

1105 Eastover Neighborhood Conservation Overlay District

1105.01 Purpose of District

The purpose and intent of the Eastover Neighborhood Conservation Overlay (hereinafter, "ENCO") District is to protect the distinctive character of the picturesque Eastover neighborhood (hereinafter, "Eastover"), which significantly contributes to the overall character and identity of Jackson. Developed in the mid-twentieth century, Eastover is typified by large lots of typically an acre or more, custom-built homes and tree-shaded lots. Most of the streets are relatively narrow, generally without curb and gutter, and gently curve through the area.

The ENCO District which includes sub-districts has been created to ensure that infill residential development and additions to existing buildings are compatible with the precedent established within the existing neighborhood in terms of structural orientation, height, lot dimensional requirements and other site spatial relationships.

1105.02 Location

The ENCO District is located within the following area:

The northern boundary of the ENCO District is generally described as (1) one tax parcel deep on the northern side of Douglas Drive east of Ridgewood Road, (2) one tax parcel deep on the north side of Lake Circle from Douglas Drive to Boxwood Circle, (3) one tax parcel deep on the northern side of Boxwood Circle, (4) one tax parcel deep on the north side of Lake Circle from Boxwood Circle to Dogwood Drive, (5) one tax parcel deep on the west side of Douglas Drive from Lake Circle north to Meadowbrook Road, (6) south of Meadowbrook Road from Dogwood Drive to North Honeysuckle Lane, (7) one tax parcel deep on the northern side of North Honeysuckle Lane, (8) one tax parcel deep on both sides of Eastover Place, (9) one tax parcel deep on the northern side of Sand Ridge Drive from Meadowbrook Road to Quail Run Road, (10) one tax parcel deep on the east side of Quail Run Road from East Manor Drive to Meadowbrook Road, and (11) east on Meadowbrook Road to the property owned by the City of Jackson.

The western boundary of the ENCO District is Ridgewood Road from one tax parcel north of Douglas Drive to and including one tax parcel south of the inter of Ridgewood Road and Redbud Road.

The southern boundary of the ENCO District is generally described as beginning at Ridgewood Road then easterly (1) one tax parcel deep south of Redbud Road, (2) one tax parcel deep south of Sleepy Hollow Drive and (3) one tax parcel deep around the outside of the curve of Twin Lakes Circle.

The eastern boundary of the ENCO District is the property owned by the City of Jackson between the Eastover Neighborhood and the Pearl River.

If a parcel that is within the ENCO District boundaries as of the date of adoption of the ENCO District is subsequently subdivided, then each new parcel resulting from such subdivision shall continue to be part of the ENCO District.

The ENCO District does not include the following parcels and properties: Casey Elementary School (tax parcel 595-270) and Covenant Presbyterian Church (tax parcel 595-260).

Sub-districts within the ENCO District are:

ENCO Sub-district 1 includes the following parcels in Hinds County, MS: 579-296, 579-320, 579-428, 579-298, 579-310, 579-311, and 579-470-1.

ENCO Sub-district 2 includes all other parcels within the boundaries of the ENCO District, exclusive of the parcels in Sub-district 1.

1105.03 Uses Permitted

All uses permitted in the underlying base district of R-1E (Single-Family Estate Residential District) for Sub-district 1 and R-1A (Single-Family Residential District) for Sub-district 2 are permitted.

1105.04 Uses Which May Be Permitted as Use Permits

All uses permitted in the underlying base district of R-1E (Single-Family Estate Residential District) for Sub-district 1 and R-1A (Single-Family Residential District) for Sub-district 2 are permitted as Use Permits on a conditional basis, subject to annual review.

1105.05 General Regulations

- 1. Materials and Quality of Construction:** Additions to existing structures and new homes shall be of excellent quality in terms of design, workmanship, finishes, architectural detail, fenestration, and ornamentation. In addition, in Sub-district 1 all principal and accessory structures shall be constructed of and finished with natural materials, brick, stone, stucco, or wood.
- 2. Roofs:**
 - A. Pitches.** Roof pitches for additions that increase the gross square footage of the principal structure shall match the pitch of the existing roof. In Sub-district 1, the minimum roof pitch for new principal structures shall be a minimum of 6:12 (ratio of rise to run). Detached garages shall have a roof pitch equal to that of the principal structure. Open porches and dormers are excluded from this requirement.
 - B. Materials.** Replacement roof material shall match existing material. Roofs on new structures shall be architectural shingles, wood shingles, slate or tile. In Sub-district 2, roofs may also be of architectural metal.
- 3. Orientation for New Residential Structures:**

- A. Sub-district 1 – The building fronts of all new residential structures shall be oriented toward the existing street, Eastover Drive, or in the event a lot is subdivided, any street existing at the time of adoption of this Ordinance (i.e. Quail Run). Newly created lots shall be designed to require principal building orientations to conform to the existing pattern of development that prevails at the time of adoption of the ENCO District.
 - B. Sub-district 2 -The building fronts of all new residential structures shall be oriented toward the existing street. In the event a lot is subdivided, the building fronts for any new residential structure(s) may be oriented towards the existing street(s) or new street(s). Newly created lots shall be designed to require principal building orientations to conform to the existing pattern of development that prevails at the time of adoption of the ENCO District.
- 4. Exterior Lighting:** All outdoor lighting fixtures shall be designed, installed, located and maintained so that all direct illumination is kept within the boundaries of the owner’s property.
- 5. Driveways and other hardscape surfaces:** Large paved areas for parking and driveways shall be broken up by brick pavers, stamped concrete design, or architectural material.

1105.06 – Building and Site Regulations

1. Minimum Lot Size:

- A. Sub-district 1 – All lots shall be a minimum of 130,680 square feet (three acres).
- B. Sub-district 2 - All lots shall be a minimum of 43,560 square feet (one acre), provided a lot that is less than one acre at the time of adoption of the ENCO District shall continue to be a conforming lot.

2. Garages, porte-cocheres and carports:

A. Orientation:

Sub-district 1 - Attached garages shall be located and oriented to the side or rear rather than to the street and shall be constructed no closer to the street than the front wall of the principal structure. Detached garages shall be located within the rear yard setback but no closer than twenty-five (25) feet from the rear and side property lines. Carports are permitted only in rear yards no closer than twenty-five (25) feet from the rear and side property lines.

Sub-district 2 – To the extent practical, attached garages shall be located and oriented to the side or rear rather than to the street and shall be constructed no closer to the street than the front wall of the principal structure. Detached garages shall be located within the side or rear yard setback. Carports are permitted only within the side or rear yard setback.

- B. Porte-cocheres:** Porte-cocheres are permitted; however, not as a principal vehicular storage facility.

3. Front and side yards: The minimum front and side yard depths shall be the average of existing residential structures on contiguous lots on both sides of

the proposed new construction, but no less than required by the underlying zoning district.

4. **Rear yards:** Regulations for rear yards shall be determined by the underlying zoning district.
5. **View Preservation:** The existing views from the street shall be preserved by maintenance of trees, shrubs, and lawns. No solid fences shall be allowed within the front yards of structures. In addition, in Sub-district 1 no solid fences shall be allowed within the side yards of structures.
6. **Vegetation and Trees:** (This Section does not apply to Sub-district 2) All existing stands of trees shall be preserved. If trees must be removed due to disease or potential danger to structures or persons, replacement trees of similar coverage upon maturity, shall be planted on the site. Impervious surface is restricted to a total of twenty (20) percent of the lot coverage. Grass and groundcover shall be maintained on the remainder of the lot.

1105.07 – Enforcement

The Eastover Neighborhood Association, Inc., and any successor to such entity, shall have the authority and the primary responsibility for enforcement of the requirements of s 1105.05 (1), (2), and (5) and s 1105.06 (2), (5) and (6) within the boundaries of the ENCO District as determined by 1105.02. The preceding is not intended to limit the rights of the City with respect to enforcement of any provision of this Ordinance, including the provisions of the ENCO District. In the event of a conflict between the provisions of the ENCO District and the underlying base zoning district regulations, the provisions of the ENCO District shall prevail.

1105.08 – Existing Structures and Uses

Uses and structures legally existing at the time of adoption of this neighborhood conservation overlay district shall not become nonconforming solely by virtue of adoption of the district. Notwithstanding this provision, any changes or additions to uses or structures in the district that occur after the date of adoption of the district, shall comply with the provisions of the adopted district.

ARTICLE XII-A SUPPLEMENTARY DISTRICT REGULATIONS

1101-A Visibility at Vehicle Access Points

Except in the C-4 Central Business District, minimum acceptable vision clearance standards for motorists and pedestrian safety at vehicular access points along streets are hereby established by restricting the placement, height, and configuration of any fence, wall, planting, or other obstruction so as to substantially impair or block the vision between a height of two and one-half (2 ½) and ten (10) feet above the driveway grade and within a clear vision triangle consisting of two (2), ten (10) foot, right-angle triangles with legs formed by the inter of a driveway pavement edge and street right-of-way line.