

Ordinance 2014-27

**ORDINANCE AMENDING ARTICLE 4 SECTION 212 SITE PLAN REVIEW
SECTIONS 212.03 CONTENTS, SECTION 212.04 CONDITIONS AND GENERAL
CONSIDERATIONS ON ISSUANCE OF SITE PLAN APPROVAL, AND SECTION
212.05 SITE PLAN REVIEW DESIGN GUIDELINES OF THE LAND
DEVELOPMENT CODE, CODE OF ORDINANCES OF THE CITY OF OXFORD,
MISSISSIPPI**

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI AS FOLLOWS:

SECTION I. That Article 4, Section 212.03 of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

Sec. 212.03 - Contents.

Add 212.03 # 13. Staging plan to be utilized during construction.

SECTION II That Article 4, Section 212.04 of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

Sec.212.04 - Conditions and general considerations on issuance of site plan approval.

Add 212.04 # 12. Construction Staging Plan. A construction staging plan will be required for all commercial building projects, multi-family projects and other projects as required by the Site Plan Review Committee. Construction Staging Plan shall include information regarding the site layout of temporary construction measures that will be used to protect the general public in the vicinity of the work site. The plan shall also include the staging of any materials off-site and the timeline of the construction project. Access to any meter or equipment used by the city for utility service shall not be blocked as outlined in Sec. 114-38. The city desires all construction projects to minimize the impact on neighboring properties and the general public.

SECTION III That Article 4, Section 212.05 of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

Sec.212.05 - Site Plan Review-Design Guidelines

Add 212.05 # 5. Construction Staging Plan. The Construction Staging Plan shall include, but not be limited to the following items:

a. Walkways: Shall be provided in accordance with current building code adopted by the City of Oxford.

b. Directional Barricades: Shall be provided in accordance with current building code adopted by the City of Oxford. Jersey barricade or similar protections shall be installed as

directed by the City Engineer.

c. Barriers: Provide in accordance with current building code adopted by the City of Oxford and as follows:

i. Openings in barriers shall be protected by lockable doors with key(s) placed into the Knox box (see below). Indicate the location of all doors.

ii. Doors shall be locked at all times construction workmen are not on the site.

d. Covered Walkways: Shall be provided in accordance with current building code adopted by the City of Oxford. Covered walkways shall be installed where walkways open to pedestrian traffic are located within 15 feet horizontally of any construction work occurring higher than 15 feet above grade.

e. Temporary Construction Fence: Temporary construction fence may be installed in lieu of a barrier along portions of the perimeter of a construction site as follows:

i. Fence shall be a minimum 8 feet high chain link fence with opaque fabric installed full height on the inside surface to reduce view into the site and control dust.

ii. Fence shall be secured with posts driven into the ground at 8 feet on center maximum spacing to maintain fence in a plumb condition at all times.

iii. Openings in fence shall be protected by lockable gates with key(s) placed into the Knox box (see below). Indicate location of all gates.

iii. Gates shall be locked at all times construction workmen are not on the site.

f. Protection of Adjoining Property: Provide in accordance with IBC 3307.1. All physical means of protection shall be indicated on the Construction Staging Plan.

g. Construction Sign: Indicate the location of the sign which shall be secured to a barrier or temporary construction fence. The sign shall display the following verbiage:

i. "CONSTRUCTION SITE-NO TRESSPASSING"

ii. The contractor's name and 24-hour emergency contact telephone number and,

iii. The barrier and/or fence contractor's name and 24-hour emergency contact telephone number.

i. Knox Box: Indicate location of a Knox box containing keys to allow the Fire Department ready access to the construction site and locked structures thereon. The Knox box

style and mounting location shall be approved by the Fire Department.

j. Pedestrian Traffic Control Devices: Indicate location and verbiage for sidewalk closure signage, i.e. "SIDEWALK CLOSED AHEAD-USE SIDEWALK ACROSS STREET", etc.

k. Vehicular Traffic Control Devices: Indicate location of Jersey Barriers or other devices to be used for sectioning off roadways for material movement activities or placement of crane. Jersey barriers shall be fitted with flashing lights at each end and at 50 foot intervals in between.

l. Dumpster: Indicate size and location of dumpster to be used for construction debris.

m. Construction Staging Area: Indicate location of construction staging areas, including the location of construction hoists, cranes, delivery areas and fabrication areas.

n. Material Storage: Indicate location of area to be used for storage of construction materials to be incorporated into the work.

o. Fire Extinguishers: Provide in accordance with current building code adopted by the City of Oxford and as directed by the Fire Department.

p. Porta-Potty: Indicate the location of portable or temporary toilet facilities.

q. Traffic Plan: Provide drawing or written narrative indicating proposed street paths within the Village to be used for movement of equipment and debris.

r. Parking Plan: Provide drawing or written narrative indicating proposed parking areas to be used for parking for construction workers. Parking permits may be required.

s. Temporary Water: Indicate location of temporary water source or public hydrant to be used for construction water. A hydrant meter deposit is required for the use of all city hydrants for construction purposes.

t. Modification to the Staging Plan: Modification to the staging plan will not require formal amendment to site plan provide the modification is approved by the Director of Planning and Development, Chief of Police, Chief of the Fire Department, Building Official, and Director of Public Works or their designated representative.

SECTION IV. REPEALING CLAUSE

All ordinances or parts of ordinances in conflict herein shall be, and the same are hereby repealed.

SECTION V.

EFFECTIVE DATE

All ordinances shall take effect and be in force as provided by law.

The above ordinance having being first reduced to writing and read and considered section by section at a public meeting or the governing authorities of the City of Oxford Mississippi on motion of Alderman Hughes, seconded by Alderman Bailey, and the roll being called, the same by the following votes:

Alderman Tannehill	voted	ABSENT
Alderman Howell	voted	AYE
Alderman Hughes	voted	AYE
Alderman Bailey	voted	AYE
Alderman Morgan	voted	ABSENT
Alderman Taylor	voted	AYE
Alderman Antonow	voted	ABSENT

APPROVED, this day the 1st of July, 2014.

GEORGE G. PATTERSON, MAYOR

LISA D. CARWYLE, CITY CLERK