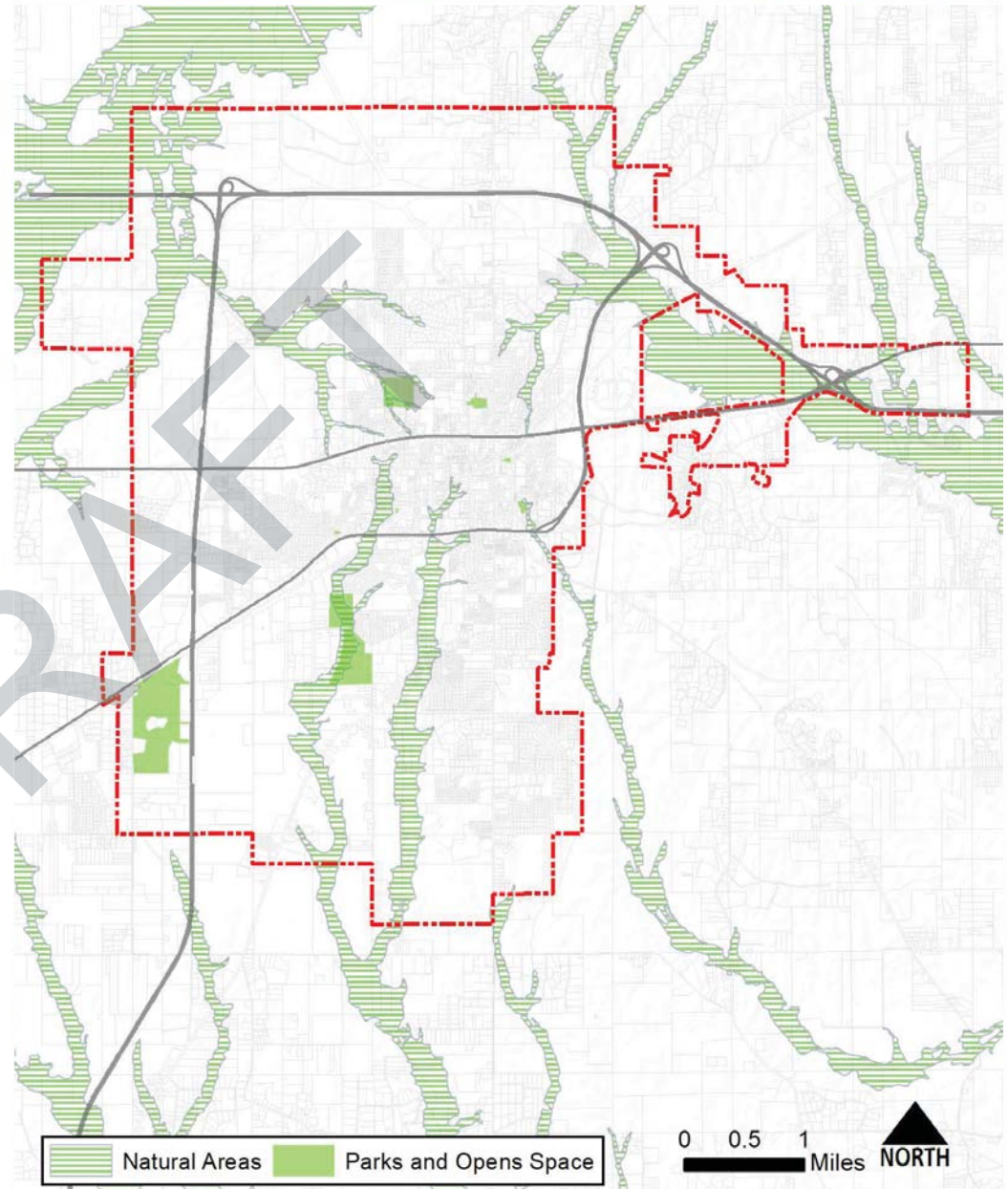
THE PLAN

PLACE TYPES: NATURAL AREAS

Natural areas present unique challenges for development due to steep slopes, hydrology, or other environmental constraints. Floodplains associated with streams are among this category of lands. Such areas fall under existing local, state, and federal regulations and provide opportunities for open space, passive parks, and trails. The map at right illustrates in green natural areas. Most are associated with the following four streams (see page 7 for information on creeks):

- Hollis Creek
- Sand Creek
- Josey Creek
- Catalpa Creek

Visit www.fema.gov/change-flood-zone-designation-online-letter-map-change to modify FEMA flood zones.



THE PLAN

PLACE TYPES: NATURAL AREAS (continued)

MAKING NATURAL AREAS BETTER

Provide Regulatory Protections

Manage the environmental impact of the development of state and federally protected wetlands and floodplains, closely regulate grading, and adopt tree protection/replanting provisions. The City's current codes already require a 100 ft. buffer for floodplains associated with blue-line streams. Steep slopes are essentially a non-issue in Starkville.

Provide Incentives for Natural Resource Protection

Offer incentives such as permitting higher density development in some areas of a site to offset negotiated preservation of environmentally valuable areas.

Acquire and Protect the Most Important Lands

The City should acquire from willing owners key properties offering a high level of environmental and outdoor recreational value, as well as connectivity to other resources and greenway networks.

Work with Land Trusts to Conserve Lands

The City should form a strong partnership with organizations such as the Mississippi Land Trust to encourage owners of important natural resource lands to enter conservation easement agreements. Such tools can provide tax incentives to land owners.

This place type is different from all of the other place types because it is an overlay. The underlying place types will dictate general land use and development issues, while this place type delineates floodplains to emphasize that all existing local, state and federal regulations related to floodplains will apply.

The City currently has a floodplain ordinance that allows development in the floodplain, but not in the floodway. If a property is greater than five acres, a large construction general permit is required by the Mississippi Department of Environmental Quality (MDEQ). This permit generally, but not always, generates a review of all wetland areas and blue line streams located on the subject property. The mitigation requirements, if any, are dictated by the Army Corps of Engineers (ACOE) and MDEQ. The City currently has no stream protection requirement unless associated with a floodway. Where restrictions on development occur, the City will work with land owners to identify opportunities to shift development and/or development densities to lands not environmentally constrained.



THE PLAN

PLACE TYPES: RURAL AREAS

RURAL AREA PLACE SUB-TYPES

Three categories of rural area sub-types exist in Starkville as follows:

Rural Neighborhoods

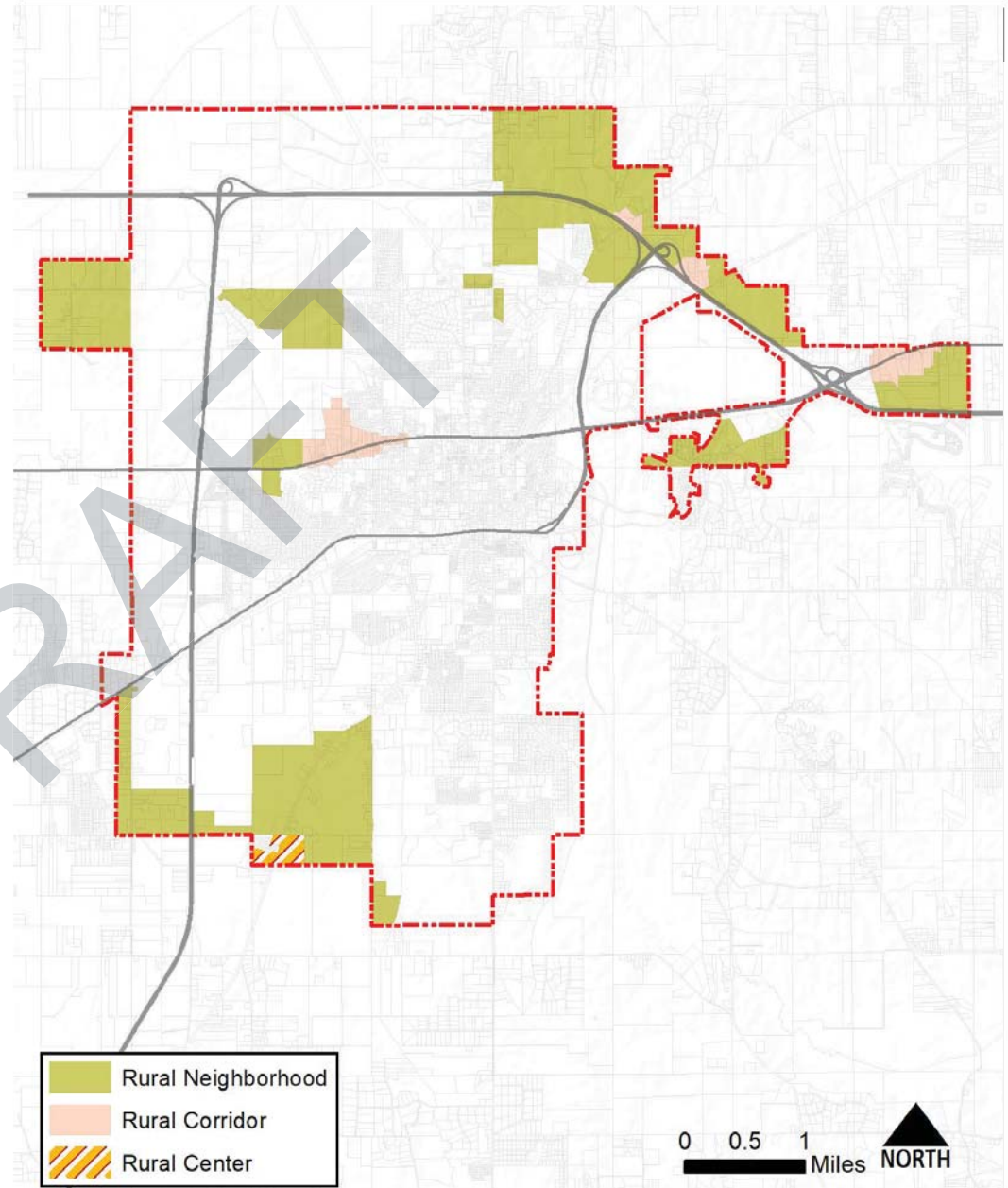
These areas could also be considered as “general rural,” as it applies to all rural areas that are not rural corridors or centers.

Rural Corridors

Corridors include key rural roads and their adjacent lands. They can be flanked by housing and other uses.

Rural Centers

Centers are typically in the form of “country cross-roads” and feature small scale mixed uses.



THE PLAN

PLACE TYPES: RURAL AREAS

RURAL NEIGHBORHOODS

Rural Neighborhoods

Locations

Primarily peripheral, as well as west of Downtown

Spatial Form

Expansive random forms

Land Uses

Agricultural, very low density residential, very limited commercial and light industrial, unused fields and forests

Density / Intensity

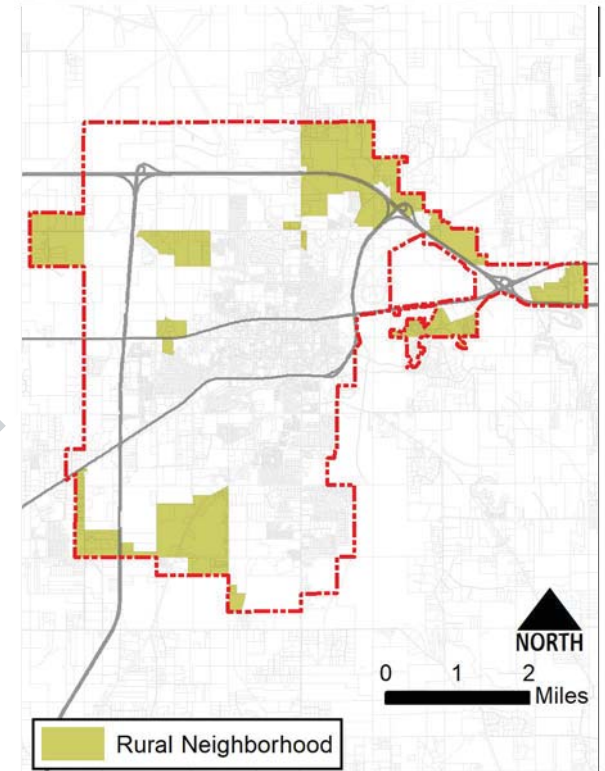
Very low density / intensity

Development Form

Homes, outbuildings, rural-oriented commercial (very limited) and agricultural structures in informal patterns

Street Types

Parkways, Avenues and Local



THE PLAN

PLACE TYPES: RURAL AREAS

RURAL CORRIDORS

Rural Corridors

Locations

South segment of Louisville St., and
Hwy. 182 east of Hwy. 25.

Spatial Form

Generally linear along the axis of
associated road

Land Uses

Agricultural, residential,
commercial, small-scale light
industrial

Density / Intensity

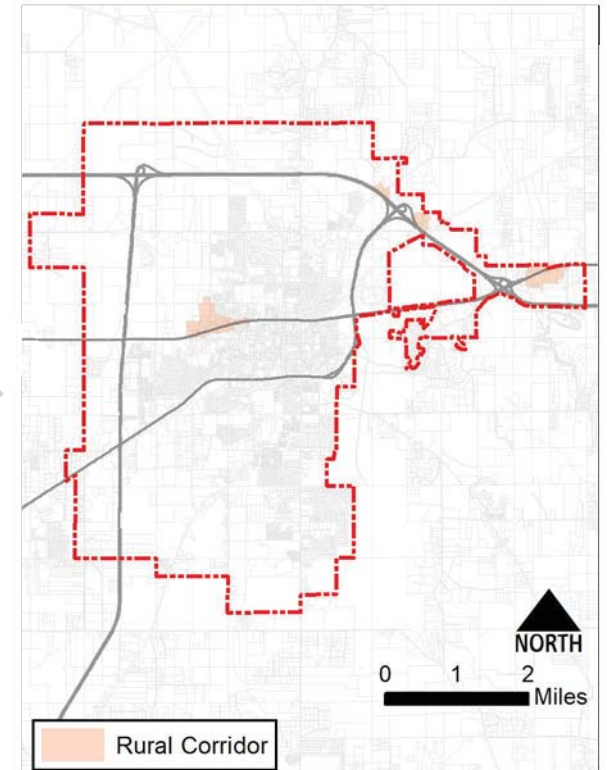
Low density / intensity

Development Form

Irregular lot sizes and front set-
backs, low-rise buildings

Street Types

Parkways, Avenues and Local



THE PLAN

PLACE TYPES: RURAL AREAS

RURAL CENTERS

Rural Centers

Locations

South end of Louisville St., intersections of S. Montgomery Rd. & Poor House Rd. and Oktoc Rd. & Artesia Rd.

Spatial Form

Relatively small and nodal

Land Uses

Mixed use, but primarily commercial; can include agricultural and institutional uses (churches, etc.)

Density / Intensity

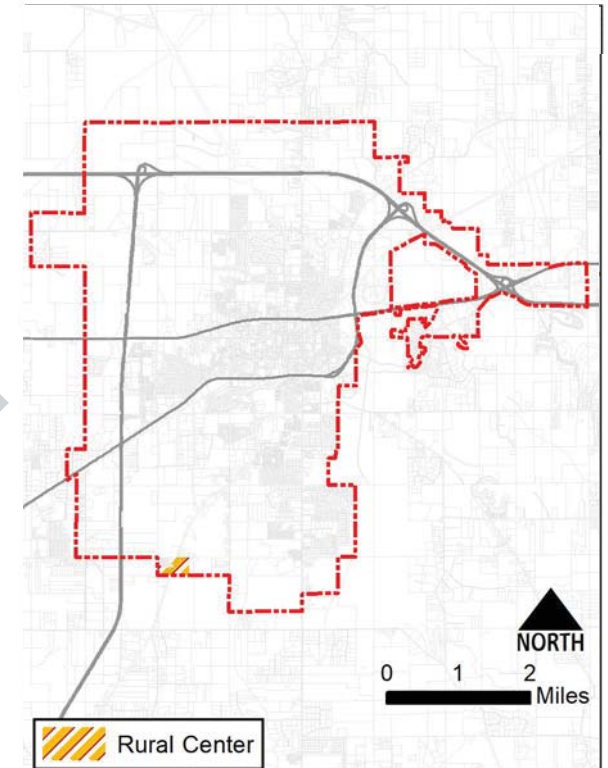
Moderate to high density / intensity just within the center area

Development Form

Irregular lot sizes and front setbacks, low-rise buildings

Street Types

Parkways, Avenues and Local



THE PLAN

PLACE TYPES: RURAL AREAS

MAKING RURAL AREAS BETTER

The following recommendations are provided for Starksville's rural areas:

Keep Rural Areas Rural

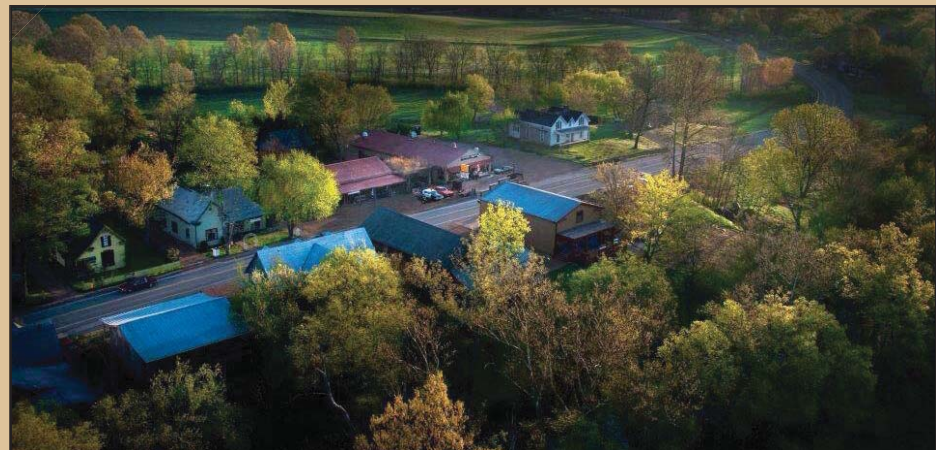
Until this comprehensive plan and resulting zoning is amended at some point in the future, areas designated in the place types map as being rural should maintain rural uses and a rural character. The subsequent recommendations echo this principle.

Avoid "Strip Commercial" on Rural Corridors

While it is natural for some rural roads to attract development, it should remain relatively random and incohesive. It should also avoid taking on the character of suburban corridors with generic franchise architecture fronting large parking lots.

Rural Centers Should be "County Crossroads"

As with rural corridors, rural centers should not become suburban in character, as described above. Instead, buildings should be small-scaled and traditional, and parking should not be in the form of large parking lots in front of buildings. Front parking should not exceed a single parking bay, with the balance (if needed) occurring to the side or rear.



THE PLAN

PLACE TYPES: SUBURBAN AREAS

SUBURBAN AREA PLACE SUB-TYPES

Four categories of suburban area sub-types exist:

Single-Family Areas

Such areas are the most expansive category of developed lands and feature post-1950 neighborhoods.

Multi-Family Areas

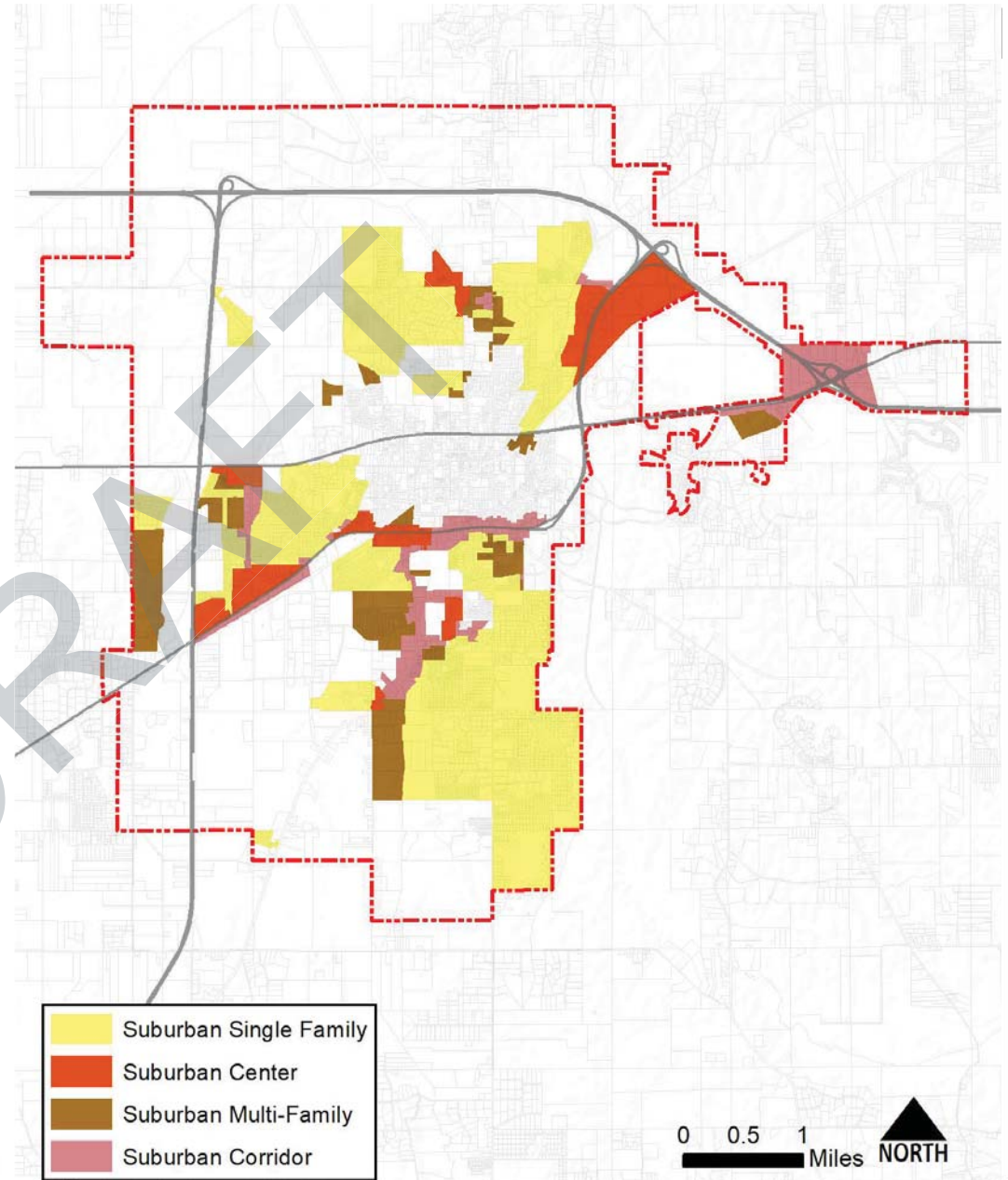
Located throughout town, this category is larger than in many cities because of MSU and student demand.

Corridors

These key roads are often a “strip commercial” form.

Centers

These areas are on key roads, but not a linear form.



THE PLAN

PLACE TYPES: SUBURBAN AREAS

SINGLE-FAMILY AREAS

Suburban Single-Family Areas

Locations

Throughout the community, particularly along S. Montgomery

Spatial Form

Primarily expansive random forms

Land Uses

Single-family residential and supporting amenities (parks, etc.)

Density / Intensity

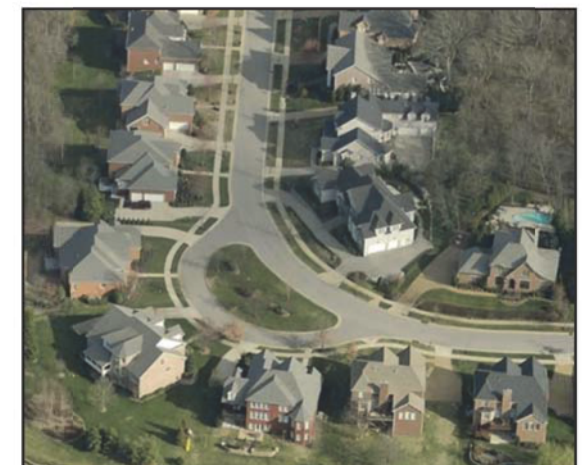
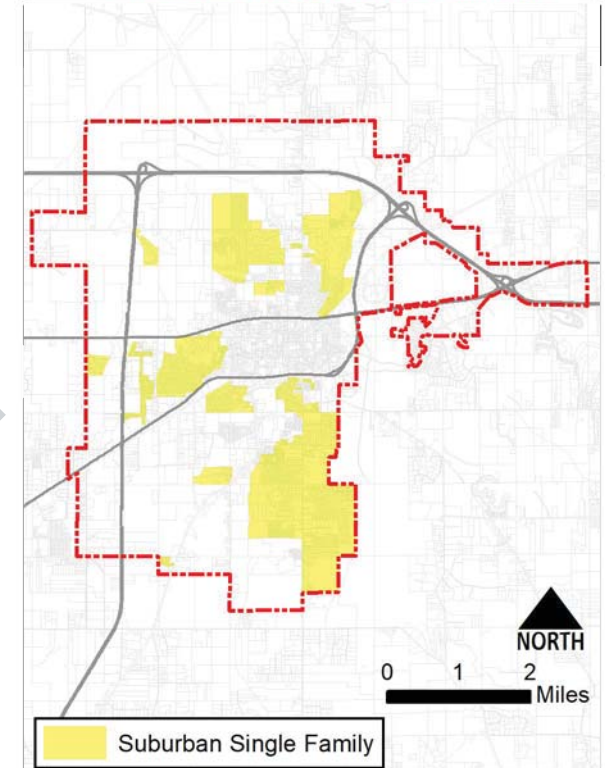
Low to moderate density

Development Form

Single-family detached homes with driveways and front-loaded garages, auto-oriented overall development patterns, including some cul de sacs

Street Types

Boulevards, Avenues and Local



THE PLAN

PLACE TYPES: SUBURBAN AREAS

MULTI-FAMILY AREAS

Suburban Multi-Family Areas

Locations

Throughout the community

Spatial Form

Small to moderate random forms

Land Uses

Multi-family residential and supporting amenities (club houses, pools, etc.)

Density / Intensity

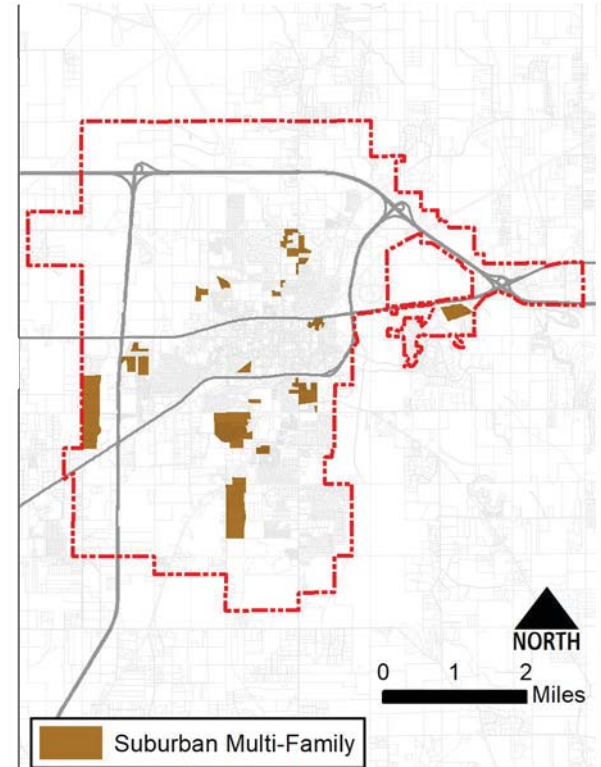
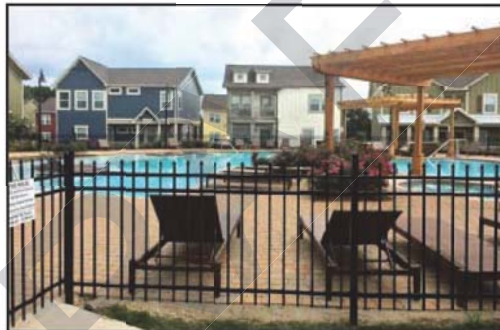
Moderate to high density

Development Form

Primarily two or three-story buildings fronting parking lots, typically repetitive building designs, often generous landscaping

Street Types

Boulevards, Avenues and Local



THE PLAN

PLACE TYPES: SUBURBAN AREAS

CORRIDORS

Suburban Corridors

Locations

Segments of Hwy. 12, Old Hwy. 25, Hwy. 182, and Stark Rd.

Spatial Form

Linear along primary roads

Land Uses

Primarily commercial, particularly retail and dining with drive-thru windows, as well as office and multi-family housing

Density / Intensity

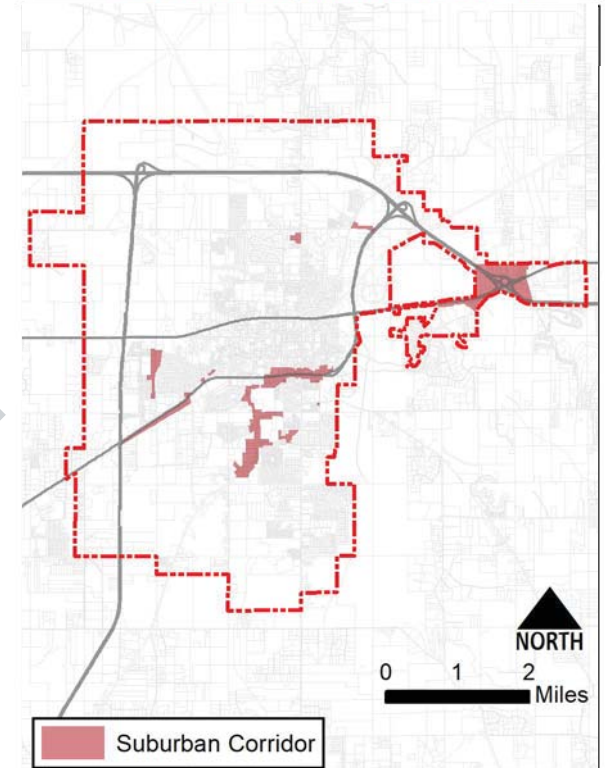
Moderate density / intensity

Development Form

Auto-oriented form with low-rise buildings fronting parking lots, but softened with generous landscaping

Street Types

Boulevards and Avenues



THE PLAN

PLACE TYPES: SUBURBAN AREAS

CENTERS

Suburban Centers

Locations

Key points along suburban corridors, as well as on Hwy. 12 in the NE corner of town and at the intersection of N. Jackson and Garrard

Spatial Form

Various scales and somewhat nodal

Land Uses

Primarily commercial, but also offices and multi-family residential

Density / Intensity

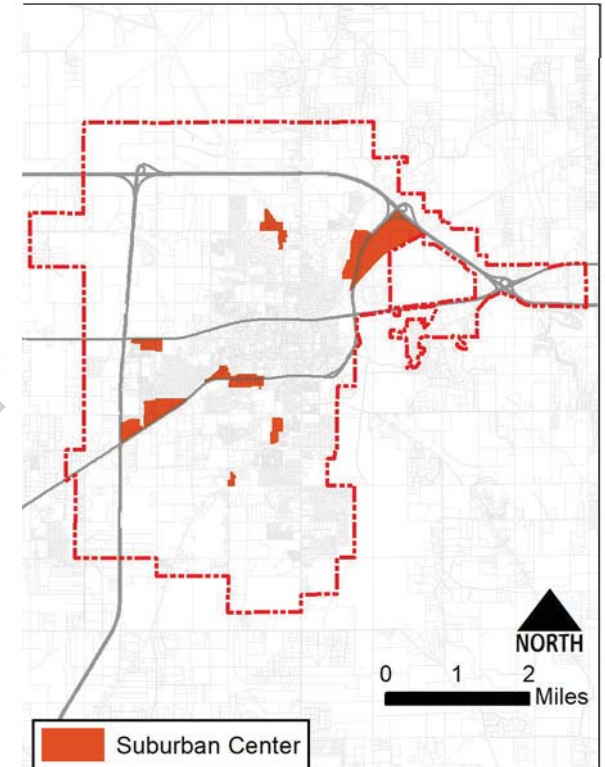
Moderate to high density

Development Form

Range from “big box” retail to smaller buildings, auto and pedestrian friendly, generous landscaping

Street Types

Boulevards, Avenues and Local



THE PLAN

PLACE TYPES: SUBURBAN AREAS

MAKING SUBURBAN AREAS BETTER

Because of their dependence on automobiles and inefficient use of land and infrastructure, many aspects of suburban development are counter to sustainable planning. However, because of market demand for such areas, this plan's objective is to make existing and future suburban places better, as follows:

Provide a Variety of Housing Types

While the majority of housing in suburban areas will be single-family detached, a range of housing types and affordability should be provided.

Increase Connectivity and Varied Modes of Travel

Street systems should be interconnected and avoid cul de sacs, and designed to accommodate pedestrians and cyclists. Streets should not be too wide to discourage speeding, minimize runoff and save costs.

Make the Suburbs Greener

Preserve mature vegetation, liberally provide street trees, and heavily landscape parking lots.

Make Corridors Walkable and Attractive

Design sites to be pedestrian-friendly, provide extensive landscaping, and minimize driveways and signs.



THE PLAN

PLACE TYPES: URBAN AREAS

URBAN AREA PLACE SUB-TYPES

Traditional Neighborhoods

These areas include both existing neighborhoods, such as those surrounding the Downtown, and newly proposed Traditional Neighborhoods.

Corridors

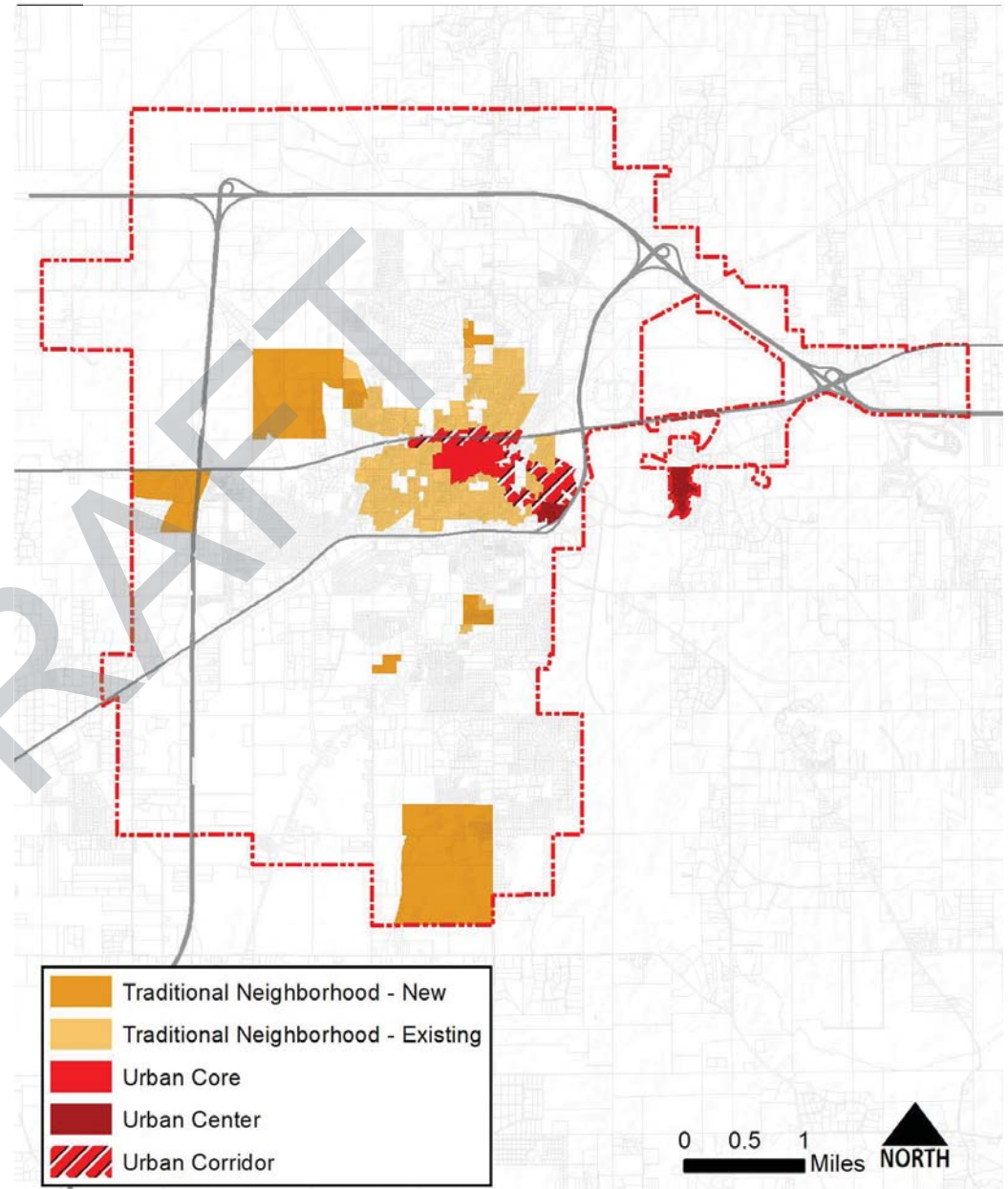
The few Corridors extend from Downtown.

Centers

The sole proposed Urban Center is at the Mill.

Core

The sole Urban Core is Downtown Starkville.



THE PLAN

PLACE TYPES: URBAN AREAS

TRADITIONAL NEIGHBORHOODS: EXISTING

Traditional Neighborhoods: Existing

Locations

Surrounding the Downtown

Spatial Form

Relatively expansive random forms

Land Uses

Primarily single-family detached houses, but also attached houses, multi-family and small-scale commercial

Density / Intensity

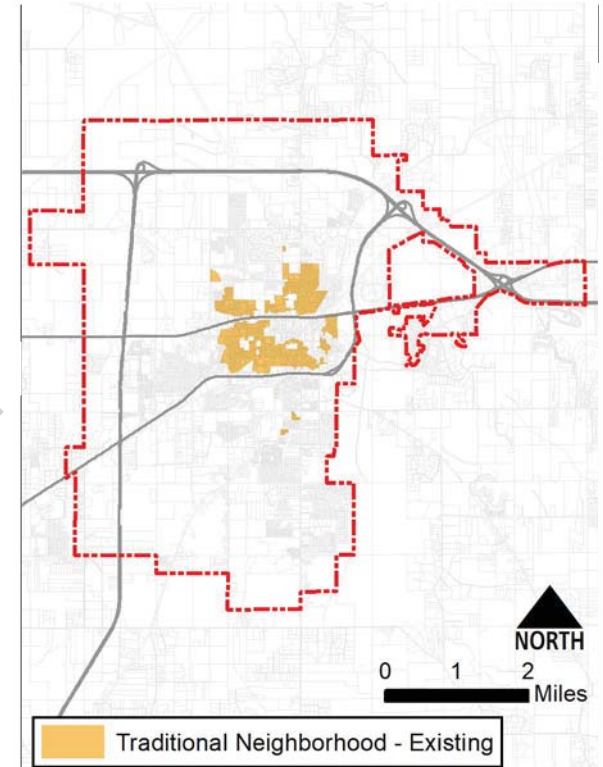
Moderate to high density, but with some larger lots

Development Form

Buildings close to the street, parking to the side or rear, and a connected street network with on-street parking and well-designed streetscapes

Street Types

Avenues and Local



THE PLAN

PLACE TYPES: URBAN AREAS

TRADITIONAL NEIGHBORHOODS: NEW

Traditional Neighborhoods: New

Locations

Peripheral locations

Spatial Form

Large, medium and relatively small random forms

Land Uses

A wide range of housing types and small-scale commercial uses

Density / Intensity

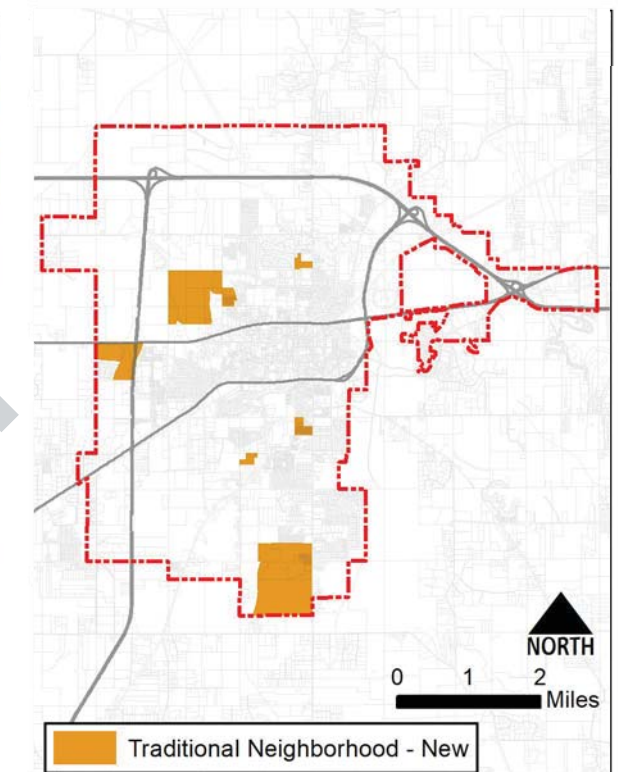
Moderate to high density, but with some larger lots

Development Form

Buildings close to the street, parking to the side or rear, a connected street network with on-street parking and well-designed streetscapes

Street Types

Avenues and Local



THE PLAN

PLACE TYPES: URBAN AREAS

URBAN CORRIDORS

Urban Corridors

Locations

Hwy. 182 adjacent to Downtown, University Dr., and Russell St.

Spatial Form

Linear following associated streets

Land Uses

Mixed use, including high-density residential

Density / Intensity

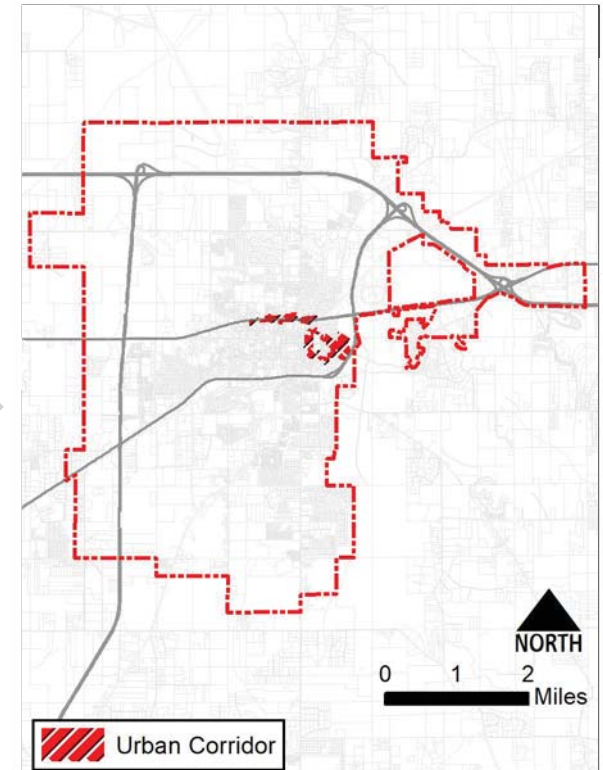
High density / intensity

Development Form

Buildings fronting streets, parking behind or below buildings, a connected street network with on-street parking, public spaces of various types (as applied to 182/MLK, it should be less urban due to the existing patterns)

Street Types

Avenues



THE PLAN

PLACE TYPES: URBAN AREAS

URBAN CENTERS

Urban Centers

Locations

The sole location is at the restored historic Mill

Spatial Form

Small and nodal

Land Uses

Mixed use

Density / Intensity

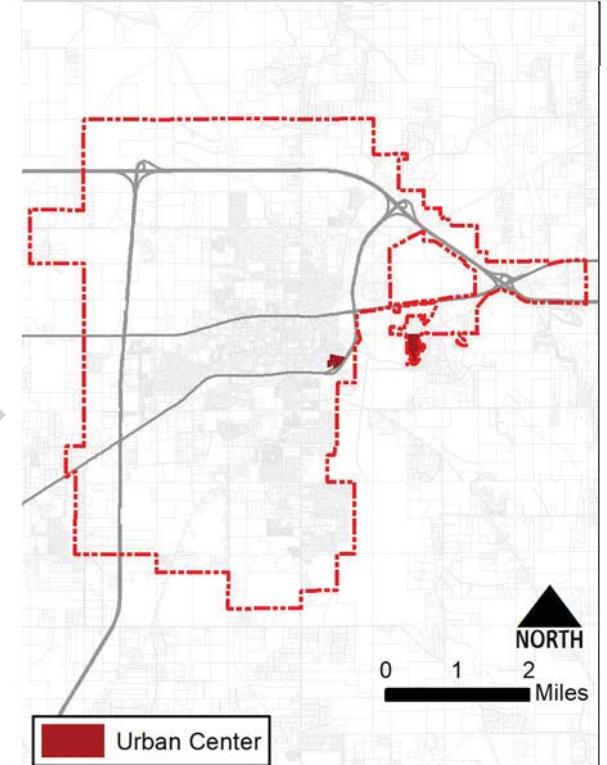
High density / intensity

Development Form

Buildings fronting streets, parking behind or below buildings, a connected street network with on-street parking, well-designed streetscapes, and public spaces of various types

Street Types

Avenues



THE PLAN

PLACE TYPES: URBAN AREAS

URBAN CORE

Urban Core

Locations

Downtown Starkville

Spatial Form

Nodal with an east-west axis oriented to Main St.

Land Uses

Mixed use - commercial, residential, institutional

Density / Intensity

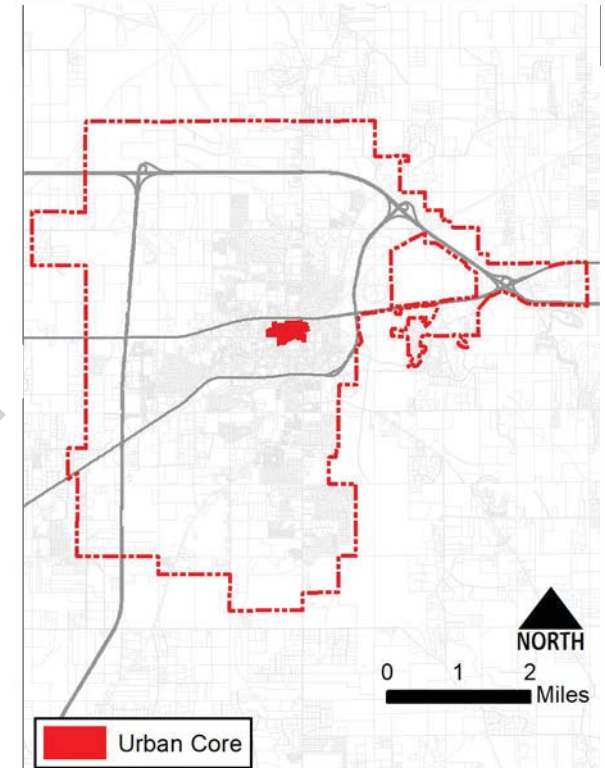
Highest density / intensity in Starkville

Development Form

Buildings fronting streets, parking behind or below buildings, a connected street network with on-street parking, well-designed streetscapes, and public spaces of various types

Street Types

Main Street



THE PLAN

PLACE TYPES: URBAN AREAS

MAKING URBAN AREAS BETTER

Unlike Suburban areas that bring many inherent challenges to sustainable growth, Urban areas are intrinsically sustainable, so much of “getting it right” is focused more on the details and aesthetics. This plan’s objective is to make existing and future urban places better, as follows:

Mix Uses Horizontally and Vertically

Not only should there be a rich mixture of uses within a given area, but some buildings should have different uses on different floors.

Achieve Compatibility with Design and Scale

Differing adjacent uses are incompatible if not compatible in scale and well designed. Good design and appropriate scaling makes mixed uses work.

Design Streets and Streetscape for Diverse Users

“Complete streets” accommodate drivers, pedestrians, cyclists, and other modes of mobility.

Save and Utilize Older Buildings Where Viable

Existing older buildings that can be saved and used should be, as they are economically valuable assets and reinforce the special character of urban areas.



THE PLAN

PLACE TYPES: OTHER DISTRICTS

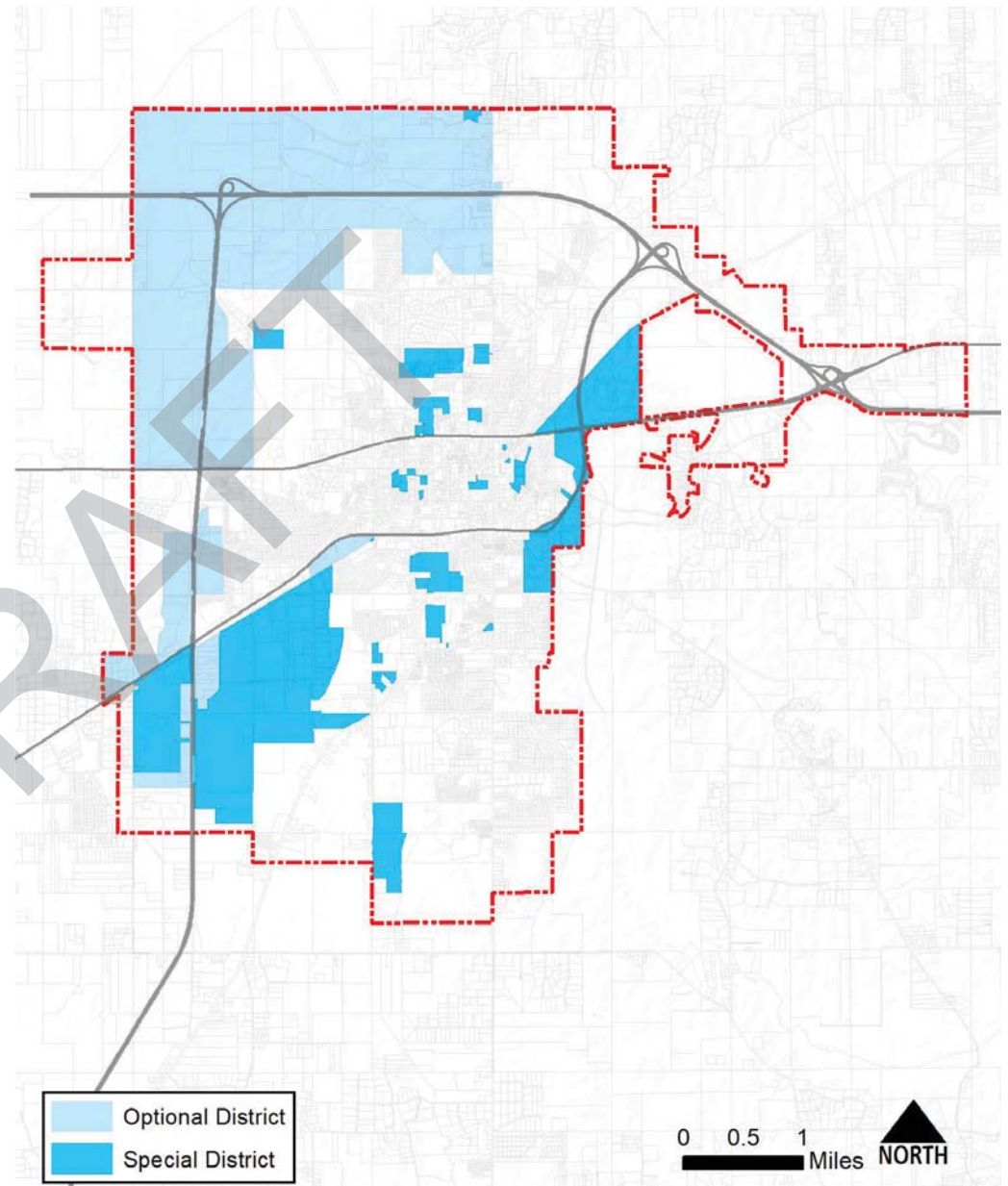
SPECIAL DISTRICTS

Special Districts are indeed “special” and do not fit into the basic categories of residential, commercial and similar places. They are often geographically isolated from other uses and sometimes feature an insular “campus” form. Below are examples:

- Airport
- Industrial & research areas/parks
- Schools
- Hospital

OPTIONAL & MSU

Four options are explained on pages 69-73. Mississippi State University could be categorized under “schools,” but because of its scale and magnitude, it is singled out here as a distinct place type.



THE PLAN

PLACE TYPES: SPECIAL DISTRICTS

SPECIAL DISTRICTS

Special Districts

Locations

Throughout the community

Spatial Form

Range between small and large

Land Uses

Institutional, utilitarian, industrial

Density / Intensity

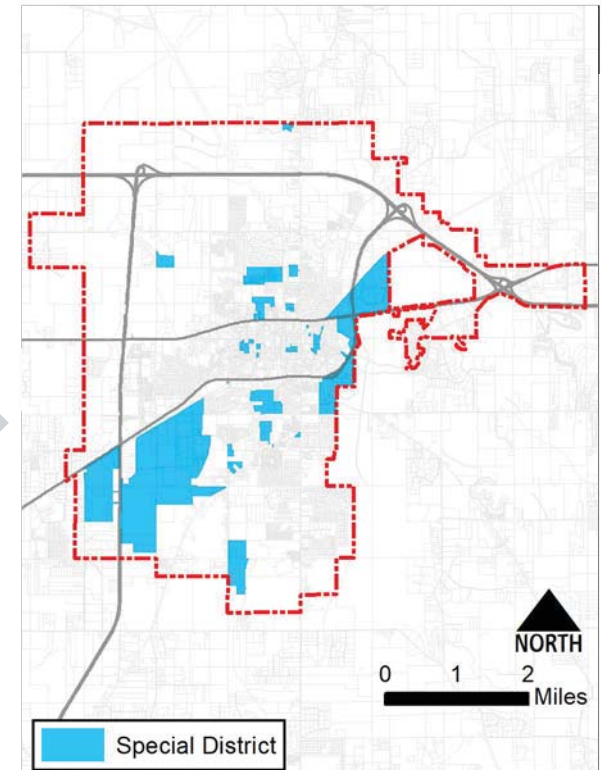
Dependent upon the use/purpose

Development Form

Dependent upon the use/purpose, but often internally-focused and campus-like; buildings are often clustered and repetitive in use and/or design; considerable buffering (space and/or landscaping) is often needed at the perimeter

Street Types

Parkways, Avenues, Local



THE PLAN

PLACE TYPES: SPECIAL DISTRICTS

MAKING SPECIAL DISTRICTS BETTER

Despite the broad diversity of potential uses and development types, the following are suggestions that apply to many uses within this place type category:

Provide Good Access

Most uses for this place type require excellent access, including for truck traffic. That means roads with ample widths and durability, as well as avoiding traffic through residential and pedestrian-oriented areas. Some industrial uses also require rail access.

Buffer Sites from Adjacent Areas

Many uses within this category need buffering from nearby areas, although it is less critical for some smaller scale uses, such as schools. The best forms of buffering include space (generous building setbacks) and dense landscaping with plant species that will provide a year-round buffer.

Provide Generous Landscaping

In addition to peripheral landscaping for buffering, internal landscaping can greatly enhance properties.

Strategically Locate High-Quality Architecture

Locate well-designed buildings at high-visibility places to help screen lower-quality buildings.



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

OPTIONAL DISTRICT CHOICES

There are four optional uses for this place type:

Commercial Option

This option allows a range of commercial uses, including retail, dining, personal and professional services, offices and other related uses. It can be either a conventional suburban development or a more urban “lifestyle center.”

Industrial Option

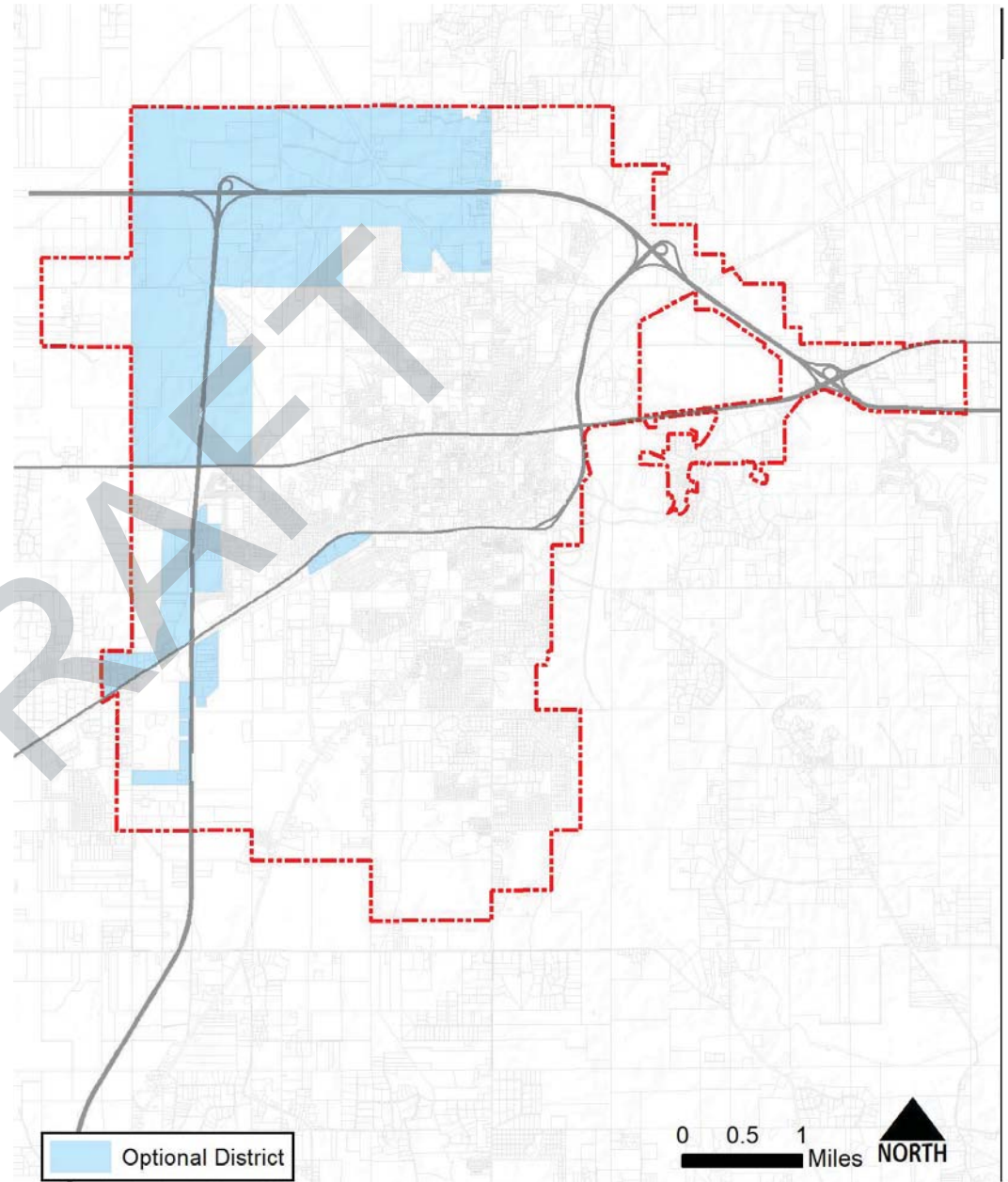
This option allows manufacturing, warehousing and similar industrial uses. It offers the ability to design sites in a campus style and to utilize generous landscaping.

TND Option

Traditional Neighborhood Development features a mixture of uses in an urban form. Housing can occur in a variety of types and densities, and the overall design should result in a pedestrian-friendly place.

CSD Option

Conservation Subdivision Development allows clustered housing to result in preserved open space.



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

COMMERCIAL OPTION

Commercial

Locations

Northwest part of Starkville

Spatial Form

Large expansive areas

Land Uses

Retail, dining, service, office, etc.

Density / Intensity

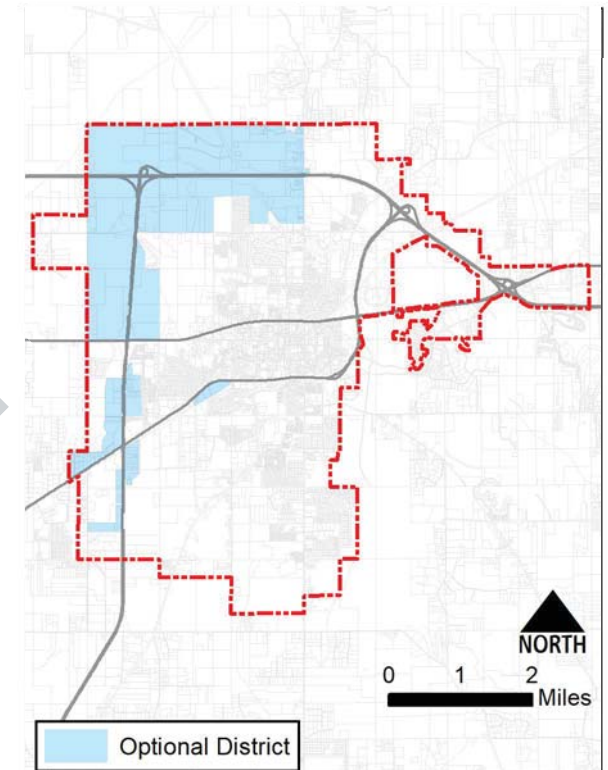
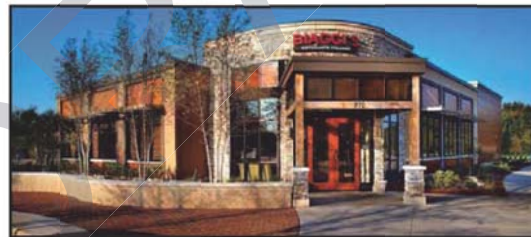
Low to moderate overall “gross” site density/ intensity, but can be high where buildings are located

Development Form

Can range from conventional suburban forms with an auto orientation to more urban “lifestyle” centers with mixed uses and a walkable environment and peripheral parking lots

Street Types

Parkways, Avenues, Main Street, Local



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

INDUSTRIAL OPTION

Industrial

Locations

Northwest part of Starkville

Spatial Form

Large expansive areas

Land Uses

Manufacturing, assemblage, processing, warehousing, and other industrial uses

Density / Intensity

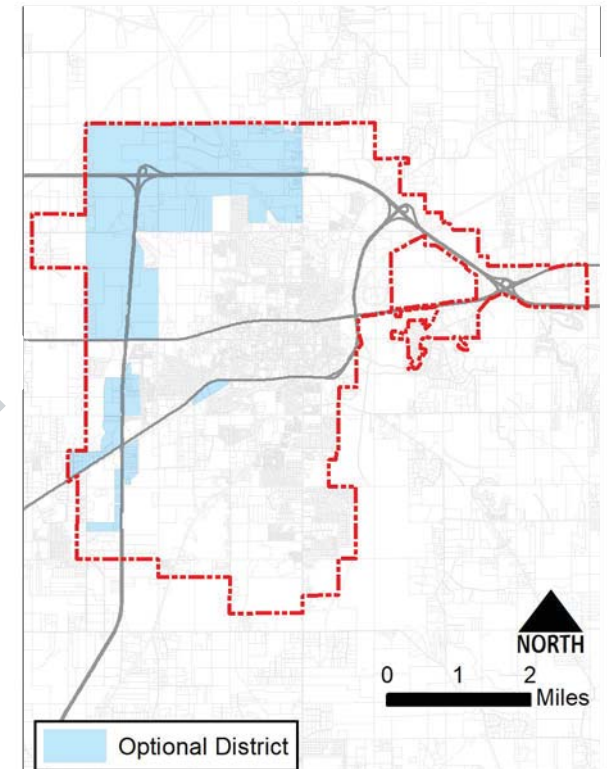
Low to moderate

Development Form

This option should be designed as “campuses” with unifying elements for streets, landscaping, signage, and architecture; and buildings are often large, utilitarian and clustered

Street Types

Parkways, Avenues, Local



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

TND OPTION

Traditional Neighborhood Develop.

Locations

Northwest parts of Starkville; potentially a conditional use elsewhere

Spatial Form

Relatively large areas

Land Uses

Primarily residential with varied housing types, as well as small-scale commercial and institutional uses

Density / Intensity

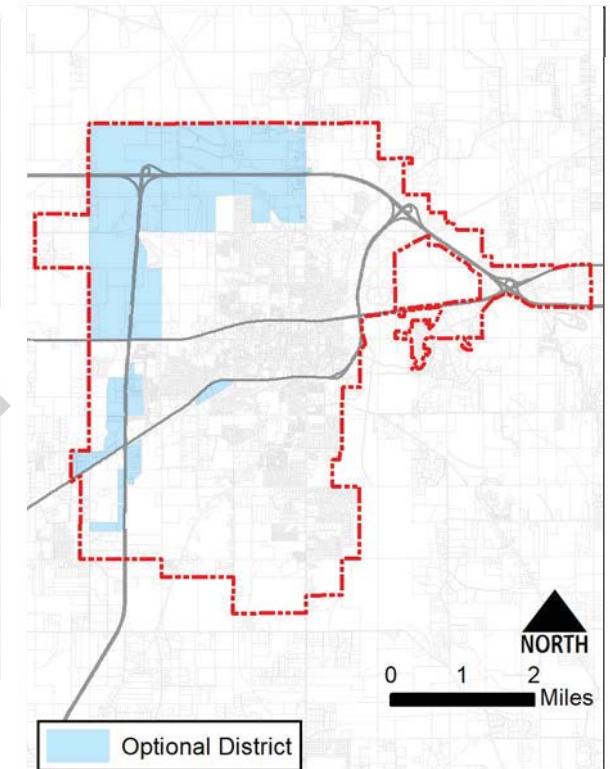
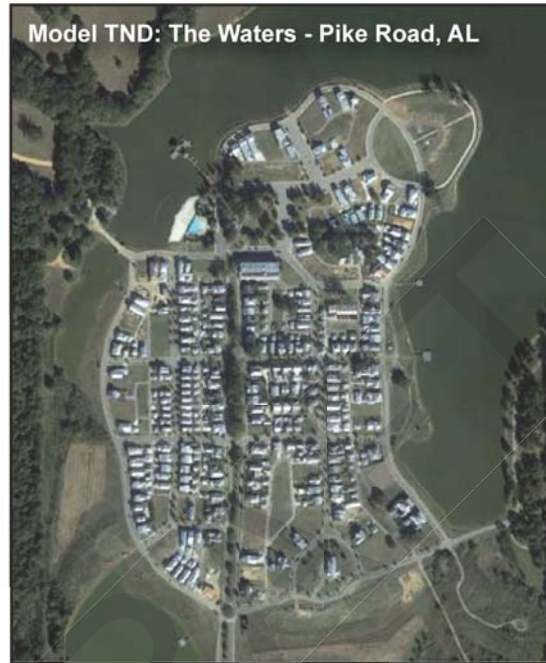
Moderate to high density/intensity

Development Form

Urban and compact form with emphasis on public and pedestrian realms; buildings close to streets, with parking on-street and behind/below buildings

Street Types

Parkways, Avenues, Main Street, Local



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

CSD OPTION

Conservation Subdivision Develop.

Locations

Northwest part of Starkville; potentially a conditional use elsewhere

Spatial Form

Relatively large areas

Land Uses

Residential and open space

Density / Intensity

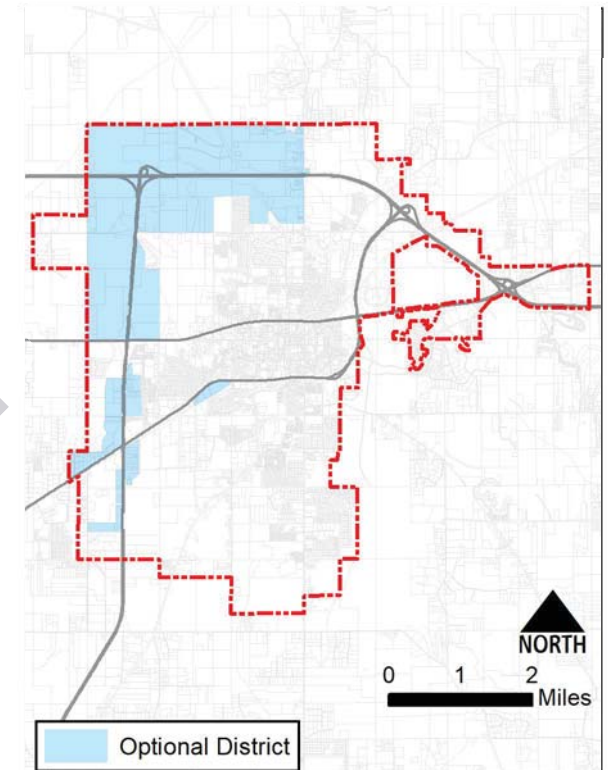
Low gross density for the site, but high density in developed portions with clustered housing

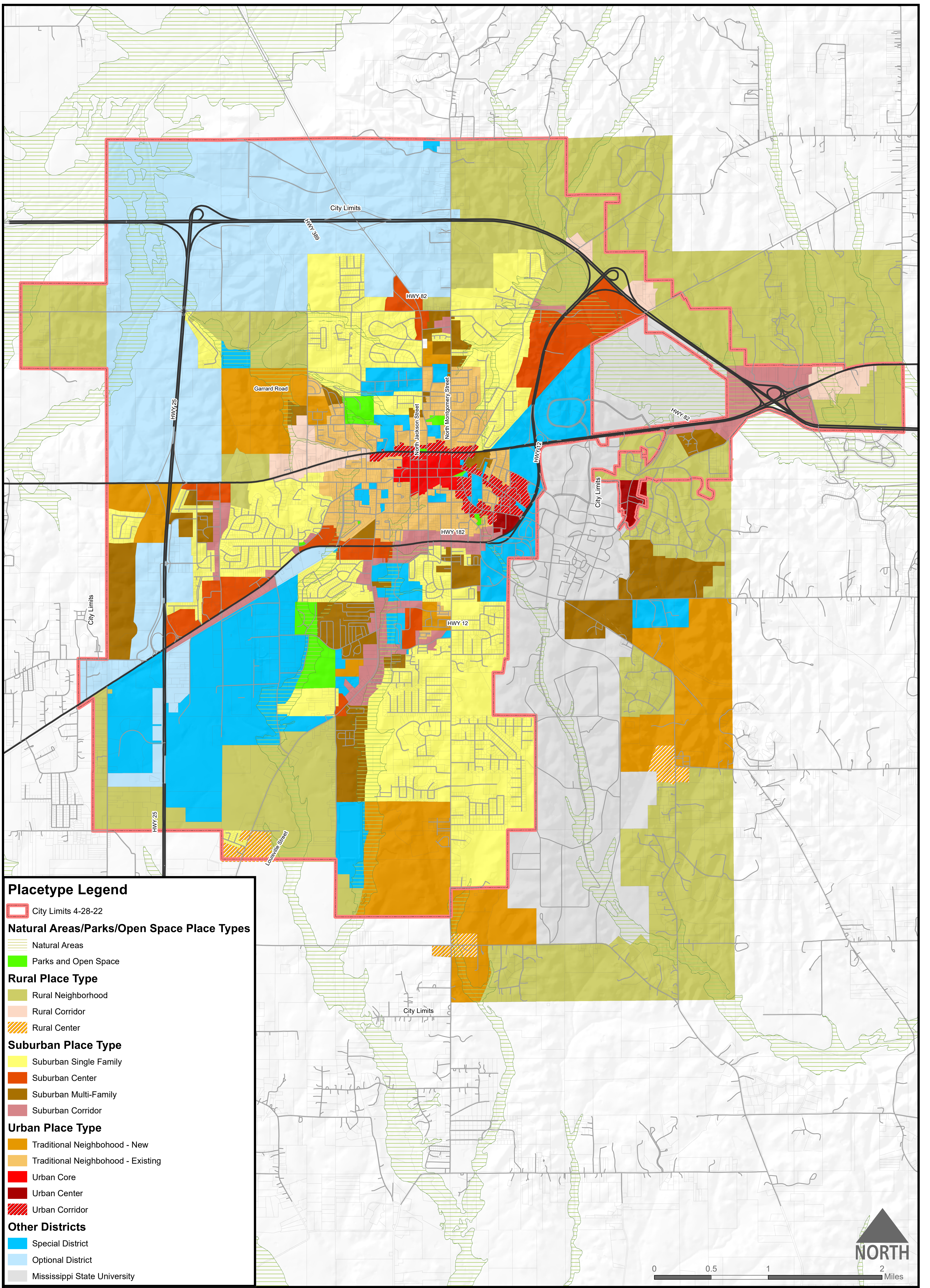
Development Form

Primarily single-family detached houses on clustered small to medium sized lots with 50-75% preserved open space; rural character

Street Types

Parkways, Local







THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Subject: Public hearing and discussion on updating the City of Starkville's Official Zoning Map to include the annexation area and to apply zoning district designations to all property within the annexation area.
Date: June 20, 2022

BACKGROUND INFORMATION

The City of Starkville's Official Zoning Map was adopted on December 17, 2019. One revision to the Official Zoning Map was approved by the Board of Aldermen on January 19, 2021. Since the approval of the annexation, the Official Zoning Map needs to be updated to include the annexation area and to apply zoning district designations to all property within the annexation area.

In accordance with Section 4.5 of the Unified Development, any land annexed into the City of Starkville shall within six (6) months of the final approval of the annexation by a court of competent jurisdiction shall be represented in the placetype map in the Comprehensive Plan and the Official Zoning Map of the City of Starkville. The procedure and public notification requirements shall be in accordance with Miss. Code Ann. 17-1-1 et. seq. and approved by the Board of Aldermen. The proposed zoning map amendments are done in accordance with and based off of the Comprehensive Plan.

NOTIFICATION

Notification of all input sessions and public hearings was published in the Starkville Daily News on June 3, 2022 with the following information included:

On Wednesday June 8, 2022, two public input sessions will be held by city staff in room 211 on the 2nd floor of City Hall at 110 West Main Street at 2:00pm-3:30pm and 5:30pm-7:00pm. The public is invited to attend to review and discuss the proposed update to the placetype maps of the Comprehensive Plan and the proposed zoning designations in the annexation area.

On Monday June 20, 2022, two public hearings will be held by the Planning and Zoning Commission as a Special Call meeting in the courtroom on the 1st floor of City Hall at 110 West Main Street at 5:30pm. The first public hearing will be for discussion of the proposed update of the placetype maps of the Comprehensive Plan. The second public hearing will be for discussion of the proposed zoning designations in the annexation area. At the hearing, interested parties may appear and be heard.

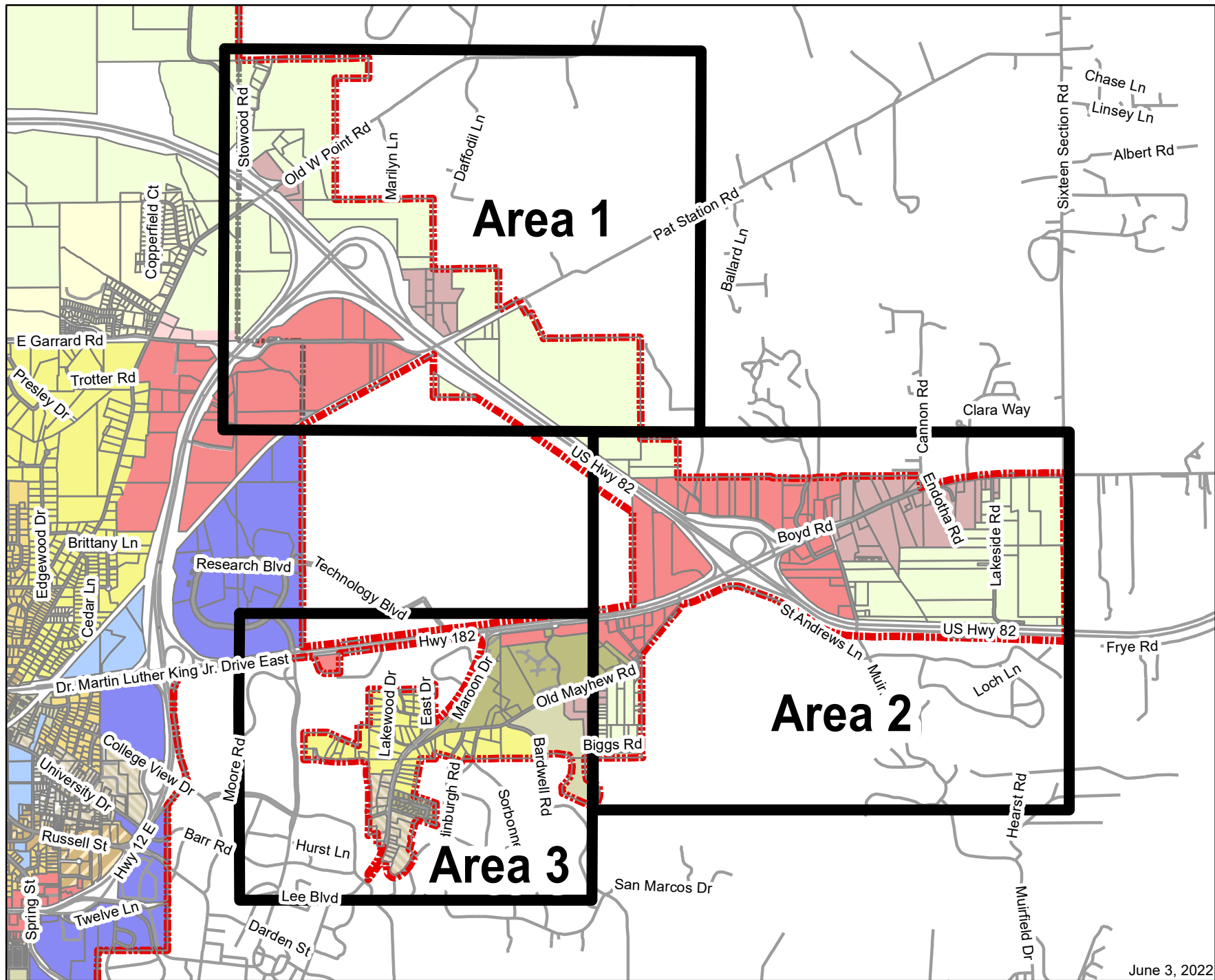
On Tuesday June 21, 2022, two public hearings will be held by the Mayor and Board of Aldermen in the courtroom on the 1st floor of City Hall at 110 West Main Street at 5:30pm. The first public hearing will be for discussion and consideration of the proposed update of the placetype maps of the Comprehensive Plan. The second public hearing will be for discussion and consideration of the proposed zoning designations in the annexation area. At the hearing, interested parties may appear and be heard.

Zoning and Overlay Districts

- Previous City Limits
- Starkville City Limits 2022

Zoning

- AX
- C Commercial
- CN Commercial Neighborhood
- CR Commercial Rural
- I Industrial
- MDU-20 Multi-dwelling Unit
- MDU-9 Multi-dwelling Unit
- O Optional District
- PUD Planned Unit Development
- RN Rural Neighborhood
- S-E Special Educational
- S-I Special Institutional
- S-M Special Medical
- SD-2 Suburban Detached
- SD-6 Suburban Detached
- T-4 Form-based District
- T-5C Corridor Form-based District
- T-5D Downtown Form-based District
- T-5U University Form-based District
- TN-E Traditional Neighborhood- Existing
- TN-N Traditional Neighborhood- New



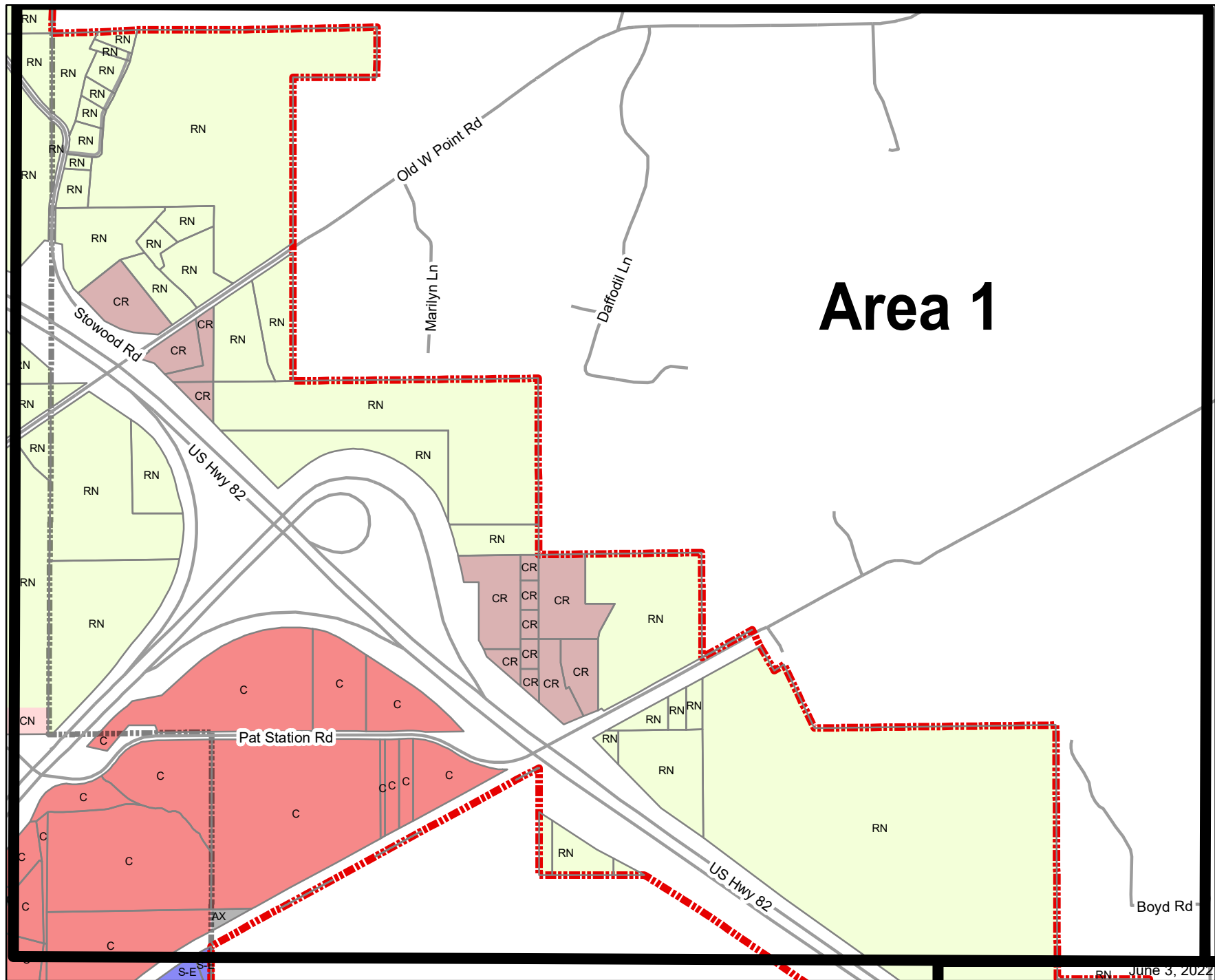
June 3, 2022

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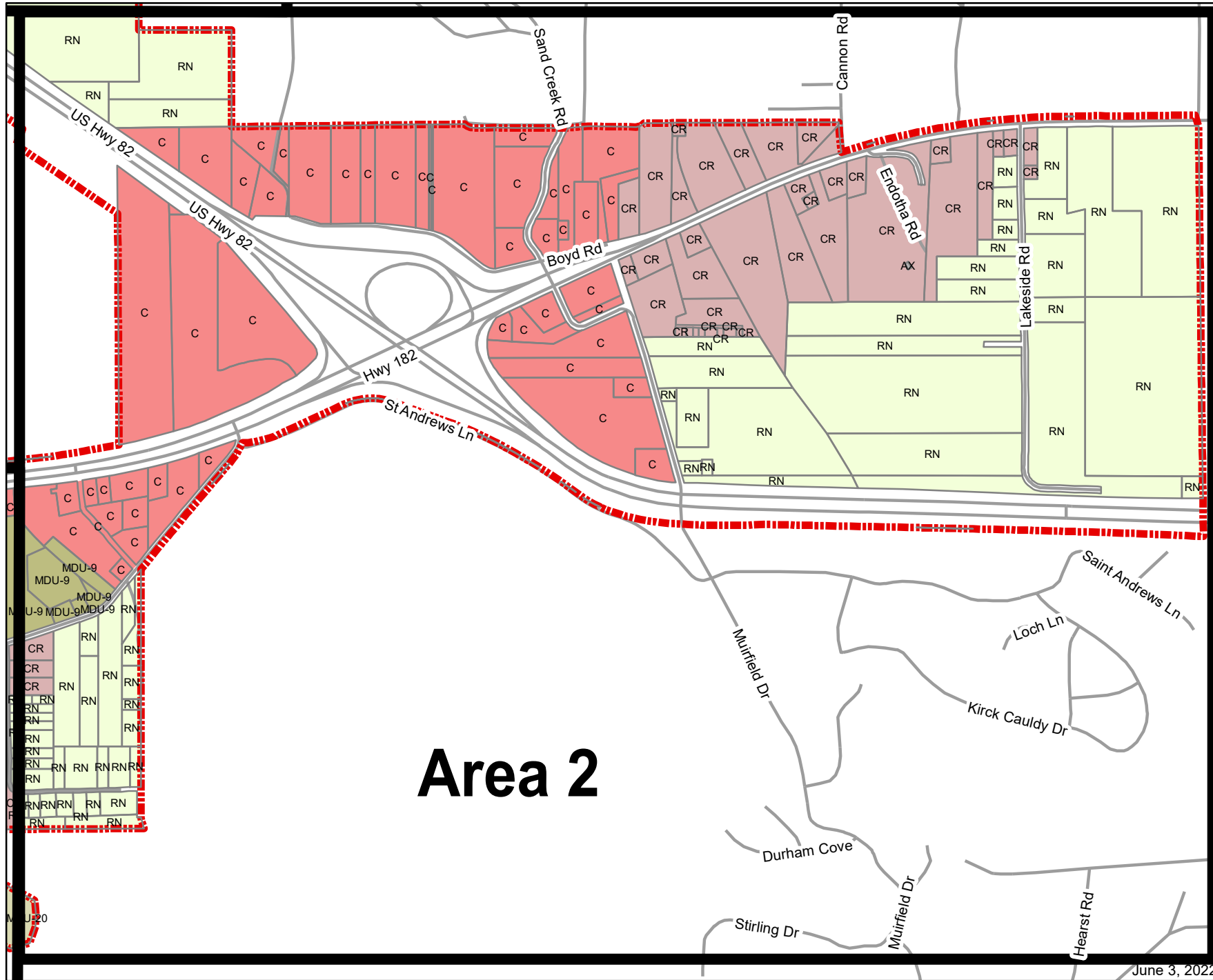


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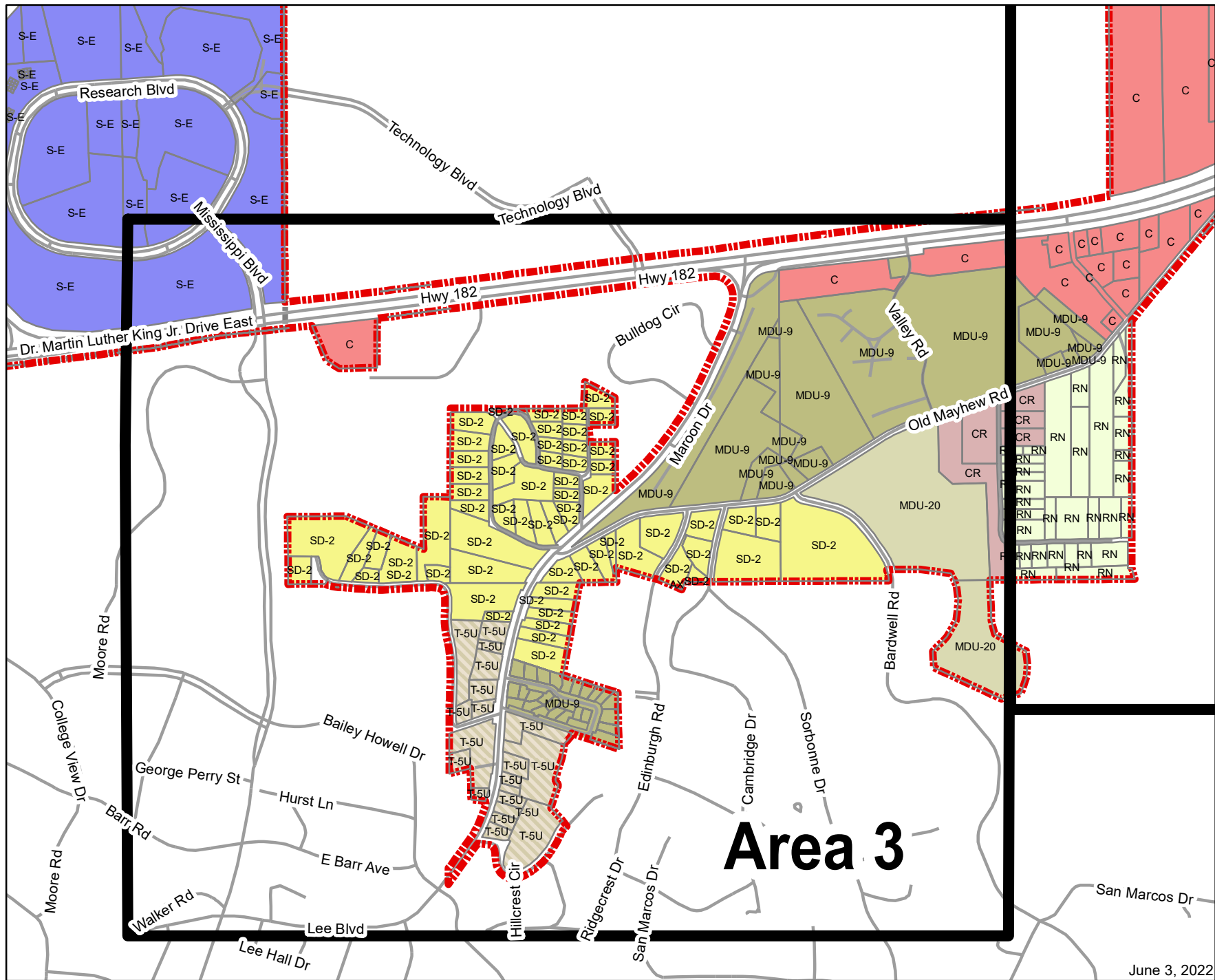


Zoning and Overlay Districts

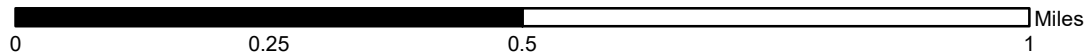
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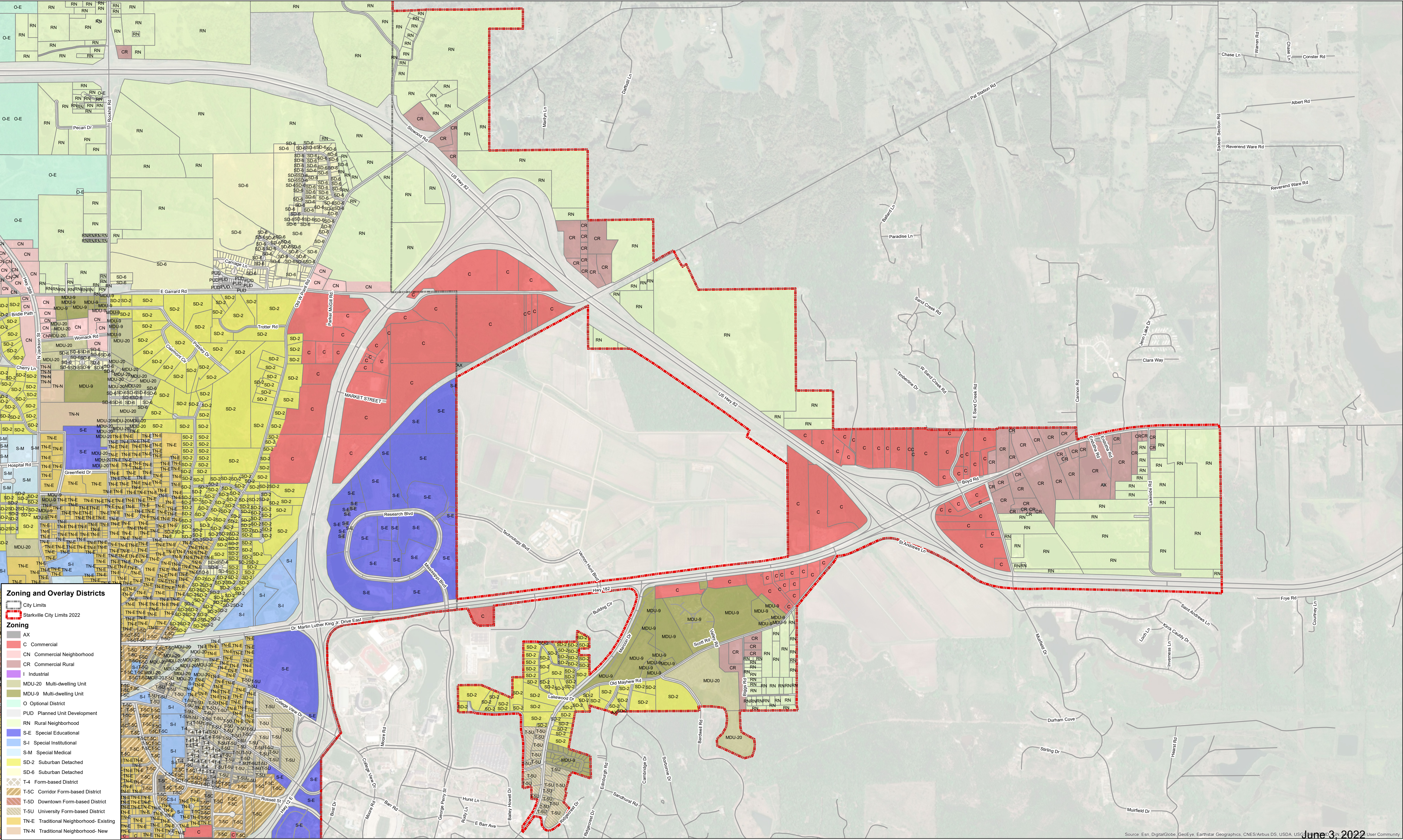
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June 3, 2022





City of Starkville, Mississippi

Draft 1- Zoning District Map

