



CITY OF FLORENCE

P.O. Box 187

Florence, Mississippi 39073

601 845-2462

MAYOR

Bob Morris

Mayor Pro Tem

Pam Clark

ALDERPERSONS

John Helms

Kelley Martin

Bobbie Moudy

Larry Poynor

November 3, 2009

TO: All Commercial & Residential Developers

**FROM: Mayor and Board of Alderpersons
City of Florence, Mississippi**

Dear Developer/Builder:

Thank you for expressing an interest in the City of Florence, Mississippi. We welcome all high quality developers and builders to Florence. It is our desire and purpose to achieve quality growth in the City, thereby requiring that such growth take place in an orderly and controlled environment. This protects the property values of our citizens and also your investment.

Therefore, all development and building is subject to our Zoning Ordinances, Subdivision Ordinances, and all other municipal regulations. This book does not contain all of the Ordinances, but does contain those that are typically of most interest to Developers and Builders.

If your development or building is in a flood plain, floodway fringe, and/or floodway, you will need to secure a copy of Chapter 10 of the City of Florence Ordinances, and comply with the provisions therein.

Included in this Commercial & Residential Developer Guidebook are the following:

- 1) Site Plan Ordinance
- 2) Subdivision Ordinance
- 3) Stormwater & Rainwater Ordinance
- 4) Soil Erosion and Sedimentation Ordinance
- 5) Commercial Landscape Ordinance

- 6) Commercial Architectural Controls Ordinance
- 7) Exterior Sign Ordinance
- 8) Construction Work Sites - Portable Toilets Ordinance
- 9) E-911 House Numbering and Street Address Ordinance

Please understand that this is not an all-inclusive list of Ordinances with which you must comply. For instance, if you are developing or building within a certain Zoning District, you will have to secure a copy of those specific regulations for that zoning district.

The City does require a Building Permit for every building constructed in the City, along with periodic inspections as the building progresses. The following Building Codes have been adopted by the City of Florence as its standard:

- International Residential Code - 2006 Edition
- International Building Code - 2006 Edition
- International Fuel & Gas Code - 2006 Edition
- International Mechanical Code - 2006 Edition
- International Plumbing Code - 2006 Edition
- International Property Maintenance Code - 2006 Edition
- International Electrical Code Administrative Provisions - 2006 Edition
- National Electrical Code (NFPA 70) - 2008 Edition
- International Fire Code - 2006 Edition

Please direct any inquiries to Mr. Don Simmons, the City Zoning Administrator, whose office is located in the City Hall at 203 College Street. His telephone number and e-mail address are as follows:

Telephone Number - (601) 845-2462 (Ext. 214)

E-Mail Address - dlsflorence@gmail.com

It is our desire to assist you in any way that we can. Thank you for your interest in the City of Florence, Mississippi.

Sincerely,

Mayor and Board of Alderpersons

CITY OF FLORENCE, MISSISSIPPI