



2019

# ZONING ORDINANCE



Prepared by:

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# ZONING ORDINANCE OF TOWN OF TERRY, MISSISSIPPI

MAYOR AND BOARD OF ALDERMEN  
TOWN OF TERRY, MISSISSIPPI

Joseph O. Kendrick, Jr., Mayor

Board of Aldermen:  
Virginia Smith Bailey  
Terry Johnson  
April Owens Miley  
Randy Shepherd  
Connie Taylor

Alexis Reed, Town Clerk

ADOPTED: JULY 2, 2019  
EFFECTIVE: AUGUST 1, 2019

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Table of Contents

ARTICLE I: TITLE AND PURPOSE .....	18
SECTION 100 - TITLE.....	18
SECTION 101 - PURPOSE .....	18
ARTICLE II: INTERPRETATION AND DEFINITIONS .....	19
SECTION 200 - RULES FOR WORDS AND PHRASES .....	19
SECTION 201 - DEFINITIONS .....	19
ARTICLE III: ESTABLISHMENT OF ZONING DISTRICTS AND PROVISION FOR OFFICIAL ZONING MAP .....	36
SECTION 300 - ZONING DISTRICTS .....	36
SECTION 301 - OFFICIAL ZONING MAP .....	36
301.01 Map Certified:.....	36
301.02 Location of Official Zoning Map: .....	36
301.03 Public Inspection of Map:.....	36
301.04 Map Amendment: .....	36
SECTION 302 - REPLACEMENT OF OFFICIAL ZONING MAP .....	37
SECTION 303 - RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES .....	37
ARTICLE IV: GENERAL REGULATIONS .....	39
SECTION 400 - APPLICATION OF REGULATIONS.....	39
400.01 Compliance Required: .....	39
400.02 Nonconformities Defined: .....	39
400.03 Permitted Uses Constitute Conforming Uses:.....	39
400.04 District Regulations Constitute Minimum Regulations: .....	39
400.05 Uniformity within Districts .....	39
400.06 Areas Annexed After Enactment of This Ordinance:.....	39
400.07 Pending Applications for Building Permits: .....	39
SECTION 401 - DIMENSIONAL CONTROLS .....	39
401.01 Reduction of Yards and Lots Below Minimum Requirements Prohibited:.....	39
401.02 Front Yards on Corner or Double Frontage Lots: .....	40
401.03 Determination of Setbacks:.....	40
401.04 Visibility at Intersections: .....	40
401.05 Accessory Buildings or Uses: .....	40

401.06 Railroad Setbacks: .....	40
401.07 Exceptions to Height Regulations:.....	40
SECTION 402 - PUBLIC/ QUASI-PUBLIC FACILITIES AND UTILITIES .....	40
SECTION 403 - DIMENSIONAL REQUIREMENTS FOR PUBLIC/QUASI-PUBLIC FACILITIES AND UTILITIES IN ALL DISTRICTS .....	40
403.01 Maximum Building Height: .....	41
403.02 Minimum Lot Area:.....	41
403.03 Minimum Lot Width: .....	41
403.04 Minimum Yards: .....	41
SECTION 404 - REQUIRED LANDSCAPING ALONG ALL ARTERIAL STREETS IN ALL ZONING DISTRICTS .....	41
404.01 Arterial Street Landscaping for Subdivisions:.....	41
404.02 Arterial Street Landscaping for Developments Not Involving the Subdivision of Land: .....	41
SECTION 405 - HOME OCCUPATIONS .....	42
405.01 Display and Storage: .....	42
405.02 Maximum Area: .....	42
405.03 Traffic and Parking Restrictions:.....	42
405.04 Exterior Lighting: .....	42
405.05 Signs Relating to Home Occupations:.....	42
405.06 Other Provisions: .....	42
405.07 Privilege License Required:.....	42
SECTION 406 - MISCELLANEOUS GENERAL REGULATIONS .....	42
406.01 Street Access Required:.....	42
406.02 Fences, Walls and Hedges: .....	42
406.03 Parking and Storage of Derelict Vehicles: .....	43
406.04 Prohibited Uses: .....	43
406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited:.....	43
406.06 Required Enclosure of Garbage Disposal Facilities and Recycle Bins:.....	43
406.07 Conduct of Garage Sale at Any Location Other Than a Single -Family Residence or Public/Quasi-Public Use Prohibited; Time Limitation on Garage Sales: .....	43
406.08 Operation of Any Business from a Temporary Structure or Vehicle Prohibited: .....	43
406.09 Leash Law: .....	44
SECTION 407 – FOOD TRUCKS AND MOBILE FOOD VENDORS .....	44

417.01 Allowed Locations: .....	44
417.02 Applicable Laws: .....	44
417.03 Display and Storage: .....	44
417.04 Traffic and Parking Restrictions: .....	44
417.05 Hours of Operation: .....	44
417.06 Signs Relating to Food Trucks: .....	44
417.07 Required Privilege License in Accordance with State and Local Law: .....	44
 ARTICLE V: AGRICULTURAL DISTRICT (A-1) .....	45
SECTION 500 - PURPOSE OF THIS DISTRICT .....	46
SECTION 501 - LAND USES PERMITTED .....	46
SECTION 502 - CONDITIONAL USES AND STRUCTURES .....	46
SECTION 503 - DIMENSIONAL REQUIREMENTS .....	47
503.01 Maximum Building Height: .....	47
503.02 Minimum Lot Area: .....	47
503.03 Minimum Lot Width: .....	47
503.04 Minimum Yards: .....	47
503.05 Maximum Buildable Area: .....	47
SECTION 504 - OFF-STREET PARKING REQUIREMENTS .....	47
SECTION 505 - SIGNS .....	47
 ARTICLE VI: RESIDENTIAL ESTATE DISTRICT (R-E) .....	49
SECTION 600 - PURPOSE OF THIS DISTRICT .....	50
SECTION 601 - LAND USES PERMITTED .....	50
SECTION 602 - CONDITIONAL USES .....	50
SECTION 603 - DIMENSIONAL REQUIREMENTS .....	51
603.01 Maximum Building Height: .....	51
603.02 Minimum Lot Area: .....	51
603.03 Minimum Lot Width: .....	51
603.04 Minimum Yards: .....	51
603.05 Minimum Square Footage: .....	51
SECTION 604 - SWIMMING POOLS .....	51
SECTION 605 – OFF-STREET PARKING REQUIREMENTS .....	51

SECTION 606 - SIGNS .....	51
ARTICLE VII: SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) .....	52
SECTION 700 - PURPOSE OF THIS DISTRICT .....	53
SECTION 701 - LAND USES PERMITTED.....	53
SECTION 702 - CONDITIONAL USES AND STRUCTURES.....	53
SECTION 703 - DIMENSIONAL REQUIREMENTS .....	53
703.01 Maximum Building Height: .....	53
703.02 Minimum Lot Area:.....	53
703.03 Minimum Lot Width: .....	53
703.04 Minimum Yards: .....	53
703.05 Minimum Square Footage:.....	53
SECTION 704 - SWIMMING POOLS.....	54
SECTION 705 - OFF-STREET PARKING REQUIREMENTS .....	54
SECTION 706 - SIGNS .....	54
ARTICLE VIII: MODERATE DENSITY RESIDENTIAL DISTRICT (R-2).....	55
SECTION 800 - PURPOSE OF THIS DISTRICT .....	56
SECTION 801 - LAND USES PERMITTED.....	56
SECTION 802 - CONDITIONAL USES AND STRUCTURES.....	56
SECTION 803 - DIMENSIONAL REQUIREMENTS .....	56
803.01 Maximum Building Height: .....	56
803.02 Minimum Lot Area:.....	56
803.03 Minimum Lot Width: .....	56
803.04 Minimum Yards: .....	56
803.05 Minimum Square Footage:.....	56
SECTION 804 - SWIMMING POOLS.....	57
SECTION 805 - OFF-STREET PARKING REQUIREMENTS .....	57
SECTION 806 - SIGNS .....	57
ARTICLE IX: HIGH DENSITY RESIDENTIAL DISTRICT (R-3) .....	58
SECTION 900 - PURPOSE OF THIS DISTRICT .....	59
SECTION 901 - LAND USES PERMITTED.....	59
SECTION 902 - CONDITIONAL USES AND STRUCTURES.....	59

SECTION 903 - DIMENSIONAL REQUIREMENTS .....	59
903.01 Maximum Height:.....	59
903.02 Minimum Lot Area:.....	59
903.03 Minimum Floor Area: .....	59
903.04 Maximum Density: .....	59
903.05 Minimum Lot Width: .....	60
903.06 Minimum Yards: .....	60
903.07 Minimum Space between Buildings: .....	60
SECTION 904 - REQUIRED OPEN SPACE RESERVATION/DEDICATION.....	60
904.01 Maximum Amount of Common Open Space Covered by Water: .....	60
904.02 Steep Slopes: .....	60
904.03 Physical Improvements: .....	60
904.04 Performance Bonds: .....	60
SECTION 905 - SITE PLAN REQUIRED .....	61
SECTION 906 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS .....	61
SECTION 907 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS .....	61
SECTION 908 - SIGNS .....	61
 ARTICLE X: MANUFACTURED HOME PARK RESIDENTIAL DISTRICT (MHP) .....	 62
SECTION 1000 - PURPOSE OF THIS DISTRICT .....	63
SECTION 1001 - LAND USES PERMITTED.....	63
SECTION 1002 - CONDITIONAL USES AND STRUCTURES.....	63
SECTION 1003 - SITE PLAN REQUIRED .....	63
SECTION 1004 - BUILDING PERMIT REQUIRED.....	63
SECTION 1005 - DIMENSIONAL REQUIREMENTS .....	64
1005.01 Minimum Size of Park:.....	64
1005.02 Maximum Density: .....	64
1005.03 Maximum Building Height within Manufactured Home Parks: .....	64
1005.04 Minimum Set-Backs for Park Perimeter:.....	64
1005.05 Minimum Manufactured Home Space Area Within the Park: .....	64
1005.06 Minimum Space Width Within the Park:.....	64
1005.07 Required Set-Backs for Individual Manufactured Home Spaces Within the Park: .....	64
1005.08 Accessory Buildings or Uses: .....	64

SECTION 1006 - OFF-STREET PARKING REQUIREMENTS .....	64
SECTION 1007 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS .....	65
SECTION 1008 - PRIVATE STREETS WITHIN MANUFACTURED HOME PARKS .....	65
SECTION 1009 - UTILITIES AND DRAINAGE.....	65
SECTION 1010 - FREEDOM FROM FLOODING AND PONDING.....	65
SECTION 1011 - REFUSE COLLECTION FACILITIES .....	65
SECTION 1012 - ACCESS TO PUBLIC STREETS AND HIGHWAYS .....	65
SECTION 1013 - RECREATIONAL AREA .....	66
1013.01 Maximum Amount of Common Open Space Covered by Water: .....	66
1013.02 Steep Slopes: .....	66
1013.03 Physical Improvements: .....	66
1013.04 Performance Bonds: .....	66
SECTION 1014 - EXTERIOR LIGHTING .....	66
SECTION 1015 - FIRE HYDRANTS.....	66
SECTION 1016 - REQUIRED PLANTING SCREEN FOR ALL MANUFACTURED HOME PARKS .....	67
SECTION 1017 - SIGNS .....	67
ARTICLE XI: PLANNED UNIT DEVELOPMENT DISTRICT (PUD).....	68
SECTION 1100 - PURPOSE OF THIS DISTRICT .....	68
SECTION 1101 - PLANNED UNIT DEVELOPMENTS SHALL BE SUPERIMPOSED DISTRICTS .....	68
SECTION 1102 - PRELIMINARY SUBDIVISION PLAT APPROVAL REQUIRED PRIOR TO DESIGNATION OF PLANNED UNIT DEVELOPMENT ON OFFICIAL ZONING MAP.....	68
SECTION 1103 - REZONING REQUIRED FOR DEVELOPMENT OF PORTION OF PUD FOR MULTIPLE-FAMILY RESIDENTIAL OR COMMERCIAL USES .....	68
SECTION 1104 - LAND USES PERMITTED.....	69
SECTION 1105 - CONDITIONAL USES AND STRUCTURES.....	69
SECTION 1106 - DIMENSIONAL REQUIREMENTS .....	69
1106.01 Minimum Size of PUD:.....	69
1106.02 Maximum Residential Development Density:.....	70
1106.03 Minimum Lot Size: .....	70
1106.04 Minimum Lot Width: .....	70
1106.05 Minimum Yards: .....	70
1106.06 Maximum Height:.....	70
SECTION 1107 - DIMENSIONAL REQUIREMENTS FOR TOWNHOUSES, PATIO HOMES, MULTIPLE FAMILY RESIDENTIAL AND COMMERCIAL PORTIONS OF A PUD.....	70



SECTION 1108 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS .....	70
SECTION 1109 - COMMON OPEN SPACE REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS .....	70
1109.01 Minimum Percentage of Land Reserved as Common Open Space: .....	70
1109.02 Maximum Amount of Common Open Space Covered By Water: .....	71
1109.03 Steep Slopes: .....	71
1109.04 Physical Improvements: .....	71
1109.05 Staged Development of a Planned Unit Development: .....	71
1109.06 Performance Bond Required: .....	71
1109.07 Maintenance/Liability in the Operation and Use of Common Open Space Areas Not Dedicated to the Town of Terry: .....	71
SECTION 1110 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS .....	72
SECTION 1111 - SIGNS .....	72
ARTICLE XII: TERRY CENTRAL BUSINESS DISTRICT (CBD) .....	73
SECTION 1200 - PURPOSE OF THIS DISTRICT .....	74
SECTION 1201 - LAND USES PERMITTED IN THE TERRY CENTRAL BUSINESS DISTRICT, INCLUDING THE DEPOT SUBDISTRICT.....	74
SECTION 1202- CONDITIONAL USES AND STRUCTURES.....	75
SECTION 1203 - DIMENSIONAL REQUIREMENTS FOR ALL USES IN THE TERRY CENTRAL BUSINESS DISTRICT .....	75
1203.01 Dimensional Requirements for All Uses In the Terry Depot Subdistrict (Including Single-Family Residential Uses): .....	75
1203.02 Dimensional Requirements for the Terry Central Business District Outside of the Terry Depot Subdistrict (Including Single-Family Residential Uses): .....	75
SECTION 1204 - SITE PLAN REQUIRED .....	76
SECTION 1205 - CERTIFICATE OF APPROPRIATENESS REQUIRED.....	76
SECTION 1206 - PURPOSES OF A CERTIFICATE OF APPROPRIATENESS .....	76
SECTION 1207 - PROCEDURES FOR REVIEW OF SITE PLAN .....	77
SECTION 1208 - PROCEDURES FOR CONSIDERATION OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS .....	77
SECTION 1209 - EXPIRATION OF CERTIFICATES OF APPROPRIATENESS .....	78
SECTION 1210 - SIGNS .....	78
ARTICLE XIII: GENERAL COMMERCIAL DISTRICT (C-1) .....	79
SECTION 1300 - PURPOSE OF THIS DISTRICT .....	80

SECTION 1301 - LAND USES PERMITTED.....	80
SECTION 1302 - CONDITIONAL USES AND STRUCTURES.....	80
SECTION 1303 - DIMENSIONAL REQUIREMENTS .....	81
1303.01 Maximum Building Height:.....	81
1303.02 Minimum Lot Area:.....	81
1303.03 Minimum Lot Width: .....	81
1303.04 Minimum Yards: .....	81
1303.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:.....	81
SECTION 1304 - SITE PLAN REQUIRED .....	81
SECTION 1305 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS .....	81
SECTION 1306 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS .....	81
SECTION 1307 - SIGNS .....	82
 ARTICLE XIV: MAJOR THOROUGHFARES COMMERCIAL DISTRICT (C-2) .....	83
SECTION 1400 - PURPOSE OF THIS DISTRICT .....	84
SECTION 1401 - LAND USES PERMITTED.....	84
SECTION 1402 - CONDITIONAL USES AND STRUCTURES.....	84
SECTION 1403 - DIMENSIONAL REQUIREMENTS .....	85
1403.01 Maximum Building Height:.....	85
1403.02 Minimum Lot Area:.....	85
1403.03 Minimum Lot Width: .....	85
1403.04 Minimum Yards: .....	85
1403.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:.....	85
SECTION 1404 - SITE PLAN REQUIRED .....	86
SECTION 1405 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS .....	86
SECTION 1406 - SIGNS .....	86
 ARTICLE XV: ADULT ENTERTAINMENT COMMERCIAL (C-3) .....	87
SECTION 1500 - PURPOSE OF THIS DISTRICT .....	88
SECTION 1501 - LAND USES PERMITTED.....	88
SECTION 1502 - CONDITIONAL USES AND STRUCTURES.....	88
SECTION 1503 - DIMENSIONAL REQUIREMENTS .....	89
1503.01 Maximum Building Height:.....	89
1503.02 Minimum Lot Area:.....	89

1503.03 Minimum Lot Width: .....	89
1503.04 Minimum Yards: .....	89
SECTION 1504 - SITE PLAN REQUIRED .....	89
SECTION 1505 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS .....	89
SECTION 1506 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS .....	89
SECTION 1507 - SIGNS .....	89
ARTICLE XVI: LIMITED INDUSTRIAL DISTRICT (I-1) .....	90
SECTION 1600 - PURPOSE OF THIS DISTRICT .....	91
SECTION 1601 - LAND USES PERMITTED.....	91
SECTION 1602 - CONDITIONAL USES AND STRUCTURES.....	92
SECTION 1603 - DIMENSIONAL REQUIREMENTS .....	92
1603.01 Maximum Building Height: .....	92
1603.02 Minimum Lot Area:.....	92
1603.03 Minimum Lot Width: .....	92
1603.04 Minimum Yards: .....	92
1603.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:.....	93
SECTION 1604 - SITE PLAN REQUIRED .....	93
SECTION 1605 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS .....	93
SECTION 1606 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS .....	93
SECTION 1607 - SIGNS .....	93
ARTICLE XVII: HEAVY INDUSTRIAL DISTRICT (I-2).....	94
SECTION 1700 - PURPOSE OF THIS DISTRICT .....	95
SECTION 1701 - LAND USES PERMITTED.....	95
SECTION 1702 - CONDITIONAL USES AND STRUCTURES.....	95
SECTION 1703 - DIMENSIONAL REQUIREMENTS .....	96
1703.01 Maximum Building Height: .....	96
1703.02 Minimum Lot Area:.....	96
1703.03 Minimum Lot Width: .....	96
1703.04 Minimum Yards: .....	96
1703.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:.....	96
SECTION 1704 - SITE PLAN REQUIRED .....	96
SECTION 1705 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS .....	96

SECTION 1706 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS .....	96
SECTION 1707 - SIGNS .....	97
ARTICLE XVIII: SPECIAL USE DISTRICT (S-1) .....	98
SECTION 1800 - PURPOSE OF THIS DISTRICT .....	99
SECTION 1801 - ZONING OF ALL PROPERTY OWNED BY INSTITUTIONAL USES PERMITTED IN THIS DISTRICT SHALL BE S-1 UNLESS REZONED .....	99
SECTION 1802 - LAND USES PERMITTED.....	99
SECTION 1803 - CONDITIONAL USES AND STRUCTURES.....	100
SECTION 1804 - DIMENSIONAL REQUIREMENTS .....	100
1804.01 Maximum Height:.....	100
1804.02 Minimum Lot Area:.....	100
1804.03 Minimum Lot Width: .....	100
1804.04 Maximum Buildable Area: .....	100
1804.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:.....	101
1804.06 Minimum Yards: .....	101
SECTION 1805 - SITE PLAN REQUIRED .....	101
SECTION 1806 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS .....	101
SECTION 1807 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS ...	101
SECTION 1808 - SIGNS .....	101
ARTICLE XIX: OFF-STREET PARKING, LOADING SPACE AND ACCESS REQUIREMENTS .....	102
SECTION 1900 - PURPOSE OF THIS ARTICLE.....	102
SECTION 1901 - OFF-STREET PARKING.....	102
1901.01 General Requirements: .....	102
1901.02 Schedule of Off-Street Parking Requirements: .....	102
1901.03 Design Standards for Off-Street Parking: .....	104
SECTION 1902 - OFF-STREET LOADING SPACE REQUIREMENTS .....	104
SECTION 1903 - ACCESSWAYS .....	105
1903.01 Access Barrier: .....	105
1903.02 Number of Accessways Per Lot: .....	105
1903.03 Distances between Accessways on the Same Lot, Minimum Setbacks from Street Intersections, and Driveway Width Regulations for Multiple-Family Residential, Commercial, Industrial and Public/Quasi-Public Uses: .....	105

1903.04 Common Accessways To Reduce Traffic Hazards on Collector and Arterial Streets:.....	105
ARTICLE XX: NONCONFORMITIES .....	107
SECTION 2000 - PURPOSE OF THIS ARTICLE.....	107
SECTION 2001 - TYPES OF NONCONFORMITIES .....	107
2001.01 Nonconforming Undeveloped "Lot of Record": .....	107
2001.02 Nonconforming Structure (Including Buildings):.....	107
2001.03 Nonconforming Use: .....	107
SECTION 2002 - REGULATIONS CONCERNING NONCONFORMING UNDEVELOPED LOTS OF RECORD .....	108
2002.01 Erection of Single-Family Dwellings Allowed on Single Nonconforming Undeveloped (or Vacant) Lots of Record in Separate Ownerships: .....	108
2002.02 Two or More Nonconforming Undeveloped (or Vacant) Lots of Record with Continuous Frontage Changing Ownership After the Effective Date of This Ordinance: .....	108
SECTION 2003 - REGULATIONS CONCERNING NONCONFORMING STRUCTURES .....	108
SECTION 2004 - REGULATIONS CONCERNING NONCONFORMING USES OF LAND (OR LAND WITH MINOR STRUCTURES ONLY) .....	109
SECTION 2005 - REGULATIONS CONCERNING NONCONFORMING USES OF MAJOR STRUCTURES OR OF MAJOR STRUCTURES AND LAND IN COMBINATION .....	109
ARTICLE XXI: SIGN REGULATIONS.....	111
SECTION 2100 – PURPOSE OF THIS ARTICLE.....	111
SECTION 2101 - PERMIT REQUIRED/APPLICATIONS FOR SIGN PERMITS .....	111
SECTION 2102 - SIGN MEASUREMENT/SIGN FACES .....	111
SECTION 2103 - SIGNS NOT REQUIRING A PERMIT .....	112
SECTION 2104 - MINIMUM SET-BACK FROM STREET RIGHT-OF-WAY FOR ALL GROUND-MOUNTED SIGNS.....	112
SECTION 2105 - OFF-PREMISE GROUND-MOUNTED SIGNS.....	112
SECTION 2106 - MAXIMUM HEIGHTS FOR ALL GROUND-MOUNTED SIGNS .....	113
SECTION 2107 - LANDSCAPING REQUIRED FOR ALL GROUND - MOUNTED IDENTIFICATION SIGNS AND SINGLE - BUSINESS COMMERCIAL OR INDUSTRIAL GROUND - MOUNTED SIGNS	113
SECTION 2108 - WALL SIGNS PROJECTING ABOVE ROOF LINE PROHIBITED.....	113
SECTION 2109 - SIGNS EXCEEDING HEIGHT LIMITATIONS ARE NONCONFORMING STRUCTURES .....	113
SECTION 2110 - REGULATIONS FOR SIGNS PERTAINING TO PUBLIC/QUASI-PUBLIC FACILITIES AND UTILITIES.....	113
2110.01 Permissible Signs: .....	114

2110.02 Illumination of Public/Quasi-Public Signs:.....	114
2110.03 Maximum Area: .....	114
2110.04 Regulations for Temporary Signs for Public/Quasi-Public Facilities and Utilities: .....	114
SECTION 2111 - SIGN REGULATIONS FOR ALL SINGLE-FAMILY RESIDENTIAL DISTRICTS, MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, PLANNED UNIT DEVELOPMENTS, AND MANUFACTURED HOME PARK RESIDENTIAL DISTRICTS .....	114
2111.01 Permissible Signs .....	115
2111.02 Size and Location:.....	115
2111.03 Illumination of Signs in Residential Districts, Manufactured Home Parks/Subdivisions, and Planned Unit Developments:.....	115
2111.04 Temporary Signs: .....	115
SECTION 2112 - SIGN REGULATIONS FOR THE TERRY CENTRAL BUSINESS DISTRICT (CBD) ...	115
2112.01 Permissible Signs .....	116
2112.02 Maximum Area and Height: .....	116
SECTION 2113 - SIGN REGULATIONS FOR GENERAL COMMERCIAL (C-1), MAJOR THOROUGHFARES COMMERCIAL (C-2), AND INDUSTRIAL DISTRICTS (I-1 AND I-2) .....	116
2113.01 Permissible Signs: .....	116
2113.02 Individual Ground-Mounted Signs Prohibited Where More Than One Business/Organization Is Located On a Single Lot: .....	116
2113.03 Directional Off-Premise Signs for Businesses or Organizations Located in the Terry Central Business District: .....	117
2113.04 Maximum Area for All Signs: .....	117
2113.05 Illumination of Signs: .....	117
2113.06 Private Sign Standards Required: .....	117
SECTION 2114 – TEMPORARY SIGNS .....	118
2114.01 Rigid Temporary Signs: .....	118
2114.02 Non-Rigid Temporary Signs: .....	119
2514.03 Exceptions: .....	119
SECTION 2115 - PROHIBITED SIGNS .....	119
SECTION 2116 - SIGN ILLUMINATION .....	120
SECTION 2117 - NONCONFORMING SIGNS .....	120
SECTION 2118 - HOME OCCUPATION SIGNS .....	120
ARTICLE XXII: ADMINISTRATION AND ENFORCEMENT .....	121
SECTION 2200 - PURPOSE OF THIS ARTICLE.....	121

SECTION 2201 - DUTIES, POWERS, AND LIMITATION OF POWERS OF THE ZONING ADMINISTRATOR IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE .....	121
2201.01 Duties of the Zoning Administrator:.....	121
2201.02 Administrative Interpretation by the Zoning Administrator:.....	122
SECTION 2202 - DUTIES AND RULES OF CONDUCT OF THE TOWN OF TERRY PLANNING/ZONING COMMISSION .....	122
2202.01 Duties of the Planning/Zoning Commission: .....	122
SECTION 2203 - DUTIES OF THE MAYOR AND BOARD OF ALDERMEN IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE .....	123
SECTION 2204 - DIMENSIONAL VARIANCES .....	123
2204.01 Requirements for Granting Variances: .....	123
2204.02 Existence of Non-Conforming Uses Not Grounds for Variance:.....	124
2204.03 When a Site Plan Shall Be Required: .....	124
2204.04 Public Hearing Required: .....	124
2204.05 Required Findings: .....	124
2204.06 Conditions and Safeguards May Be Prescribed with Dimensional Variance: .....	124
2204.07 Granting of a "Use Variance" Prohibited:.....	124
SECTION 2205 - CONDITIONAL USES.....	125
2205.01 Requirements for Granting a Conditional Use Permit: .....	125
2205.02 Site Plan Required: .....	125
2205.03 Public Hearing Required: .....	125
SECTION 2206 - AMENDMENTS TO THE ZONING ORDINANCE TEXT OR THE OFFICIAL ZONING MAP (REZONING) .....	125
2206.01 Type of Amendments/Application Required:.....	125
2206.02 Site Plan Required: .....	125
2206.03 Criteria for Rezoning:.....	126
2206.04 Proposed Rezoning Shall Be Consistent with Adopted Comprehensive Plan: .....	126
2206.05 Public Hearing Required: .....	126
2206.06 Identification of Adjacent Property Owners: .....	126
2206.07 Public Hearing Before Mayor and Board of Aldermen Unnecessary Unless Requested by Aggrieved Party: .....	126
2206.08 Two-Thirds Vote of Board of Aldermen Necessary to Approve Rezoning Under Certain Circumstances: .....	126
2206.09 Res Judicata: .....	127

2206.10 Ordinance Amending Zoning Ordinance Text or Official Zoning Map Required and Publication of That Ordinance: .....	127
2206.11 Effective Date of Ordinances Amending the Text of this Zoning Ordinance or Official Zoning Map: .....	127
SECTION 2207 - SITE PLAN REVIEW.....	127
2207.01 Purposes: .....	127
2207.02 When Site Plan Review Is Required:.....	127
SECTION 2208 - SITE PLAN REVIEW PROCEDURES.....	128
2208.01 Sketch Plan: .....	128
2208.02 Submission of Site Plan: .....	128
2208.03 Applicant Must Be Represented at Planning/Zoning Commission and Mayor/Board of Aldermen Meetings:.....	129
2208.04 Planning/Zoning Commission Review of Site Plan: .....	129
2208.05 Approval of Site Plan by Mayor and Board of Aldermen: .....	129
2208.06 Site Plan Becomes Zoning Requirements for Proposed Use: .....	130
2208.07 Minor Adjustments to the Approved Site Plan: .....	130
2208.08 As-Built Plans: .....	130
SECTION 2209 - SPECIFICATIONS FOR ALL REQUIRED SITE PLANS AND ELEVATIONS .....	130
2209.01 Site Plan Specifications:.....	130
2209.02 Elevations and Associated Data Required:.....	131
2209.03 Other Exhibits: .....	131
2209.04 Staging of Development Requires Development Plan: .....	131
SECTION 2210 - CRITERIA FOR SITE PLAN REVIEW .....	131
2210.01 Consistency with Adopted Land Use Plan and Zoning Ordinance:.....	132
2210.02 Vehicular Traffic Circulation and Parking: .....	132
2210.03 Utilities: .....	132
2210.04 Open Space, Landscaping, and Screening Requirements: .....	132
2210.05 Fire Safety:.....	133
2210.06 Signs:.....	133
2210.07 Elevations: .....	133
SECTION 2211 - PUBLIC HEARING NOTICES AND PROCEDURES .....	133
2211.01 Public Hearing Notice in a Newspaper Required: .....	133
2211.02 Public Hearing Notice on Property Signs Required: .....	136



2211.03 Public Hearings Before the Planning/Zoning Commission: .....	136
2211.04 Changes to an Application for Variance, Conditional Use Permit, or Zoning Ordinance Amendment (Including Rezoning): .....	136
SECTION 2212 - FEES.....	136
2212.01 Schedule of Fees:.....	136
2212.02 Amendment of Alteration of Fee Schedule:.....	136
2212.03 Payment Required: .....	136
2212.04 Fees Not Refundable: .....	136
SECTION 2213 - APPEALS.....	136
2213.01 Appeals from Administrative Interpretation of the Zoning Administrator: .....	136
2213.02 Appeals from Recommendation of the Planning/Zoning Commission: .....	137
2213.03 Fee Required for Appeals from Planning/Zoning Commission Recommendations: .....	137
2213.04 Appeal Hearing by the Mayor and Board of Aldermen:.....	137
2213.05 Appeals to a Court of Law: .....	137
SECTION 2214 - ORDINANCE ENFORCEMENT .....	137
ARTICLE XXIII: MISCELLANEOUS PROVISIONS.....	139
SECTION 2300 - PURPOSE OF THIS ARTICLE.....	139
SECTION 2301 - OMISSION CLAUSE .....	139
SECTION 2302 - SEPARABILITY AND VALIDITY CLAUSE .....	139
SECTION 2303 - REPEAL OF CONFLICTING ORDINANCES OR PARTS THEREOF.....	139
SECTION 2304 - REFERENCES INCLUDE SUBSEQUENT REVISIONS, AMENDMENTS OR ENACTMENTS .....	139
SECTION 2305 - FAILURE TO ENFORCE ORDINANCE .....	139
SECTION 2306 - EFFECTIVE DATE OF ORDINANCE.....	139
SECTION 2307 - ADOPTION CLAUSE .....	140

**ZONING REGULATIONS  
TOWN OF TERRY, MISSISSIPPI**

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR TOWN OF TERRY, MISSISSIPPI, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

**PREAMBLE**

WHEREAS, the Statutes of the State of Mississippi, Section 17-1-1 to 17-1-27, inclusive, of the Mississippi Code of 1972, annotated, as amended, empower the Town of Terry, Mississippi, to enact a Zoning Ordinance and to provide for its administration, enforcement and amendment; and

WHEREAS, Section 17-1-9 of the Mississippi Code of 1972, annotated, as amended, states that "zoning regulations shall be made in accordance with a comprehensive plan, and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, Section 17-1-1 of the Mississippi Code of 1972, annotated, as amended, defines the term "comprehensive plan" as "a statement of public policy for the physical development of the entire municipality or county adopted by resolution of the governing body, consisting of the following elements at a minimum: (1) goals and objectives for the long-range (twenty to twenty-five years) development of the county or municipality---; (2) a land use plan---; (3) a transportation plan---; and (4) a community facilities plan---"; and

WHEREAS, the Mayor and Board of Aldermen on July 2, 2019, adopted by resolution a Comprehensive Plan for the Town of Terry following public hearings relative to same; and

WHEREAS, based upon the adopted Comprehensive Plan, the Mayor and Board of Aldermen have divided the Town into districts and adopted regulations pertaining to such districts, and have given reasonable consideration among other things, to the character of the districts and their particular suitability for particular uses, with a view to conserving the value of property and encouraging the most appropriate use of land throughout the Town; and

WHEREAS, the Mayor and Board of Aldermen have given due public notice of a hearing relating to said zoning ordinance and map and have held a public hearing in accordance with the requirements of Section 17-1-15 of the Mississippi Code of 1972, annotated, as amended:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF TERRY, MISSISSIPPI, THAT THIS ORDINANCE SHALL GOVERN THE USE OF ALL LAND WITHIN THE CORPORATE LIMITS OF TOWN OF TERRY, MISSISSIPPI.

## ARTICLE I: TITLE AND PURPOSE

### SECTION 100 - TITLE

The Ordinance shall be known as the "Zoning Ordinance of the Town of Terry, Mississippi," and may be so cited, and further reference elsewhere as "Zoning Ordinance," and herein as "the Ordinance" or "this Ordinance" shall imply the same wording and meaning as the full title.

### SECTION 101 - PURPOSE

The purpose of this Ordinance is to preserve and promote the public health, safety, morals, and general welfare of the inhabitants of the Town of Terry and of the public generally through the regulation of: the location, height, number of stories, size of buildings and other structures; the density and distribution of population, size of yards and other open spaces; and the use of buildings, structures, and land for commercial, industrial, residential and other purposes.

## ARTICLE II: INTERPRETATION AND DEFINITIONS

### SECTION 200 - RULES FOR WORDS AND PHRASES

For the purpose of this Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory and not directory; the word "may" is permissive; the word "used" includes "designed" and "intended or arranged to be used or occupied"; and the word "person" includes a firm, association, organization, partnership, trust, foundation, company or corporation as well as an individual.

### SECTION 201 - DEFINITIONS

For the purpose of this Ordinance certain words, phrases and terms used herein shall be interpreted as stated in this Article II. Any word, phrase or term not defined herein shall be defined by the Zoning Administrator, the interpretation based on its common and ordinary usage.

**Accessory Structure or Use:** Any detached structure or use which is subordinate or incidental to the main building or dominant use of the lot or premises, excluding driveways, sidewalks and fences.

**Adult Entertainment Use (or Activity or Establishment):** An adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, or similar establishment which regularly features or depicts behavior which is characterized by the exposure of "specified anatomical areas" (as defined by this Ordinance), or where any employee, operator or owner exposes his/her "specified anatomical area" for viewing of patrons. Such adult entertainment uses may further be defined as follows:

- A. *Adult Arcade:* An establishment where, for any form of consideration, one or more motion picture projectors, or similar machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by emphasis upon the depiction or description of "specified sexual activities" (as defined by this Ordinance) or "specified anatomical areas."
- B. *Adult Bookstore:* An establishment which has as a substantial portion of its stock-in-trade and offers for sale for in any form books, magazines, periodicals, or other printed matter, or photographs, films motion pictures, video cassettes, slide or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas," or instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities."
- C. *Adult Cabaret:* A nightclub, bar, restaurant, theater, or similar establishment which regularly features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities," or films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified anatomical areas" or by "specified sexual activities."
- D. *Adult Motel:* A motel or similar establishment which includes the word "adult" in any name it uses or otherwise advertises the presentation of adult material, offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion

pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified anatomical areas" or by "specified sexual activities."

- E. *Adult Motion Picture Theater*: An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or other photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of "specified anatomical areas" or by "specified sexual activities."

**Alley**: A public or private right-of-way primarily designed to serve as a secondary access to the sides or rear of those properties for which frontage is on some other street; alleys are intended to provide access for refuse collection, loading/unloading and for fire protection.

**Animal Control Ordinance**: When used in this Ordinance, this term shall refer to the Animal Control Ordinance of the Town of Terry.

**Apartment**: A dwelling unit located in a multiple family structure for occupancy by one family only, either rented or leased to the occupants.

**Assisted Living**: Assisted refers to a type of physical assistance rather than monetary assistance. In assisted living facilities, residents live independently in apartment or condominium style accommodation, and may be assisted by the provision of meals, housekeeping, security and social programs. Additional planned care, such as bathing, dressing and assistance with medication may also be provided.

**Bar**: A structure or part of a structure used primarily for the sale or dispensing of beer or any alcoholic beverage, as defined by the Mississippi Code, for consumption on the premises by the drink.

**Basement**: A story wholly or partially underground. For the purpose of height regulation, a basement shall be counted as a story when more than one-half of its height is above the average grade level.

**Bed and Breakfast Service**: A small hotel or, more often, a private home that offers over night accommodations and breakfast for paying guests either on a daily or weekly rental basis.

**Boarding House**: A building other than a hotel or motel, where, for compensation and by prearrangement for definite periods, meals and/or lodging are provided for three or more but not exceeding twelve persons (other than family members) on a weekly or monthly basis.

**Buffer Area**: An area so planned which acts as a buffer or separation area between two or more uses or structures not compatible due to design, function, use or operation.

**Buildable Area, Maximum**: That portion of a lot remaining after required yards have been provided.

**Buffer Yard/Strip**: A strip of land, identified on a site plan or by the zoning ordinance, which acts to separate two or more incompatible uses and/or districts. Normally, the area is landscaped and kept in open space use.

**Building**: Any structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of persons, animals, equipment, goods, or materials. The term "building" shall be construed as if followed by the words "or part thereof."

**Building, Fully-Enclosed:** A building having walls on all sides.

**Building Height:** The vertical distance measured from the average elevation of the finished grade within twenty feet of the structure to the highest point of the roof.

**Building Permit:** A permit issued by the Town official designated by the Terry Mayor and Board of Aldermen authorizing the construction, placement or structural alteration of a specific building on a specific lot.

**Building, Portable:** Any building that is portable in nature, without any wheels, and built on a chassis or frame designed and constructed to be used without a permanent foundation. Building permits are required prior to the placement of such buildings on any lot.

**Building, Structural Alteration of:** Any change or rearrangement in the supporting members, including bearing walls, beams, columns, or girders of a building.

**Canopy:** A roof-like structure which is not enclosed by walls on all sides and may or may not project from a building.

**Carport:** A roofed structure providing space for the parking or storage of motor vehicles and enclosed on not more than three sides.

**Cemetery:** Property used for the interring of the dead. All cemeteries are considered public/quasi-public facilities, subject to the regulations of Section 402.

**Certificate of Occupancy:** A certificate issued by the Town official designated by the Town of Terry Mayor and Board of Aldermen to ensure that new or altered buildings or structures are in conformance with the provisions of the Zoning Ordinance and any other Federal, state, Town and county laws (such as water, sewer, and other necessary infrastructure is in place) and to have a record on the point.

**Change of Use:** An alteration or change from a previous use of land, buildings, or structures to another use of land, buildings, or structures.

**Child Care Facility:** A place which provides shelter and personal care for six (6) or more children who are not related to the operator, whether such place be organized or operated for profit or not.

**Clinic:** A facility for diagnosis and treatment of medical, chiropractic, dental or psychological outpatients, provided that patients are not kept overnight, and which may be used by one or a group of medical or dental practitioners. These shall be regulated as a commercial use.

**Compatibility:** The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include: residential density; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects such as noise, vibration, glare, air pollution, or radiation.

**Comprehensive Plan:** In accordance with Section 17-1-1 of the Mississippi Code of 1972, Annotated, As Amended, "comprehensive plan" shall be defined as "a statement of public policy for the physical development of the entire municipality---adopted by resolution of the governing body, consisting of the following elements at a minimum: (i)Goals and Objectives---; (ii) a Land Use Plan---; (iii) a Transportation Plan---; and (iv) a Community

Facilities Plan---."

**Community Facilities Plan:** One of the elements of a Comprehensive Plan. Section 17-1-1 of the Mississippi Code of 1972, Annotated, As Amended, defines the term as follows: "a community facilities plan (serves as) a basis for a capital improvements program including, but not limited to, the following: housing; schools; parks and recreation; public buildings and facilities; and utilities and drainage."

**Conditional Use:** A land use which would not generally be appropriate in a particular zoning district, but which, with certain restrictions or conditions, would in the judgement of the Mayor and Board of Aldermen promote the public health, safety, morals, or general welfare of the Town and would not adversely affect adjacent properties. A permit (building permit or change of use permit) granted by the Mayor and Board of Aldermen for the initiation of a conditional use (with the necessary restrictions included) will not change the zoning of the property involved and will allow such use to continue as long as the specific use granted by the conditional use remains the same. Also referred to as a Special Exception.

**Condominium:** Real property consisting of an undivided interest in common of a portion of a parcel of real property, plus a separate interest in space in a residential, office, commercial or other land use. (From: Mississippi Code of 1972, Annotated, Section 89-9-7.)

**Conforming Use:** Any lawful use of a building or lot which complies with the provisions of this Zoning Ordinance.

**Convenience Store:** A place where gasoline, motor oil, or other minor accessories are sold directly to the public on premises combined with the retail of a limited line of groceries, beverages and hot food, and household items.

**Country Club:** A land area and buildings containing recreational facilities, clubhouse and the usual accessory uses, open only to members and their guests for a membership fee. Country clubs are regulated as public/quasi-public facilities and are subject to the provisions of Section 402 of this Ordinance.

**Coverage:** That part of a lot covered by buildings.

**Density:** The intensity of land use and also the maximum intensity of use of a minimum lot or land area physically possible observing all yard, height, and lot or land area coverage provisions of this Zoning Ordinance, exclusive of any publicly dedicated rights-of-way.

**Developer:** The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

**Development:** The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

**Development Plan:** A drawing or set of drawings depicting the ultimate layout and proposed land uses for a large tract of land, usually involving varying lot sizes and/or different proposed land uses. A development plan of a subdivision may be considered the "sketch plat" if a subdivision is to be constructed in phases.

**Disabled Persons:** Individuals who have a permanent, temporary, a record of, or are regarded as having a physical or mental impairment that substantially limits their ability to perform one or more major life activities,

such as breathing, walking, reading, thinking, seeing, hearing or working. (Per American with Disabilities Act).

**District:** Any section or sections of the Town of Terry for which regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are established by this Ordinance.

**Drainage Channel:** A watercourse with a definite bed and banks which conduct and confine the normal continuous and intermittent flow of water.

**Driveway:** A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure.

**Dwelling:** Any building, or portion thereof, or manufactured home, which is designed and used for human habitation.

- A. *Factory Built Dwelling:* A dwelling unit manufactured in part or whole within a factory to include Modular Home, Panelized Home, and Pre-Cut Home.
- B. *Manufactured Home Dwelling:* A dwelling unit built in a factory in accordance with the National Manufactured Home Construction and Safety Standards Act to include Manufactured Home and Mobile Home.
- C. *Multiple Family Dwelling:* Any residential building or portion thereof which is occupied by three or more families living independently of each other. The term “multiple-family dwelling” shall be understood to include apartment houses or complexes and condominiums.
- D. *Patio House or Home Dwelling:* A detached single-family dwelling unit that is constructed nearer the lot line on one side (but not directly on either lot line) of a lot than the other side.
- E. *Single Family Dwelling:* A detached residential building designed for occupancy by one family. Factory built and manufactured home dwellings are not considered single-family dwellings for the purposes of this Ordinance.
- F. *Two-Family Dwelling:* A detached residential building designed to be occupied by two families living independently of each other.
- G. *Zero Lot Line Dwelling:* A detached single-family dwelling on a separate lot with open space setbacks on three sides. In order to be considered a true zero lot line dwelling, the dwelling must rest directly against a lot line on one side of the lot; otherwise, it shall be considered a patio home.

**Dwelling Unit:** A room or group of rooms occupied or intended to be occupied as separate living quarters.

**Easement:** A grant by the property owner to the public, a corporation or persons for the use of a strip of land for specific purposes.

**Employee (Staff):** Any person who is regularly on the premises of a business or industrial establishment for productive use on a part-time or full-time basis. For the purposes of this Ordinance the maximum number of employees on the premises of an establishment at one time shall constitute the number of employees.

**Family:** One or more persons living as a single housekeeping unit, whether related to each other legally or not, as



distinguished from a group occupying a boarding house, hotel, dormitory or similar dwelling for group use. A family shall be deemed to include domestic servants employed by said family when these servants are on-premise residents.

**Floor Area:** The sum of the square footage of all floors (stories) of a structure or building, excluding porches, balconies, and garages or carports.

**Food Truck (Mobile Vendor):** A vehicle equipped with facilities for cooking and selling food or from which food is sold. The vehicle must remain on wheels at all times.

**Funeral Home (or Mortuary):** A building used for the preparation of deceased human bodies for burial or cremation and the display of the deceased and ceremonies connected therewith before burial or cremation.

**Garage (Private):** The term "garage" shall mean a private garage, which is a fully enclosed portion of a main building or a fully enclosed accessory building (i.e., detached from the main building) and used primarily for the storage of privately owned automobiles.

**Garage, Mechanical (Repair Shop):** A building, or portion thereof, designed or used for servicing, repairing, equipping of motor-driven vehicles and the storage of such vehicles; also include selling, renting, or leasing of motor-driven vehicles in conjunction with repair work.

**Garage, Parking:** A building, or portion thereof, other than a private garage, used exclusively for the parking or storage of motor-driven vehicles, with no other facilities provided except facilities for washing.

**Garage Sale:** The sale of miscellaneous used items commonly associated with residential use. The sale of a single commodity, such as a vehicle, shall not constitute a garage sale. This term shall include: rummage sales, yard sales, attic sales, and all similar terms.

**Gasoline Service Station:** Any structure or area of land that is used for the retail sale of gasoline, diesel fuel, oil or automobile accessories and incidental services including facilities for lubricating, washing and cleaning, or otherwise servicing automobiles and light trucks. This term does not include the painting or major repair of vehicles.

**Goals and Objectives:** One of the elements of a Comprehensive Plan. Section 17-1-1 (c)(ii) of the **Mississippi Code of 1972**, Annotated, As Amended, defines the term as follows: "goals and objectives (are a list of policies, adopted by the governing authorities) for the long-range (twenty to twenty-five years) development of the county or municipality. Required goals and objectives shall address, at a minimum, residential, commercial, and industrial development; parks, open space and recreation, street or road improvements; public schools and community facilities."

**Grade or Grade Level:** The finished elevation of land after completion of site preparations for construction.

**Grandfather Clause:** The section of the zoning ordinance which allows existing non-conforming uses, buildings, structures, and lots to continue until they are removed by any means.

**Homeowners Association:** A non-profit organization (corporate or otherwise) operating under recorded land agreements through which each property owner is automatically subject to a charge for a proportionate share of expenses for maintaining common open space, other activities and facilities.

**Home Occupation:** Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit or an accessory building.

**Hospital:** A public or quasi-public institution where sick or injured persons are given medical care and in the course of same are housed overnight, fed and provided nursing and related services.

**Hotel or Motel:** A building or buildings where lodging, food and various personal services are provided for more than twenty (20) persons, who are usually but not always transients, for compensation. Hotels and motels shall be considered a commercial use.

**Independent Living:** Residents of independent living facilities are totally independent. However, limited services may be provided on an as-needed basis.

**Industry, Heavy:** Those industrial uses which are not fully enclosed and/or which generate substantial amounts of noise, vibration, odors or possess other objectionable characteristics.

**Industry, Limited (Light):** Those industrial uses including manufacturing activities conducted wholly within completely enclosed buildings (except for the temporary storage within adequately screened or buffered areas of articles, materials, or other matter to be processed, assembled or otherwise changed) and other industrial-related activities which do not generate objectionable odors, smoke, fumes, vibration, or excessive noise.

**Industry, "Wet-Type":** Those heavy industrial uses which require the discharge of by-products or processed waste water through the sewer system. Such industrial uses shall be permitted as a conditional use only in the Heavy Industrial Districts (I-2).

**Inn (or "Bed and Breakfast Inn"):** An establishment operated in conjunction with a private dwelling where lodging is available OR lodging and food are available for up to twenty (20) persons for compensation.

**Internal Building Space:** The required minimum space between principal or accessory buildings on the same lot.

**Institute of Higher Learning:** A college, university, or post-secondary school. Also, the optional final stage of formal learning that occurs after completion of secondary education.

**Junk Yards:** A place where waste and discharged or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, used lumber yards, house dismantling yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but excluding places where such uses are conducted entirely within a completely enclosed building, and not including pawn shops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition or salvaged materials incidental to manufacturing operations.

**Kennel:** A facility other than a residence, where four or more dogs or cats, or a combination thereof, are boarded, whether by the owners of the animals or other persons, with or without compensation. A kennel shall be considered a commercial use.

**Landscaping:** The addition of lawns, trees, plants, and other natural or decorative features to land, including lakes and watercourses. Landscape treatment can include walks or patios.

**Land Use Plan:** One of the elements of a Comprehensive Plan, usually developed concurrently with the

Transportation/ Thoroughfares Plan. Section 17-1-1 (c)(ii) of the Mississippi Code of 1972, Annotated, As Amended, defines the term as follows: "a land use plan designates in map or policy form the proposed general distribution and extent of the use of land for residences, commerce, industry, recreation, and open space, public/quasi-public facilities and lands. Background information shall be provided concerning the specific meaning of land use categories depicted in the plan in terms of the following: residential densities; intensity of commercial uses; industrial and public/quasi-public uses; and any other information needed to adequately define the meaning of such land use codes. Projections of population and economic growth for the area encompassed by the plan may be the basis for quantitative recommendations for each land use category."

**Liquor Store:** Any store which sells, distributes or offers for sale or distribution any alcoholic beverage for use or consumption by the purchaser. (From Section 67-1-5 of the Mississippi Code).

**Livestock:** Those animals which are normally considered farm animals, such as cattle, goats, sheep, horses, ponies, mules, emu, llamas, pigs (any animal in the swine family), chickens, turkeys, ducks, geese, and other similar animals.

**Lodging House:** See "Boarding House."

**Loft-Style Apartment:** A dwelling unit located in an upper story of a business or commercial building such as an upper story converted to quarters for living.

**Lot:** A parcel of land at least sufficient size to meet the minimum requirements for use, coverage, and area and to provide such yards and other open spaces as specified in the Zoning Ordinance of the Town of Terry, Mississippi.

A. *Corner Lot:* A lot abutting upon two or more streets at their intersections.

B. *Double Frontage Lot:* A lot which runs through a block from street to street (i.e., has frontage on more than one street); double frontage lots are also called "through lots."

C. *Interior Lot:* A lot other than a corner lot.

**Lot Area:** The total area of a lot included within the boundary lines of a lot.

**Lot Depth:** The average horizontal distance between the front and rear lot line.

**Lot Frontage:** The part of a lot abutting on a street. All sides of a lot that abuts a street shall be considered frontage.

**Lot Lines:** The lines bounding a lot as such parcel of land is defined herein.

- A. Front Lot Line: The property boundary line separating said lot from the street. In the case of a corner or double frontage lot, the line separating the lot from the street on which the building will face.
- B. Rear Lot Line: The property boundary line opposite and most distance from the front lot line. In the case of a pointed or irregular lot, it shall be an imaginary line parallel to and farthest from the front lot line.

**Lot of Record:** A lot which is a part of a subdivision, the map of which is recorded in the office of the Chancery Clerk of Hinds County, Mississippi, or a lot described by metes and bounds, the description of which has been recorded in said office.

**Lot Width:** The distance from side of lot to side of lot measured at the front minimum building setback line.

**Manufacturing Use:** A facility at which goods are made from secondary materials (previously prepared or refined materials) or raw materials (unrefined materials) through the use of machinery and labor and often employing assembly line techniques. In the case of light manufacturing uses, most goods are produced from secondary materials, except for processing, packaging, or canning of food products, and little or no water is used in the manufacturing process. In the case of heavy manufacturing, goods are often produced from raw materials and may involve the use of large amounts of water.

**Manufactured Home:** A residential dwelling intended for a single family built in a factory in accordance with the National Manufactured Home Construction and Safety Standards Act after June 15, 1976. Manufactured homes shall be considered structures for the purposes of this Ordinance. Recreational vehicles, as defined herein, shall not be considered manufactured homes, and they are deemed vehicles but not dwellings or structures.

**Manufactured Home Park:** A tract of land of at least ten acres, which has been planned, improved and meets the requirements of this Ordinance, and in which spaces are provided on a rental or lease basis only for owner-occupied homes or in which both the space and the manufactured home are offered to the public on a rental or lease basis only.

**Manufactured Home Space:** A plot of ground within a manufactured home park designed for and designated as (on an approved site plan) the location of one manufactured home, and which has water, sewer and electricity at the space.

**Manufactured Home Stand or "Pad":** The paved runners or paved parking area in each manufactured home space upon which the manufactured home is placed, together with the paved patio and paved off-street vehicular parking area.

**Marquee:** A permanent roof-like structure that projects from the wall of a building or its supports but not supported by the ground.

**Mini-Warehouse:** See "Warehouse, Self-Storage".

**Mobile Home:** This is the term used for factory-built homes produced prior to June 15, 1976. Such homes shall be considered Manufactured Home Dwellings for the purpose of this Ordinance.

**Modular Home:** These factory-built homes are built to state, local, or regional code where the home will be

located. Modules are transported to the site and installed. Such homes shall be considered Factory-Built Dwellings for the purpose of this Ordinance.

**Mortuary:** See "Funeral Home."

**Motel:** See "Hotel."

**Multi-Level Care:** Multi level care refers to many types of care. These can be intermediate, extended, dementia, Alzheimer, palliative, recovery and respite. This is often referred to as Residential Care.

**Multiple Family Dwelling:** See "Dwelling, Multiple Family."

**Nonconformities:** Any land, lot, building, structure or parts of existing prior to the enactment of this Ordinance, which following to the enactment of this Ordinance or amendment, does not conform with the use and/or dimensional regulations of the district in which it is situated, and/or does not comply with any other requirements herein. (See Section 2001 of this Ordinance for definitions of the various types of nonconformities, including (1) nonconforming undeveloped lots of record, (2) nonconforming structures, and (3) nonconforming uses).

**Nursery, Child Care:** See "Child Care Facility."

**Nursery, Horticultural:** Commercial uses in which flowers and plants are stored and/or cultivated for retail sale and related products are offered for retail sale.

**Nursing Homes:** Those health facilities where persons are housed and furnished with meals and continuing nursing services for a fee. May also be known as a rest home or convalescent home.

**Office:** A room, group of rooms or building in which commercial activities primarily involving the provision of services rather than the sale of commodities are conducted.

**Office Park:** A development which contains a number of separate office buildings, accessory and supporting uses, and open space all designed, planned, constructed, and maintained on a coordinated basis.

**Open Space or "Common Open Space":** Land used for recreation, resource protection, amenity, and/or bufferyards that is maintained in a suitable state for shared use by the residents or occupants of a development or community.

**Outdoor Sales:** The display and sale of products and services outside a building or structure, including vehicles, garden supplies, gas, motor oil, building and landscape materials, and similar materials or items.

**Panelized Home:** These are factory-built homes in which panels – a whole wall with windows, doors, wiring, and outside siding – are transported to the site and assembled. The homes must meet state or local building code where they are sited. Such homes shall be considered Factory-Built Dwellings for the purpose of this Ordinance.

**Parking Space:** An off-street space available for the parking of one motor vehicle conforming to the typical parking lot standards.

**Patio House or Patio Home:** See "dwelling, patio (or house or home)."

**Planned Unit Development (PUD):** A tract of land developed as a unit under single ownership or unified

control, which includes one or more principal buildings or uses and is processed under the planned unit development provisions of this Ordinance. Also, a parcel of land planned as a single unit, rather than individual lots, with design flexibility from traditional siting regulations (such as side yards and setbacks) or land use restrictions.

**Planning/Zoning Commission:** The duly appointed Planning/Zoning Commission of the Town of Terry, Mississippi. In the absence of an appointed Planning/ Zoning Commission, the Mayor and Board of Aldermen shall serve as the Planning/ Zoning Commission.

**Planting Screen:** Densely planted vegetation used to visually shield or obscure abutting or nearby structures or uses from other uses or structures.

**Plat:** A map, plan or layout of a subdivision.

**Portable Building:** See "Building, Portable."

**Pre-Cut Homes:** This is the name for factory-built homes in which building materials are factory-cut to design specifications, transported to the site and assembled. Pre-cut homes include kit, log and dome homes. These homes must meet local, state or regional building codes. Such homes are considered Factory-Built Dwellings for the purpose of this Ordinance.

**Principal Structure or Use:** The main building(s) or dominant use(s) of a lot.

**Property Line:** The legal boundary line separating buildings or tracts in different ownership.

**Public/Quasi-Public Facilities and Utilities:** Any building, structure, system, use, or combination of uses, which is customarily and ordinarily provided by either public or private agencies, groups, societies, corporations, or organizations, whose purpose is the provision of necessary and desirable goods and/or services for the general public health, safety, and welfare. Such uses shall include, but not be limited to:

- A. Churches and other religious institutions.
- B. Schools, including all private, public or parochial schools, excluding institutions of higher learning which shall be zoned "Special Use" districts only.
- C. All governmental buildings (including municipal buildings and buildings erected by County, State or Federal governments) and major governmental facilities, such as water pumping stations, sewage treatment plants, sanitary landfills and the like, excluding public recreation and open space facilities which are permitted outright in any district.
- D. All hospitals, whether public or private.
- E. Nursing homes and assisted living facilities.
- F. Civic organization buildings and major facilities.
- G. Buildings and facilities erected by charitable organizations (e.g., American Red Cross, Salvation Army, etc.); (Note: When such facilities are erected as emergency measures, they shall be exempt from the Special Exception provisions of this Ordinance, including site plan review and public hearing

requirements).

H. Country clubs and other major recreational facilities constructed by private groups.

I. All cemeteries.

J. Major facilities associated with privately-owned utilities (electrical, natural gas, telephone) including but not limited to electrical substations, telephone communications centers, microwave towers, cellular telephone antennas, natural gas pumping facilities and similar significant uses.

**Recreational Vehicle (RV):** A portable or mobile living unit used for temporary human occupancy away from the place or residence of the occupants. For the purposes of this Ordinance, such transient trailers shall be considered a vehicle and not a structure. The term recreational vehicle shall include pick-up truck campers, motor homes, camping trailers, recreational vehicles, and other similar vehicles/trailers.

**Recreational Vehicle Park:** A commercial operation where space and service accommodations for recreational vehicles are provided for a fee on an overnight or daily basis.

**Residential Care Facility:** Housing that provides residents with a program of assisted-living services to deal with the activities and instrumental activities of daily living.

**Rest Home:** See "Nursing Home."

**Restaurant, Fast Food:** A commercial establishment in which the principal business is the sale of pre-prepared or rapidly prepared food and beverages for consumption either within the restaurant or for carry-out, and where: (1) customers are not served food and beverages by a restaurant employee at the same table where the items are consumed; and/ or (2) the establishment includes "drive-through" service or offers curbside service.

**Restaurant, Full-Service:** A commercial establishment where customers are served food and beverages by a restaurant employee at the same table or counter where items are consumed. This term does not include fast food restaurants as defined herein. Full-service restaurants may offer some "carry-out" services where food and beverages are consumed off the premises.

**Schools:** The term "school" as used in this Ordinance shall include public, private, and parochial institutions of learning, including trade or industrial schools (i.e., those schools offering training to students in skills required for the practice of trades and industry), but excluding institutions of higher learning (colleges and universities),.

**Screening:** The method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms or other features. Sometimes used in conjunction with a buffer yard.

**Service Station:** See Gasoline Service Station.

**Setback:** The area between the street right-of-way line and the building setback line.

**Setback Line or Building Setback Line:** A line delineating the minimum allowable distance between the street right-of-way and the front of a structure within which no building or other structure shall be placed. The minimum distance is prescribed by this Ordinance. The building setback line is parallel to or concentric with the street right-of-way line.



**Shopping Center:** A group, consisting of three or more commercial establishments, planned, developed and managed as a unit, with adequate off-street parking facilities provided on the property and related in its location, size, and type of stores to the trade area or neighborhood which the unit serves.

**Side Street:** A street bordering the side of a lot and intersecting the street on which a structure on the lot faces, as determined by the Zoning Administrator; in the case of buildings (as opposed to other types of "structures"), the street which the building faces shall be determined by the principal entrance to the building.

**Sign:** Any device, structure, fixture, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, services, activity, place, person or any other item of information. Signs may be further defined as to the following types:

- A. *Animated Sign:* A type of temporary sign which moves or appears to move by any means, including fluttering or rotating. Animated signs shall include but are not limited to pennants, flags, balloons, ribbons, streamers or propellers, strings of light bulbs, pulsating lights, strobe lights, or beacons. For the purposes of this Ordinance, this term does not refer to changeable copy signs (manual) or changing signs (automatic).
- B. *Billboard:* An outdoor sign structure with poster panels, bulletins or electronic display, usually on a free-standing or ground sign.
- C. *Changeable Copy Sign (Manual):* Any sign on which copy is changed manually in the field (i.e., reader boards with changeable letters or changeable pictorial panels).
- D. *Changing Sign (Automatic):* Any sign with an electronically or electrically controlled message center or reader board, where different copy changes are shown on the same lamp bank. No mechanical means.
- E. *Externally Illuminated Sign:* Any sign which reflects light from a source intentionally directed upon it; for example, by means of floodlights, gooseneck reflectors, or externally-mounted fluorescent light fixtures.
- F. *Ground-mounted Sign (or "Ground Sign"):* A sign erected on a free-standing frame, mast or pole and not attached to any building.
- G. *Internally Illuminated Sign:* Any sign designed to provide artificial light through exposed lighting on the sign face (such as neon tubing or light bulbs arranged to form copy) or through transparent or translucent material from a light source within the sign; this definition includes automatic changing signs.
- H. *Marquee or Canopy Sign:* Any sign affixed to a marquee or canopy, as such terms are defined by this Ordinance; such signs may be affixed parallel (i.e., not projecting) to the sides or hung beneath a marquee or canopy.
- I. *Off-Premise Sign:* A sign which attracts attention to a product, service, or entertainment which is conducted, sold, produced or offered off the premises where the sign is located.
- J. *On-Premise Sign:* A sign which attracts attention to a product, service, or entertainment which is



conducted, sold, produced or offered on the premises where the sign is located.

- K. *Portable Sign or "Trailer Sign"*: A type of temporary sign which is constructed on a trailer with wheels which may or may not be detached or which is designed to be transported from place to place by any means and is not designed to be nor is it permanently affixed to a building or lot.
- L. *Projecting Sign*: Any sign attached to any outside building wall and extending more than 12 inches beyond the surface of such wall.
- M. *Roof Sign*: Any sign erected, constructed, or maintained above a roof or on top of or above the parapet of a building.
- N. *Temporary Sign*: A sign which is not permanent and is erected with a time limitation.
- O. *Wall Sign*: Any sign affixed directly to or painted on, or otherwise inscribed on the outside wall of a building with the face parallel to and projecting no more than 12 inches from the building wall.
- P. *Window Sign*: A sign placed in a window inside a building.

**Site Plan**: A drawing indicating the location of existing and proposed buildings or other structures, and, where required by this Ordinance, landscaping and planting screens and points of access/egress and driveways on a single lot. A "site plan" differs from a "subdivision plat" in that a subdivision plat reflects certain required information for two or more lots.

**Site Plan Review**: The process specified under Sections 2207 through 2210 of this Ordinance in which site plans for certain proposed developments and/or site plans (when required by the Zoning Administrator in coordination with other Town officials) accompanying applications for dimensional variance, conditional use, and rezoning are reviewed by Town officials, the Planning/Zoning Commission and the Mayor and Board of Aldermen for conformance with this Ordinance and other applicable laws and codes, and to determine what other special restrictions (if any) need to be applied if the site plan and application are approved by the Mayor and Board of Aldermen.

**Specialty Shop**: A store that specializes in a particular line of merchandise, such as baked goods, candy, clothing, hardware, clothing, antiques, bicycles, etc.

**Special Exception**: See "Conditional Use."

**Specified Anatomical Areas**: Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or less than 50% of the female breast below a point immediately above the areolae; or human male genitals in a discernibly turgid state even if completely and opaquely covered.

**Specified Sexual Activity**: Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, or sodomy; fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts; flagellation or torture in the context of a sexual relationship; masochism, erotic or sexually oriented torture, beating or the infliction of physical pain; erotic touching, fondling or other such contact with an animal by a human being; or human excretion, urination, menstruation, vaginal or anal irrigation as part of or in connection with any of the activities set forth in this section.

**Spot Zoning**: The improper zoning or re-zoning of a lot or parcel of land to benefit an owner for a use

incompatible with surrounding uses. While such spot zoning may not be illegal per se, it is generally regarded as an improper practice.

**Story:** That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. For the purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average grade elevation, or when the basement is used for commercial activities (See "Basement").

**Street:** A publicly-owned thoroughfare which affords the principal means of access to abutting property; such thoroughfares are dedicated by a property owner for public use, accepted by the responsible political entity in which the street is located and is so dedicated, and recorded in the Office of the Hinds County Chancery Clerk.

**Street Right-of-Way Line:** The legal property boundary line delineating the street right-of-way and the abutting property.

**Strip Development:** Commercial development, usually one store deep, that fronts on a major street.

**Structure:** Anything constructed or erected, the use of which requires a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, manufactured homes, walls, fences, and billboards, but shall not include Recreational Vehicles as defined herein. The term structure shall be construed as if followed by the words "or part thereof." The term structure is not intended to include driveways, patios, parking lots, or utilities (i.e., utility lines running to a structure).

**Structural Alteration of a Building:** See "Building, Structural Alteration of."

**Subdivider:** Any person, firm, partnership, corporation or other entity acting as a unit, who, having an interest in land, causes it, directly or indirectly, to be divided into a subdivision.

**Subdivision:** The division of any lot, tract or parcel of land into two (2) or more lots for the immediate or future purpose of sale or building development.

A. Major Subdivision: All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of five (5) or more lots, or any size subdivision requiring any new street or extension or the creation of any public or quasi-public improvements.

B. Minor Subdivision: All subdivisions of four (4) or fewer lots fronting at a minimum of 60% of required lot width on an existing street, not involving any new street or road, or the extension or the creation of any public or quasi-public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Zoning Ordinance, or other local regulation.

**Substantial Improvement:** Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the actual cash value of the structure either; (1) before the improvement is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. Substantial improvement is started when the first alterations of any structural part of the building commences.

**Theater, Motion Picture:** A building or part of a building devoted primarily to the showing of motion pictures on a paid admission basis.

**Theater, Drive-In:** An open lot or part thereof, with its appurtenant facilities devoted primarily to the showing of moving pictures or theatrical productions, on a paid admission basis, to patrons seated in automobiles or on outdoor seats.

**Tiny Homes:** For the purposes of this Ordinance, dwelling units which are factory built and constructed to standards other than the National Manufactured Home Construction and Safety Standards Act or the International Building Code/Southern Building Code standards shall be considered Recreational Vehicles, including tiny homes.

**Through Lot:** See "Lot, Double Frontage."

**Thoroughfares Plan:** The primary component of the "Transportation Plan," which is one of the elements of a Comprehensive Plan, usually developed concurrently with another element, the "Land Use Plan."

**Town:** The Town of Terry, Mississippi.

**Townhouse:** A single-family dwelling constructed in a series or group of attached units with property lines separating each unit. (From: Standard Building Code).

**Townhouse Subdivision:** A subdivision in which the developer proposes to partition land into individual lots and construct townhouses wherein both the dwellings and the lots will be individually owned by the residents.

**"Trailer":** Archaic term sometimes applied to manufactured homes. (See "manufactured home").

**Transportation Plan:** One of the elements of a Comprehensive Plan. Section 17-1-1 (c)(ii) of the Mississippi Code of 1972, Annotated, As Amended.

**Truck Stop:** Any area of land, including the structures thereon, that is used for the servicing of heavy trucks (i.e., tractor-trailer combinations designed for transporting large cargoes), and which may offer food and beverages in addition to lodging.

**Undeveloped Lot:** A vacant lot or parcel of land.

**Use:** The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" shall not be deemed to include any nonconforming use.

**Use, Accessory:** See "Accessory Use."

**Utility:** See "Public/Quasi-Public Facilities and Utilities."

**Variance:** A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district. The criteria for issuance of a variance are listed under Section 2204 of this Ordinance. As used in this Ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use not permitted shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining district.

**Vehicle:** Any device for carrying passengers, goods, or equipment, usually moving on wheels. This definition does not include manufactured homes, which are considered structures for the purposes of this Ordinance.

**Veterinary Hospital:** A facility where sick or injured animals are given medical or surgical care and, in the course of same, may be housed overnight, fed, and provided related services. Such uses shall be subject to the regulations of the Animal Control Ordinance of the Town of Terry, and shall be considered a commercial use.

**Warehouse, Self-Storage (Mini-Warehouse):** A building or group of buildings divided into separate compartments for the storage of customers' goods or wares.

**Yard (or "Minimum Yard" or "Setback"):** The required open space between any main building or portion thereof and the adjoining lot lines, which shall remain unoccupied and unobstructed by any portion of a structure, except as otherwise specifically provided herein. In measuring a lot for the purpose of determining the minimum front, side or rear yard, the shortest horizontal distance between the lot line and the nearest vertical structure shall be used.

- A. *Front Yard:* The required unoccupied and unobstructed space on the same lot with a main building, extending the full width of the lot, and situated between the front property line and the nearest vertical portion of the main building.
- B. *Rear Yard:* The required unoccupied and unobstructed space on the same lot with a main building, situated between the rear property line and the nearest vertical portion of the main building, and extending the full width of the lot.
- C. *Side Yard:* The required unoccupied and unobstructed space on the same lot with a main building, situated between the side property line and the nearest vertical portion of the main building.

**Zoning Administrator:** The official (or officials) charged by the Mayor and Board of Aldermen with the administration and enforcement of this Zoning Ordinance, or his duly authorized representative.

**Zoning District:** See "District."

# ARTICLE III: ESTABLISHMENT OF ZONING DISTRICTS AND PROVISION FOR OFFICIAL ZONING MAP

## SECTION 300 - ZONING DISTRICTS

For the purpose of promoting public health, safety, morals, or general welfare, the Town of Terry, Mississippi, is hereby divided into the following zoning districts:

- A-1     Agricultural District
- R-E     Residential Estate District
- R-1     Single-Family Residential District
- R-2     Moderate Density Residential District
- R-3     High Density Residential District
- MHP    Manufactured Home Park District
- PUD    Planned Unit Development District
- CBD    Terry Central Business District
- C-1     General Commercial District
- C-2     Major Thoroughfares Commercial District
- C-3     Adult Entertainment Commercial District
- I-1     Limited Industrial District
- I-2     Heavy Industrial District
- S-1     Special Use District

## SECTION 301 - OFFICIAL ZONING MAP

The aforesaid zoning districts are identified and delineated on a map entitled "Official Zoning Map: Town of Terry, Mississippi," and said map, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

*301.01 Map Certified:* The Official Zoning Map shall be identified by the signature of the Mayor, attested by the Town Clerk, and shall bear the seal of the Town under the following words:

"This is to certify that this is the Official Zoning Map of the Town of Terry, Mississippi, as adopted by the Mayor and Board of Aldermen on \_\_\_\_\_."

*301.02 Location of Official Zoning Map:* Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be prepared or printed, the Official Zoning Map bearing the certificate specified under Section 301.01 and located in the Town Hall of Town of Terry shall be the final authority as to the zoning status of land and water areas, buildings, and other structures in the Town of Terry.

*301.03 Public Inspection of Map:* The Official Zoning Map shall be available for public inspection as provided by law during normal business hours of the Town Hall of Town of Terry.

*301.04 Map Amendment:* If, in accordance with the provisions of this Ordinance and Statutes of the State of Mississippi, changes are made in the zoning district boundaries or other matters portrayed on the Official Zoning

Map, such changes shall be made within thirty (30) days after the amendment has been approved by the Mayor and Board of Aldermen.

Since the Official Zoning Map is part of this Ordinance, any amendments to the Official Zoning Map shall be accomplished in accordance with state statutes relating to passage of ordinances. Therefore, before the Official Map may be amended, an "Ordinance of Rezoning" shall be drafted and passed by the Mayor and Board of Aldermen in accordance with state law. An unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under Section 2214.

## SECTION 302 - REPLACEMENT OF OFFICIAL ZONING MAP

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Mayor and Board of Aldermen may, by ordinance, designate a new Official Zoning Map which shall replace the prior zoning map. The new Official Zoning Map may correct drafting errors or other omissions on the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the Town Clerk, and shall bear the seal of the Town under the following words:

"This is to certify that this Official Zoning Map replaces the Official Zoning Map adopted as part of the Zoning Ordinance of the Town of Terry, Mississippi, on \_\_\_\_\_."

## SECTION 303 - RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following shall apply:

- A. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following Town limits shall be construed as following such Town limits.
- D. Where the boundary of a district follows a railroad right-of-way, such boundary shall be deemed to be located on the right-of-way line to which it is closest.
- E. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
- F. Boundaries indicated as parallel to or extensions of features indicated in Section 303, Subsections (A) through (E) above shall be so construed.
- G. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Section 303, the Mayor and Board of Aldermen shall interpret the district boundaries.

- H. Where a district boundary line divides a lot which was in a single ownership at the time of passage or amendment of this Ordinance, the Mayor and Board of Aldermen may permit, as a conditional use, the extension of the use not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot.

## ARTICLE IV: GENERAL REGULATIONS

### SECTION 400 - APPLICATION OF REGULATIONS

*400.01 Compliance Required:* No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformance with all of the regulations specified for the district in which it is located. Furthermore, no person shall use or occupy a building, structure or land within the Town of Terry for an activity which requires a federal, State of Mississippi and/or Town license until said license is obtained from the appropriate authorities.

*400.02 Nonconformities Defined:* Nonconformities shall consist of any land, lot, building, structure, or parts thereof, or the various uses to which those items are or were put, and which lawfully existed prior to the enactment of this Ordinance; but which subsequently do not comply with the provisions of this Ordinance and the requirements of the district wherein located. The regulations pertaining to such nonconformities are established in the district regulations and under Article XX.

*400.03 Permitted Uses Constitute Conforming Uses:* Any land use which is permitted as a conditional use in a particular district under the terms of this Ordinance shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

*400.04 District Regulations Constitute Minimum Regulations:* The regulations established in this Ordinance within each district (Articles V through XIX) shall constitute minimum regulations unless otherwise noted.

*400.05 Uniformity within Districts:* The regulations and provisions established by this Ordinance for each district shall apply uniformly within each district of the same name and shall apply uniformly to each class or type of building, structure, use, or land therein except as otherwise provided.

*400.06 Areas Annexed After Enactment of This Ordinance:* Any land annexed into the Town of Terry following enactment of this Ordinance shall bear the zoning classifications of Hinds County and be subject to the zoning regulations of Hinds County (if applicable), until due public notice of hearings is given to consider the zoning of all or part of such annexed land in accordance with the Zoning Ordinance of the Town of Terry. Following such public hearings and action by the Mayor and Board of Aldermen, the annexed land shall be subject to the regulations of this Ordinance rather than those of Hinds County.

*400.07 Pending Applications for Building Permits:* Nothing in this Ordinance shall require any change in the overall layout, plans, construction, size or designated use of any development, building, structure or part thereof for which official approvals and required building permits have been legally granted before the enactment of this Ordinance. Construction shall have been started within six (6) months of the effective date of this Ordinance and completed within a subsequent two year period and not discontinued until completion except for reasons beyond the builder's control. All permits for which construction has not begun within six (6) months of the effective date of this Ordinance are hereby revoked and void.

### SECTION 401 - DIMENSIONAL CONTROLS

*401.01 Reduction of Yards and Lots Below Minimum Requirements Prohibited:* No yard or lot of record existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots of record created after the effective date of this Ordinance shall meet at least the



minimum requirements established by this Ordinance.

*401.02 Front Yards on Corner or Double Frontage Lots:* On corner lots or double frontage lots ("through lots"), each side fronting on a street shall be considered a front yard, and the required front yard setback shall be measured from each existing right-of-way upon which the lot abuts. Rear yards for corner lots shall be the yard opposite the main entrance to the building.

*401.03 Determination of Setbacks:* In measuring a required front yard (i.e., setback), the minimum horizontal distance between the existing right-of-way line and the main structure shall be used.

*401.04 Visibility at Intersections:* On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede the vision of motor vehicle operators between a height of two and one-half (2 ½) and ten (10) feet above the center line grades of the intersecting streets and within a triangular area bounded by the right-of-way lines for a distance of twenty-five (25) feet from the intersection and a straight line connecting said points twenty-five (25) feet back from the intersection of said right-of-way lines.

*401.05 Accessory Buildings or Uses:* No accessory building or use shall be placed within the required front yard or side yard of any main building or use in any district. However, an accessory building or use may be placed in the required rear yard of any main building or use in R-1 and R-2 districts, provided that the accessory building or use is at least ten (10) feet from the rear property line. Accessory buildings shall not cover more than ten percent (10%) of the rear yard. No accessory building shall exceed a height of twenty (20) feet.

*401.06 Railroad Setbacks:* In all residential zoning districts a buffer strip of at least one hundred (100) feet in depth in addition to the normal setback required in the district shall be provided adjacent to the railroad right-of-way. This strip shall be part of the platted lots in a residential subdivision (or apartment/ condominium complex lot) and the following wording shall be shown on the plat or site plan: "This strip is reserved for screening. The placement of structures hereon is prohibited."

*401.07 Exceptions to Height Regulations:* The height regulations contained in the District Regulations of this Ordinance do not apply to spires, belfries, cupolas, antennas, water tanks, ventilation chimneys, masts, towers, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

## SECTION 402 - PUBLIC/ QUASI-PUBLIC FACILITIES AND UTILITIES

All public and quasi-public facilities and utilities, as defined under Article II of this Ordinance, may be located in any district in the Town, provided:

- A. That all applicable requirements of federal, state and county or Town laws shall be met.
- B. That all such proposed uses shall be subject to the procedures stated under Section 2205 relative to Conditional Uses.

No public or quasi-public facility or utility shall be located in a residential district or other district where such land use would adversely affect the surrounding area.

## SECTION 403 - DIMENSIONAL REQUIREMENTS FOR PUBLIC/QUASI-PUBLIC FACILITIES AND UTILITIES IN ALL DISTRICTS

Developers of churches, schools, hospitals, civic organizational buildings, country clubs, and other public/quasi-public facilities or utilities in any district shall comply with the following dimensional requirements:

*403.01 Maximum Building Height:* 35 feet, unless greater height is specifically approved by the Mayor and Board of Aldermen based upon the required site plan review.

*403.02 Minimum Lot Area:* Minimum lot areas for all public/quasi-public uses shall be based upon the proposed use, subject to approval of a site plan submitted in accordance with Sections 2207 through 2210 of this Ordinance.

*403.03 Minimum Lot Width:* Established based upon proposed use.

*403.04 Minimum Yards:* Minimum yards for public/quasi-public structures shall be the same as for all other structures in individual zoning classifications.

## SECTION 404 - REQUIRED LANDSCAPING ALONG ALL ARTERIAL STREETS IN ALL ZONING DISTRICTS

*404.01 Arterial Street Landscaping for Subdivisions:* Developers of all residential, commercial or industrial subdivisions shall provide a landscaped easement at least ten (10) feet in width consisting of grass, shrubs and trees along all existing or proposed streets or highways designated as Principal Arterial or Minor Arterial on the adopted Thoroughfares Plan of the Town of Terry. The spacing, sizes and specific types of landscaping material to be installed within this landscaped easement shall be shown on the preliminary plat for all proposed subdivisions. A preliminary plat shall not be approved unless the developer's proposals for the landscaped strip are acceptable to the Planning/Zoning Commission. This requirement is intended to ensure consistent treatment along the traffic frontage, which is essential for appearance and permanency.

At the time the final subdivision plat is submitted for any subdivision, the developer shall submit with his application for final plat approval a legal instrument or instruments which state that the assumption of liability insurance, taxes and maintenance of the required landscaped easement shall rest with the developer, if he retains ownership of such areas, or with a homeowners association if ownership of such landscaped areas is transferred to a homeowners association.

No fence shall be erected in a manner which blocks access to this required landscaped easement.

*404.02 Arterial Street Landscaping for Developments Not Involving the Subdivision of Land:* Developers of all multiple family residential (apartments or condominiums), manufactured/mobile home parks, commercial, industrial or public/quasi-public uses not involving the subdivision of land shall provide a landscaped strip at least ten (10) feet in width consisting of grass, shrubs and trees along all existing or proposed streets or highways designated as Principal Arterial or Minor Arterial on the adopted Thoroughfares Plan of the Town of Terry. The spacing, sizes and specific types of landscaping material to be installed within this landscaped easement shall be shown on the required site plan. A site plan shall not be approved unless the developer's proposals for the landscaped strip are acceptable to the Mayor and Board of Aldermen. This requirement is intended to insure consistent treatment along the traffic frontage, which is essential for appearance and permanency. Maintenance of this required landscaped strip shall be the responsibility of the property owners and not the Town of Terry. Failure to maintain the landscaping in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties imposed herein.

No fence shall be erected in a manner which blocks access to this required landscaped easement.

## SECTION 405 - HOME OCCUPATIONS

Home occupations, as defined under Article II of this Ordinance, may be permitted in any district where residential uses are allowed, subject to the following limitations and such conditions as may be determined by the Mayor and Board of Aldermen for the protection of the health, safety and welfare of the citizens of Town of Terry:

*405.01 Display and Storage:* No storage or display of materials, goods, supplies, or equipment related to the operation of a home operation shall be visible from the outside of any structure located on the premises.

*405.02 Maximum Area:* Not more than twenty-five percent (25%) of the floor area of the dwelling shall be used for the conduct of the home occupation. Any accessory building used in connection with the home occupation shall not exceed 400 square feet in area.

*405.03 Traffic and Parking Restrictions:* No traffic shall be generated by such home occupations in greater volumes than would normally be expected in a residential neighborhood (as determined by the Zoning Administrator), and any need for parking generated by the conduct of such home occupations shall be met off the street and other than in a required yard. Furthermore, an ample amount of such off-street parking shall be provided as determined by the Zoning Administrator at the time of the application for a building permit or change of use permit.

*405.04 Exterior Lighting:* There shall be no exterior lighting which would indicate that the dwelling and/or accessory building is being utilized in whole or in part of any purpose other than residential.

*405.05 Signs Relating to Home Occupations:* See Article XXI.

*405.06 Other Provisions:* No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, or odors detectable to the normal senses outside of the dwelling unit or accessory building in which the occupation is conducted. No equipment or process shall be used in any home occupation which creates visual or audible electrical interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

*405.07 Privilege License Required:* Existing and new home occupations are required to have a privilege license in accordance with state law. A building permit (if construction is necessary in connection with proposed home occupation) or a change of use permit (if no construction is necessary) must be obtained from the Zoning Administrator prior to the initiation of a home occupation.

## SECTION 406 - MISCELLANEOUS GENERAL REGULATIONS

*406.01 Street Access Required:* Every structure hereafter constructed, moved, or structurally altered shall have direct access to a public (dedicated) street or to an approved (through a building permit issued by the Zoning Administrator) private street or parking area, and shall be so located as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

*406.02 Fences, Walls and Hedges:* Fences, walls, and hedges or other densely planted vegetation shall be permitted in any required side or rear yard or along the edge of any side or rear yard. Upon the effective date of this Ordinance, the erection of fences or walls and the planting of dense vegetation (hedges, etc.) in front yards in

such a manner as to impede the vision of motor vehicle operators entering a public street shall be prohibited. No solid fence, wall, or hedge shall be erected in front yard or along the edge of the front yard that exceeds four feet in height.

*406.03 Parking and Storage of Derelict Vehicles:* Vehicles that are wrecked, dismantled, partially dismantled, inoperable, abandoned or discarded and are not capable of being legally (that is, if the vehicle does not have a current license plate affixed to the vehicle) driven upon the streets of the Town of Terry shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings, nor shall such vehicles be parked on public streets.

*406.04 Prohibited Uses:* Within the Town of Terry, no lot, land, premises, place or building shall be used, and no buildings or structures shall be erected or placed, which are arranged, intended, or designed for any use which generates environmental pollutants beyond a tolerable level by reason of excessive noise, odor, glare, vibration, smoke, dust, fumes, vapors, gases, liquid and solid waste, radiation, electrical emissions, danger from fire or explosion, or any other debilitating influence as defined by the U.S. Environmental Protection Agency as regulated by the Mississippi Department of Natural Resources, Bureau of Pollution Control and the Mississippi State Board of Health.

*406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited:* No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate Town Official (the Zoning Administrator, Fire Chief, or other authorized Town employee) or health official to constitute a menace to the public health and/or safety.

*406.06 Required Enclosure of Garbage Disposal Facilities and Recycle Bins:* Upon the effective date of this Ordinance, all garbage disposal facilities (i.e., any container with a capacity of over 40 gallons) located on the site of existing (at the effective date of this Ordinance) or new multiple family residential uses, manufactured home parks, commercial, industrial or public/quasi-public uses shall be enclosed on all four sides by solid fencing or other material in a manner that prevents direct visibility of the garbage cans, dumpster, or recycle bin. Failure to maintain such garbage disposal facilities in a neat and sanitary manner shall constitute a violation of this Ordinance and be subject to the penalties imposed herein.

All site plans for multiple family residential, manufactured home parks, commercial, industrial or public/quasi-public uses proposed following the effective date of this Ordinance shall indicate the location of garbage disposal facilities on the site and the type of enclosure (materials, height, etc.) to be installed.

*406.07 Conduct of Garage Sale at Any Location Other Than a Single -Family Residence or Public/Quasi-Public Use Prohibited; Time Limitation on Garage Sales:* The conduct or operation of a garage sale, as defined by this Ordinance, at any location other than a single-family residence or public/quasi-public use is prohibited; this includes but is not limited to the conduct or operation of a garage sale at a self-storage warehouse or “mini-warehouse”. The conduct or operation of a garage sale for more than six days within a 12-month period is considered a commercial operation and is prohibited.

*406.08 Operation of Any Business from a Temporary Structure or Vehicle Prohibited:* No business shall be operated from any temporary or portable structure (i.e., a structure not affixed to the ground by a permanent foundation) or vehicle.

*406.09 Leash Law:* All dogs shall be on leashes when off the property of the owner or caretaker of such animals.

## SECTION 407 – FOOD TRUCKS AND MOBILE FOOD VENDORS

Food trucks, or mobile food vendors, as defined under Article II of this Ordinance, may be excluded from Section 406.08, and shall be subject to the following limitations and such conditions as may be determined by the Board of Aldermen for the protection of the health, safety and welfare of the citizens of Terry:

*417.01 Allowed Locations:* Any general or major thoroughfare commercial or industrial district and shall be subject to the procedures stated under Section 2205 relative to Conditional Uses in commercial districts.

*417.02 Applicable Laws:* All requirements of federal, state and local laws shall be met, and maintain permits for operation from Mississippi Department of Health.

*417.03 Display and Storage:* No storage or display of materials, goods, supplies, or equipment related to the operation of a food truck (excluding trash receptacles) shall be visible from the outside of any vehicle involved in the operation.

*417.04 Traffic and Parking Restrictions:* No traffic shall be generated by such food truck in greater volumes than would normally be expected in a commercial or industrial zone (as determined by the Zoning Administrator), and any need for parking generated by the operation of such food trucks shall be met off the street. Furthermore, an ample amount of such off-street parking shall be provided as determined by the Zoning Administrator at the time of the application for a conditional use permit. A food truck shall not operate on a public roadway or in the public rights-of-way.

*417.05 Hours of Operation:* Allowed hours of operation shall be limited to 30 minutes prior to sunrise and 30 minutes after sunset, unless the Mayor and Board of Aldermen determines a different hours of operation as stated in the conditional use permit.

*417.06 Signs Relating to Food Trucks:* The maximum size for all food truck signs is two (2) square feet. Food truck signs shall be affixed to the vehicle no more than six (6) feet above floor level and may not be illuminated.

*417.07 Required Privilege License in Accordance with State and Local Law:* A privilege license and operation permit must be obtained from the Mississippi Department of Health and the local Zoning Administrator prior to the initiation of a food truck operation. The local permit shall cost an initial fee of \$1,000, and the permit shall be renewed annually for a fee of \$500.

## ARTICLE V: AGRICULTURAL DISTRICT (A-1)



Example Lot Configuration

Example of Land Uses Permitted Outright:		Select Conditional Use:	
Single-Family Dwelling		Public/Quasi-Public Facilities	
Accessory Buildings		Child Care Center	
Forestry		Horse Stables	
Livestock, Swine, Fowl		Inns/Bed and Breakfast	
Recreation/Open Space		Commercial Catfish Production	
		Mining	
		Veterinary Hospitals/Animal Cemeteries	
		Factory Built Homes/Manufactured Homes	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	2 Acres	Front Yard:	50 feet
Minimum Lot Width:	200 feet	Side Yard:	50 feet
Minimum Square Footage:	1,900 sf	Rear Yard:	50 feet

## SECTION 500 - PURPOSE OF THIS DISTRICT

The purposes of this district is to conserve land for agricultural use, to prevent the premature development of land, and to prevent urban and agricultural land use conflicts. It is the intent of this Ordinance that such district be located primarily in those areas of the Town of Terry that are not served by the public sewer system. It is further the intent of this Ordinance to prevent disorderly scattering of residences on small lots and to prevent the establishment of other urban land uses that would require unreasonable expenditures for public improvements and services.

## SECTION 501 - LAND USES PERMITTED

- A. Single-family detached dwellings. Only one principal dwelling per lot.
- B. Accessory buildings and structures associated with the use of the land for residential purposes.
- C. Breeding, raising, and feeding of livestock (i.e., horses, cattle, sheep, goats, mules, pigs, etc.), provided that each such animal herein defined as "livestock" shall be kept on a tract or lot of three (3) acres of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 150 feet from any adjoining property lines or existing street right-of-way line.
- D. Breeding, raising and feeding of chickens, ducks, turkeys, geese, or other fowl, provided that if more than two (2) such fowl are kept on any lot, they shall be kept at least 150 feet from any adjoining property line or existing/proposed street right-of-way line.
- E. Forestry and horticultural uses.
- F. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities or utilities subject to the provisions of Section 402 of this Ordinance.
- G. Home occupations in compliance with Section 405 of this Ordinance.

## SECTION 502 - CONDITIONAL USES AND STRUCTURES

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.
- C. Inns or "bed and breakfast inns."
- D. Stables, riding academies, and facilities for the training of horses and similar activities, providing that there shall be at least three (3) acres of land for each horse normally kept on the premises.
- E. Commercial catfish production.
- F. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are



conducted, the operator must obtain required permits and approvals from other governmental entities and provide the Town of Terry Board of Aldermen with written proof of same.

G. Veterinary hospitals and kennels.

H. Animal cemeteries (small domestic animals such as cats and dogs).

I. Factory Built Homes

J. Manufactured Homes may be allowed in the following hardship, temporary or emergency situations:

- a. Cases in which a manufactured home is needed in order for a person or family member to take care of another family member by reason or advanced age, physical disability, medical or mental problems/hardships so long as the condition exists with documentation from a medical professional.
- b. Cases in which an owner wishes to rebuild his home damaged by fire or natural disaster while temporarily living in a manufactured home. A one year limit is required on such conditional use.

## SECTION 503 - DIMENSIONAL REQUIREMENTS

*503.01 Maximum Building Height:* There shall be no height limitations for barns and agricultural storage buildings provided they do not contain space intended for human occupancy. No habitable floor of any other building shall exceed a height of 35 feet above the finished ground elevation measured at the front line of the building.

*503.02 Minimum Lot Area:* Two (2) acres. However, if livestock are kept on the property, see Section 501 (C).

*503.03 Minimum Lot Width:* 200 feet. However, see Section 501 (C) and (D) when livestock or fowl are to be kept on the premises.

*503.04 Minimum Yards:*

A. Front yard: 50 feet.

B. Side yard and rear yards: 50 feet, except where Section 501 (C) or (D) requires a minimum yard of 150 feet from any adjoining property line.

*503.05 Maximum Buildable Area:* No limitation on buildable area.

*503.06 Minimum Dwelling Square Footage:* 1,900 square feet.

## SECTION 504 - OFF-STREET PARKING REQUIREMENTS

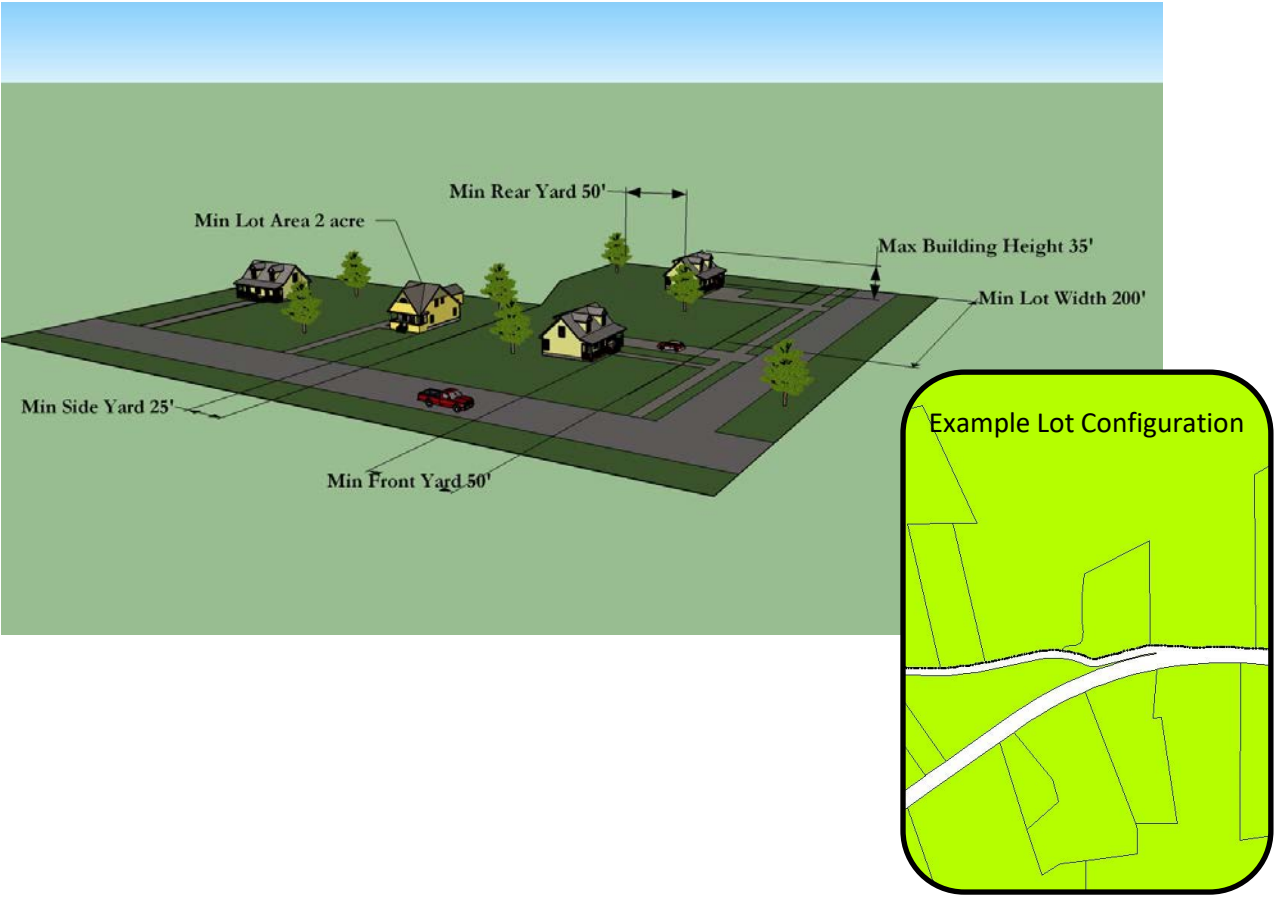
See Article XIX for off-street parking and loading requirements for residential and other uses allowed in A-1 districts.

## SECTION 505 - SIGNS



See Article XXI for sign regulations.

# ARTICLE VI: RESIDENTIAL ESTATE DISTRICT (R-E)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Single-Family Dwelling		Public/Quasi-Public Facilities	
Accessory Buildings		Child Care Center	
Horticultural Uses (no sale of product)		Inns/Bed and Breakfast	
Livestock		Factory Built Homes	
Recreation/Open Space		Manufactured Homes	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	2 Acres	Front Yard:	50 feet
Minimum Lot Width:	200 feet	Side Yard:	25 feet
Minimum Square Footage:	1,900	Rear Yard:	50 feet

## SECTION 600 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for large lot, low density residential development in areas where existing or programmed infrastructure cannot accommodate higher density demands.

## SECTION 601 - LAND USES PERMITTED

- A. Single family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Horticultural uses not involving the sale of produce on the premises.
- D. Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that each such animal herein defined as “grazing livestock” shall be kept on a tract or lot of three acres of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of grazing livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or street right of way lines.
- E. Home occupations in compliance with Section 405 of this Ordinance.
- F. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Terry Subdivision Regulations.

## SECTION 602 - CONDITIONAL USES

- A. Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.
- C. Inns or bed and breakfast inns.
- D. Factory Built Homes
- E. Manufactured Homes may be allowed in the following hardship, temporary or emergency situations:
  - a. Cases in which a manufactured home is needed in order for a person or family member to take care of another family member by reason or advanced age, physical disability, medical or mental problems/hardships so long as the condition exists with documentation from a medical professional.
  - b. Cases in which an owner wishes to rebuild his home damaged by fire or natural disaster while temporarily living in a manufactured home. A one year limit is required on such conditional use.

## SECTION 603 - DIMENSIONAL REQUIREMENTS

*603.01 Maximum Building Height:* 35 feet

*603.02 Minimum Lot Area:* Two (2) acres.

*603.03 Minimum Lot Width:* 200 feet

*603.04 Minimum Yards:*

- A. Front Yard: 50 feet.
- B. Side Yards: 25 feet, except where Section 601 (d) requires a minimum yard of 50 feet from any adjoining property line.
- C. Rear Yard: 50 feet

*603.05 Minimum Square Footage:* 1,900 square feet

## SECTION 604 - SWIMMING POOLS

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 20 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four feet in height and shall have a self-latching gate.

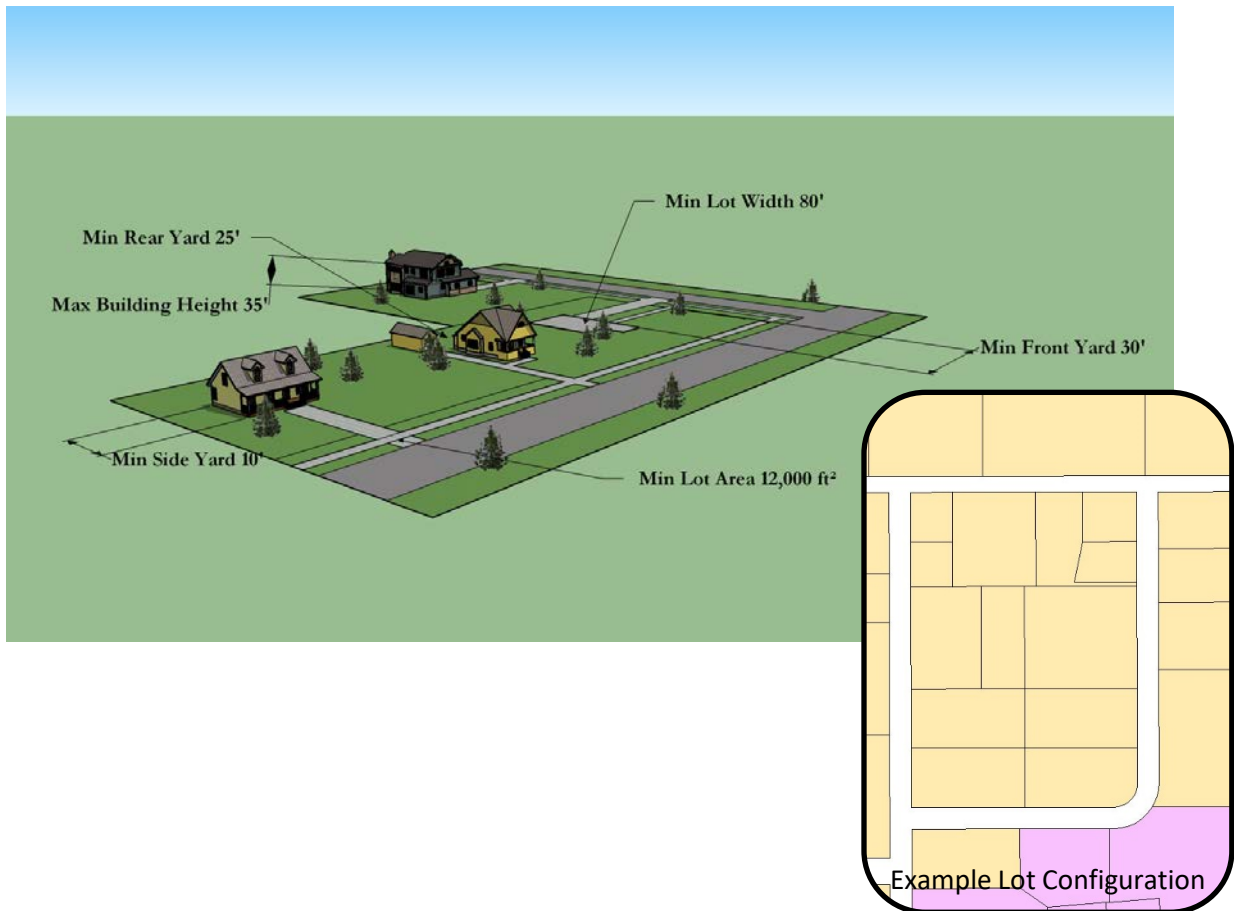
## SECTION 605 – OFF-STREET PARKING REQUIREMENTS

See Article XIX for off street parking and loading requirements for residential and other uses allowed in R-E districts.

## SECTION 606 - SIGNS

See Article XXI for sign regulations.

# ARTICLE VII: SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Single-Family Dwelling		Public/Quasi-Public Facilities	
Accessory Buildings		Inns/Bed and Breakfast	
Recreation/Open Space		Factory Built Homes	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	12,000 sf	Front Yard:	30 feet
Minimum Lot Width:	80 feet	Side Yard:	10 feet
Minimum Square Footage:	1,700 sf	Rear Yard:	25 feet

## SECTION 700 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of low density, single-family detached dwellings and related compatible uses in relatively spacious surroundings which provide ample, usable open space for leisure time activities. No new single-family residential subdivisions shall be developed in R-1 districts after the effective date of this Ordinance without public sewerage.

## SECTION 701 - LAND USES PERMITTED

- A. Single-family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Home occupations in compliance with Section 405 of this Ordinance.
- D. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Town of Terry Subdivision Regulations.

## SECTION 702 - CONDITIONAL USES AND STRUCTURES

- A. Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance.
- B. Inns or "bed and breakfast inns."
- C. Factory Built Homes

## SECTION 703 - DIMENSIONAL REQUIREMENTS

*703.01 Maximum Building Height:* 35 feet.

*703.02 Minimum Lot Area:* 12,000 square feet.

*703.03 Minimum Lot Width:* 80 feet.

*703.04 Minimum Yards:*

- A. Front yard: 30 feet.
- B. Side yards: 10 feet.
- C. Rear yard: 25 feet.

*703.05 Minimum Square Footage:* 1,700 square feet.

## SECTION 704 - SWIMMING POOLS

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 10 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four (4) feet in height and shall have a self-latching gate.

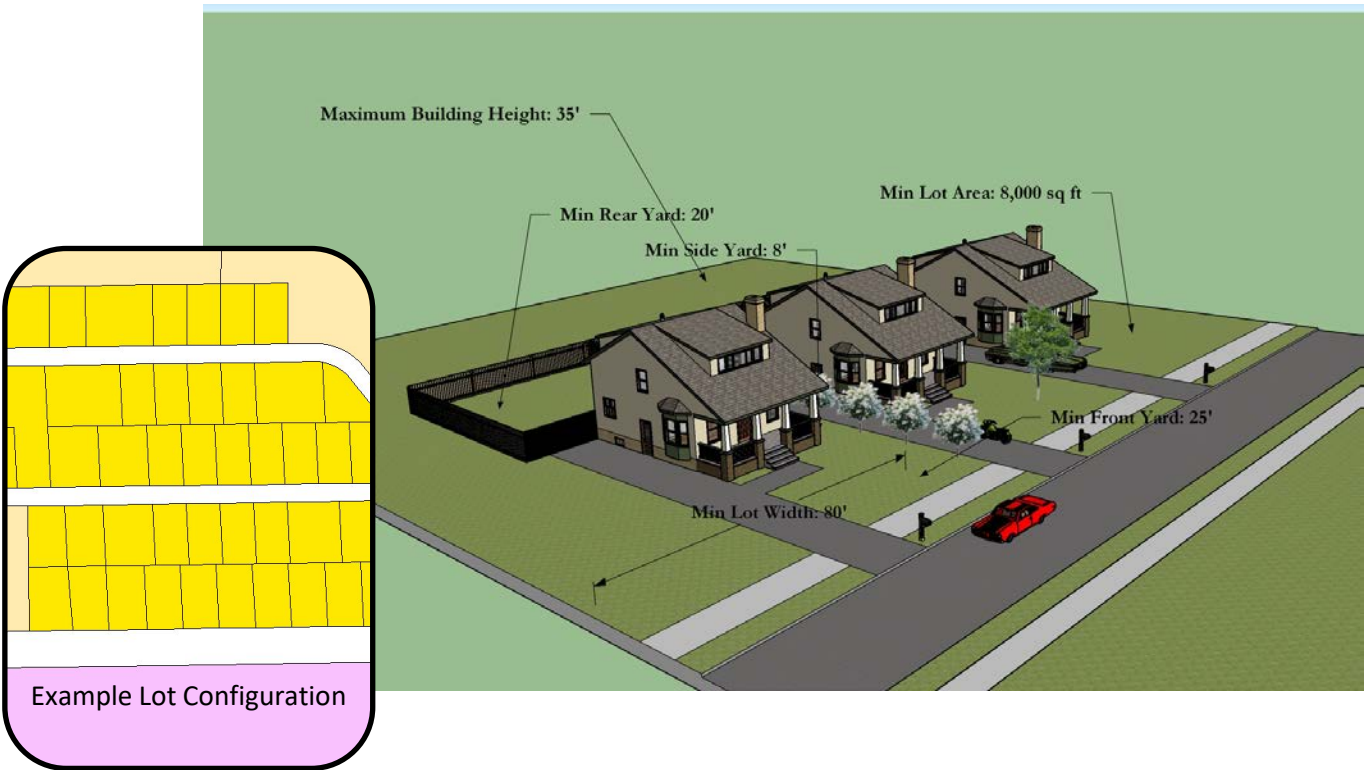
## SECTION 705 - OFF-STREET PARKING REQUIREMENTS

See Article XIX for off-street parking and loading requirements for residential and other uses allowed in R-1 districts.

## SECTION 706 - SIGNS

See Article XXI for sign regulations.

# ARTICLE VIII: MODERATE DENSITY RESIDENTIAL DISTRICT (R-2)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Single-Family Dwelling		Public/Quasi-Public Facilities	
Accessory Buildings		Inns/Bed and Breakfast	
Recreation/Open Space		Child Care Center	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	8,000 sf	Front Yard:	25 feet
Minimum Lot Width:	80 feet	Side Yard:	8 feet
Minimum Square Footage:	1,500 sf	Rear Yard:	20 feet



## SECTION 800 - PURPOSE OF THIS DISTRICT

This district permits the development of affordable housing on smaller lots than the R-E or R-1 districts. This district is also intended to prevent the future subdivision of land classified as Moderate Density R-2 into lots smaller than 8,000 square feet. This district coincides with the "Moderate Density Residential" land use classification on the adopted Land Use Plan.

## SECTION 801 - LAND USES PERMITTED

- A. Single-family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Home occupations in compliance with Section 405 of this Ordinance.
- D. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Town of Terry Subdivision Regulations.

## SECTION 802 - CONDITIONAL USES AND STRUCTURES

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.
- C. Inns or "bed and breakfast inns."

## SECTION 803 - DIMENSIONAL REQUIREMENTS

*803.01 Maximum Building Height:* 35 feet.

*803.02 Minimum Lot Area:* 8,000 square feet.

*803.03 Minimum Lot Width:* 80 feet.

*803.04 Minimum Yards:*

- A. Front yard: 25 feet.
- B. Side yards: 8 feet.
- C. Rear yard: 20 feet.

*803.05 Minimum Square Footage:* 1,500 square feet.

## SECTION 804 - SWIMMING POOLS

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 10 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four (4) feet in height and shall have a self-latching gate.

## SECTION 805 - OFF-STREET PARKING REQUIREMENTS

See Article XIX for off-street parking and loading requirements for residential and other uses allowed in R-2 districts.

## SECTION 806 - SIGNS

See Article XXI for sign regulations.

# ARTICLE IX: HIGH DENSITY RESIDENTIAL DISTRICT (R-3)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Multiple-Family Dwelling		Public/Quasi-Public Facilities	
Accessory Buildings		Child Care Center	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	2 acres	Front Yard:	40 feet
Minimum Lot Width:	200 feet	Side Yard:	25 feet*
Maximum Density:	10 units/acre	Rear Yard:	25 feet*
Minimum Floor Area, 1 bedrm	750 sf	Minimum Distance Between Buildings:	30 feet
Minimum Floor Area, 2 bedrm	950 sf	Minimum Open Space Required:	30%
Minimum Floor Area, 3+ bedrm	1,200 sf	*50 feet, if adjacent to residential use	

## SECTION 900 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of higher density multiple family (i.e., three or more) residential uses with adequate, usable open space to prevent overcrowding. It is the intent of this Ordinance that these districts be carefully located only in areas where the infrastructure of the Town (i.e., the street/highway system, storm drainage and water and sanitary sewer systems) is adequate to serve such higher density housing. The use of this district is appropriate as a transition between low density (R-1) or moderate density (R-2) residential districts and higher intensity uses, such as commercial uses or limited industrial (I-1) uses, that are not compatible with lower density residential environment. All apartment or condominium developments shall front upon at least one street or highway that is classified as a Principal Arterial or Minor Arterial on the adopted Thoroughfares Plan.

## SECTION 901 - LAND USES PERMITTED

- A. Multiple family dwellings including apartments and condominiums as defined in Article II.
- B. Accessory uses or structures in multiple family residential complexes, including laundromats, vending machine centers, recreational buildings, swimming pools, tennis courts, and similar uses and structures incidental to multiple family buildings. Such uses and structures shall be reserved exclusively for use by residents and guests of residents of the multiple family complex.
- C. Home occupations in compliance with Section 405 of this Ordinance.

## SECTION 902 - CONDITIONAL USES AND STRUCTURES

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.

## SECTION 903 - DIMENSIONAL REQUIREMENTS

*903.01 Maximum Height:* 35 feet unless greater height is specifically approved by the Mayor and Board of Aldermen at the time the site plan is approved.

*903.02 Minimum Lot Area:* Two (2) acres.

*903.03 Minimum Floor Area:*

- A. One bedroom units: 750 square feet.
- B. Two bedroom units: 950 square feet.
- C. Three or more bedroom units: 1,200 square feet.

*903.04 Maximum Density:* 10 dwelling units per gross acre.

*903.05 Minimum Lot Width:* 200 feet at the building setback line.

*903.06 Minimum Yards:*

- A. Front yard: 40 feet.
- B. Side and rear yards where not abutting residential districts: 25 feet.
- C. Side and rear yards where abutting residential districts: 50 feet from any building to the lot line abutting the R-E, R-1, R-2 district or existing single-family residential use.

This yard shall be a landscaped open area with no encroachments permitted including driveways, parking lots, patios or swimming pools, or other paved areas.

*903.07 Minimum Space between Buildings:* No principal building or accessory building shall be constructed nearer than thirty (30) feet to any other principal building or accessory building.

## SECTION 904 - REQUIRED OPEN SPACE RESERVATION/DEDICATION

A minimum of 30% of the gross site area to be developed for a condominium or apartment complex shall be devoted to open space. In calculating this open space requirement, the front, side and rear yards may be included. Parking lots and driveways, however, may not be included in calculating this required open space. The required site plan (see Section 905) shall indicate the location and area (in acres) to be so reserved or dedicated for open space or recreational facilities.

*904.01 Maximum Amount of Common Open Space Covered by Water:* No more than fifty percent (50%) of the required amount of open space may be covered by lakes or ponds.

*904.02 Steep Slopes:* In reviewing the site plan for a proposed apartment or condominium development, the Planning/Zoning Commission shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The Planning/Zoning Commission shall make a recommendation to the Mayor and Board as to whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

*904.03 Physical Improvements:* Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Mayor and Board of Aldermen as part of the site plan review process. Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

*904.04 Performance Bonds:* Prior to the rental/lease of any apartment or the sale of any condominium, the developer may be permitted, at the discretion of the Mayor and Board of Aldermen, to post with the Town a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and admitted to business in the State of Mississippi. The Director of Public Works and the Town Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

## SECTION 905 - SITE PLAN REQUIRED

The developer of any apartment or condominium complex shall submit a site plan to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

## SECTION 906 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

Developers of multiple family residential uses and other uses permitted in R-3 zones shall comply with Section 404 of this Ordinance regarding the provision of landscaping along arterial streets upon which the use abuts.

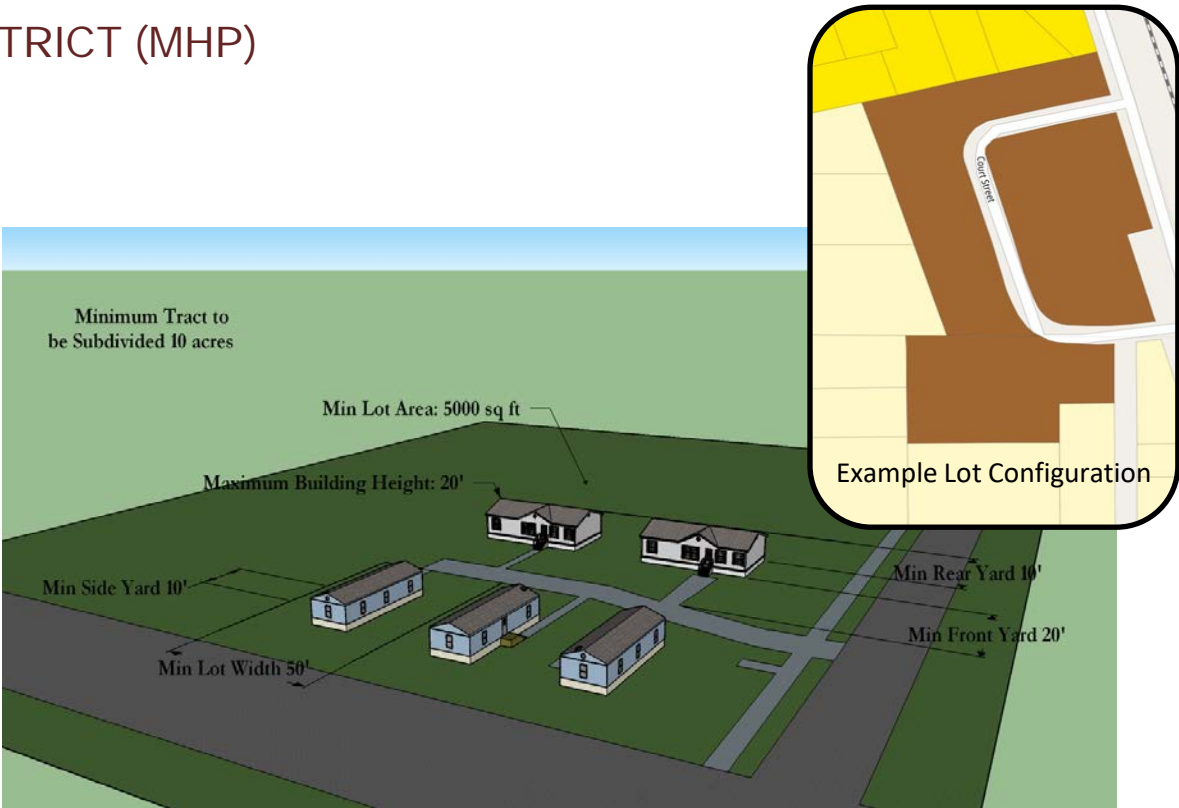
## SECTION 907 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS

For reasons of fire safety all proposed apartment or condominium complexes shall provide at least two separate points of ingress/egress to/from the complex. Spacing requirements for these access points are provided under Article XIX. Developers of any proposed apartment or condominium complex or permitted special exception shall comply with parking and loading requirements included under Article XIX.

## SECTION 908 - SIGNS

See Article XXI for sign regulations.

# ARTICLE X: MANUFACTURED HOME PARK RESIDENTIAL DISTRICT (MHP)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Single-Family Factory Built Dwelling		Public/Quasi-Public Facilities	
Private Recreational Facilities			
Auxiliary Uses, i.e. Laundromat			
Accessory Uses			
Dimensional Requirements:			
Maximum Building Height:	20 feet	Minimum Yards for Individual Spaces:	
Minimum Space Area:	5,000 sf	Front Yard:	20 feet
Minimum Space Width:	50 feet	Side Yard:	10 feet
Minimum Park Size:	10 acres	Side Yard, Corner Space:	20 feet
Maximum Density:	6 units/acre	Rear Yard:	10 feet
Minimum Open Space Required:	15%	Minimum Set-Back for Park Perimeter:	50 feet
		Minimum Distance Between Buildings:	10 feet

## SECTION 1000 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for properly planned manufactured home parks in which spaces are offered on a rental or lease basis only for owner-occupied homes, or in which the space and manufactured home combination are both offered to the public on a rental or lease basis only. It is the intent of this Ordinance that these districts may be located only in such areas as to not adversely affect the established residential subdivisions and residential densities in the Town. Such location, however, shall have necessary public services, a healthful living environment and normal amenities associated with residential zones of the Town.

## SECTION 1001 - LAND USES PERMITTED

- A. Single-family manufactured homes (single-wide or larger) provided the trailer or towing tongue and wheels are permanently removed, and the manufactured home is permanently anchored to foundation piers or a concrete slab, not merely resting upon the foundation. Further, the manufactured home must be completely skirted with brick or masonry materials from the concrete pad or foundation to the bottom of the manufactured home. Plastic, wood, aluminum, or other metal materials for skirting will not be acceptable.
- B. Private lakes, swimming pools, open space, and other private recreational facilities intended only for the use of the residents of the manufactured home park.
- C. Laundromat, vending machine center, and related auxiliary uses incidental to the primary manufactured home uses, provided that such structures for auxiliary uses do not constitute over 10 percent of the total site area of the manufactured home park, and further provided that they be exclusively for the use of the residents of the manufactured home park.
- D. Accessory uses and structures as defined under Article II of this Ordinance.
- E. Private streets (circulation drives).

## SECTION 1002 - CONDITIONAL USES AND STRUCTURES

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.

## SECTION 1003 - SITE PLAN REQUIRED

No building permit to construct a new manufactured home park or to expand (by the addition of one or more spaces) an existing manufactured home park shall be issued until the applicant for the building permit has complied with the provisions of Sections 2207 through 2210 relative to site plan review. All new manufactured home parks established after the effective date of this Ordinance shall comply with all of the provisions herein. With regard to manufactured home parks established prior to the effective date of this Ordinance, which are expanded (by the addition of one or more spaces) after the effective date hereof, the expanded portions of such parks shall comply with all applicable provisions of this Ordinance.

## SECTION 1004 - BUILDING PERMIT REQUIRED



Prior to the connection of utilities (water, sewer, electricity) to serve any manufactured home located in a manufactured home park, the owner of the manufactured home, or the owner (or his authorized representative) of the manufactured home park in cases where both the space and the manufactured home are leased or rented, shall apply for a building permit. All electrical wiring and plumbing connections shall be performed in accordance with the National Electrical Code (latest edition) and the Standard Plumbing Code prepared by the Southern Building Code Congress International, Inc. (latest edition) by qualified, licensed, and bonded electricians and plumbers.

Furthermore, any person responsible for placing a manufactured home in a manufactured home park shall comply with the tie-down standards prescribed in the Standard Building Code (latest edition) prepared by the Southern Building Code Congress, International, Inc.

## SECTION 1005 - DIMENSIONAL REQUIREMENTS

*1005.01 Minimum Size of Park:* 10 acres.

*1005.02 Maximum Density:* six manufactured homes per gross acre.

*1005.03 Maximum Building Height within Manufactured Home Parks:* 20 feet.

*1005.04 Minimum Set-Backs for Park Perimeter:* All manufactured homes shall be located at least 50 feet from any property line or any existing or proposed right-of-way line of a public street or road. This park perimeter set-back shall be a landscaped open area with no encroachments permitted, including parking lots, patios, or swimming pools, or other paved areas except for entrance/exit driveways (front yard only).

*1005.05 Minimum Manufactured Home Space Area Within the Park:* 5,000 square feet.

*1005.06 Minimum Space Width Within the Park:* 50 feet.

*1005.07 Required Set-Backs for Individual Manufactured Home Spaces Within the Park:*

- A. Front yard: There shall be a minimum distance of 20 feet between an individual manufactured home and the adjoining pavement of a park street, or common parking area or other common areas.
- B. Side yards: There shall be a minimum distance of 10 feet between all manufactured homes and the side yard lines of each manufactured home space (lot). On corner lots there shall be a minimum side yard of 20 feet on the corner side.
- C. Rear yards: There shall be a minimum distance of 10 feet between all manufactured homes and the rear yard lines of manufactured home space (lot).

*1005.08 Accessory Buildings or Uses:* Accessory buildings or uses shall comply with the same height and yard requirements as manufactured homes. Accessory buildings or uses shall be located a minimum distance of 10 feet away from all manufactured homes or other main buildings within the manufactured home park.

## SECTION 1006 - OFF-STREET PARKING REQUIREMENTS

In order to provide for free movement of traffic through the park on park streets, no on-street parking

shall be permitted on any manufactured home park street. See Article XIX for the off-street parking requirements of this district.

## SECTION 1007 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404.02 of this Ordinance regarding the provision of landscaping along arterial streets upon which the manufactured home park abuts.

## SECTION 1008 - PRIVATE STREETS WITHIN MANUFACTURED HOME PARKS

All streets (circulation drives) within a manufactured home park shall be at least 28 feet in width. All streets within the manufactured home park shall be paved with concrete or asphalt. Proper maintenance of all streets within manufactured home parks shall be the responsibility of the owner or operator of the park and not the Town of Terry. Failure to maintain the streets in a satisfactory manner shall constitute a violation of this Ordinance.

## SECTION 1009 - UTILITIES AND DRAINAGE

Utilities (electrical power, natural gas, water, and sanitary sewerage) and storm drainage shall be provided in all manufactured home parks in accordance with the requirements of the applicable codes adopted by the Town of Terry. The maintenance of water and sanitary sewage facilities and storm drainage facilities within manufactured home parks shall be the responsibility of the owner of the park, and not the Town of Terry.

## SECTION 1010 - FREEDOM FROM FLOODING AND PONDING

All manufactured home parks shall be located on ground which is not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises.

## SECTION 1011 - REFUSE COLLECTION FACILITIES

The owner, or his authorized representative, of a manufactured home park shall provide for adequate refuse collection approved by the Town of Terry, and shall be responsible for the cleanliness of the premises. The owner or his authorized representative shall collect refuse in the manufactured home park.

## SECTION 1012 - ACCESS TO PUBLIC STREETS AND HIGHWAYS

All access points to public streets or highways shall be approved by the Mayor and Board of Aldermen and/or the Mississippi Department of Transportation.

## SECTION 1013 - RECREATIONAL AREA

A minimum of fifteen percent (15%) of the gross land area of each manufactured home park shall be set aside as a recreational area or common open space for park residents. Parking lots, driveways, front, side, and rear yards may not be included in calculating this required open space.

Such open space shall consist of land reserved exclusively for the recreational use of the residents of the manufactured home park. The required site plan (see Section 1003) shall indicate the location and area (in acres) to be so reserved or dedicated for open space or recreational facilities.

*1013.01 Maximum Amount of Common Open Space Covered by Water:* No more than fifty percent (50%) of the required amount of open space may be covered by lakes or ponds.

*1013.02 Steep Slopes:* In reviewing the site plan for a proposed manufactured home park, the Planning/Zoning Commission shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The Planning/Zoning Commission shall make a recommendation to the Mayor and Board as to whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

*1013.03 Physical Improvements:* Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Mayor and Board of Aldermen as part of the site plan review process. Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

*1013.04 Performance Bonds:* Prior to the rental/ lease of any apartment or the sale of any condominium, the developer may be permitted, at the discretion of the Mayor and Board of Aldermen, to post with the Town a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and admitted to do business in the State of Mississippi. The Director of Public Works and the Town Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

## SECTION 1014 - EXTERIOR LIGHTING

Adequate street lights shall be provided by the park developer to illuminate all streets and walkways for the safe movement of vehicles and pedestrians at night.

## SECTION 1015 - FIRE HYDRANTS

Fire hydrants approved by the Town of Terry Fire Department shall be placed by the developer a maximum of 250 feet from each manufactured home stand and every building within the manufactured home park.

## SECTION 1016 - REQUIRED PLANTING SCREEN FOR ALL MANUFACTURED HOME PARKS

Developers of manufactured home parks are required to install a planting screen having a height of at least six feet along the sides and rear property lines of the proposed park. The location and type of planting screen to be installed shall be noted on the site plan. Maintenance of this required planting screen shall be the responsibility of the property owner and failure to maintain the planting screen in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties prescribed herein.

## SECTION 1017 - SIGNS

See Article XXI for sign regulations.

## ARTICLE XI: PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

### SECTION 1100 - PURPOSE OF THIS DISTRICT

The purposes for establishing Planned Unit Development (PUD) districts are:

- A. To provide for the development of relatively large land areas as total cohesive and coordinated units, rather than development on a lot-by-lot basis.
- B. To permit more flexible and advantageous use of sites, especially with regard to natural features of the landscape, through the relaxation of conventional zoning requirements including minimum lot size and minimum lot width, while at the same time retaining approximately the same overall density as would ordinarily apply if the same areas were developed by conventional methods. (Note: However, minimum yard requirements are the same as for conventional districts.)
- C. To help reduce the cost of residential development by allowing more dwelling units per gross acre than could be built in a conventional low density subdivision (due to the extensive space requirements of streets rights-of-way, utility easements, etc., in a conventional subdivision) and by reducing the length of streets and utility extensions through concentration or clustering of housing.
- D. To provide for the development of sites in which land not used for structures and yards but not required by the basic zoning of the site shall be reserved collectively in contiguous units accessible to all dwellings within the PUD as open space; this open space will provide recreational opportunities for the residents of the PUD, and will also afford improved, safer pedestrian circulation within the PUD.

### SECTION 1101 - PLANNED UNIT DEVELOPMENTS SHALL BE SUPERIMPOSED DISTRICTS

A Planned Unit Development shall be a superimposed designation on an existing low density residential district (either R-1 or R-2), thereby providing a broader latitude of design to achieve the purposes stated under Section 1100. As a superimposed designation, Planned Unit Developments shall be subject to the overall density requirements of the low density residential district over which they are superimposed. The maximum residential density shall be calculated as prescribed under Section 1106.02.

### SECTION 1102 - PRELIMINARY SUBDIVISION PLAT APPROVAL REQUIRED PRIOR TO DESIGNATION OF PLANNED UNIT DEVELOPMENT ON OFFICIAL ZONING MAP

Any person desiring to subdivide land for purposes of creating a PUD shall first prepare and submit a sketch plat (or "Development Plan" if the PUD is proposed to contain uses other than single-family detached residences) to the Director of Public Works in accordance with the Subdivision Regulations. All sketch plats for proposed PUD shall be reviewed by the Planning/Zoning Commission as well as the Director of Public Works and the Town Engineer.

### SECTION 1103 - REZONING REQUIRED FOR DEVELOPMENT OF PORTION OF PUD FOR MULTIPLE-FAMILY RESIDENTIAL OR COMMERCIAL USES

If a person desires to reserve a portion of a proposed Planned Unit Development for multiple-family residential uses (condominiums or apartments), and such areas are not zoned appropriately for such densities, he shall submit an application for rezoning in accordance with Section 2206 of this Ordinance indicating which areas he desires to be rezoned to R-2 or R-3.

Likewise, portions of a PUD may be reserved for commercial use by applying for the appropriate commercial zoning if the subject land is not zoned commercial on the Official Zoning Map.

If the subdivider wishes to reserve portions of the proposed PUD for moderate density or high density residential development or commercial use, such areas shall be shown on a sketch plat or Development Plan, which shall be submitted with an application for rezoning. A rezoning to permit such residential densities or commercial uses shall only be approved upon the condition that the preliminary plat and individual site plans (for the high density residential or commercial development) substantially conform to the sketch plat or development plan.

## SECTION 1104 - LAND USES PERMITTED

- A. Single-family detached dwellings (only one main structure per lot).
- B. Accessory uses and structures as defined under Article II of this Ordinance.
- C. Horticultural uses not involving the sale of produce on the premises.
- D. The keeping of animals in compliance with the Town of Terry Animal Control Ordinance.
- E. Home occupations in compliance with Section 405 of this Ordinance.
- F. Private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Ordinance.

## SECTION 1105 - CONDITIONAL USES AND STRUCTURES

- A. Public or quasi-public facilities or utilities may be considered for location in a PUD district in compliance with Section 402 of this Ordinance.
- B. Child care facilities.

## SECTION 1106 - DIMENSIONAL REQUIREMENTS

*1106.01 Minimum Size of PUD:* Five (5) acres.

*1106.02 Maximum Residential Development Density:* The basic control of residential development density shall be the density requirement of the particular conventional district (i.e., R-1 or R-2) over which the PUD is superimposed. The maximum density shall be calculated by dividing 43,560 square feet by the minimum lot size and then multiplying that quotient by the total gross acreage to be included in the PUD. EXAMPLE: If a subdivider proposes to develop a 30 acre tract zoned "R-1" as a PUD, the basic control of density is that of the R-1 district: 43,560 square feet divided by 12,000 square feet (minimum lot size in R-1 districts), resulting in a quotient of 3.63 lots or dwelling units; 30 acres multiplied by 3.63 = 109 lots or single-family detached dwelling units.

*1106.03 Minimum Lot Size:* No minimum.

*1106.04 Minimum Lot Width:* No minimum.

*1106.05 Minimum Yards:* The minimum yard requirements for single-family detached dwellings in PUD districts shall be the same as those required in R-1 or R-2 districts.

*1106.06 Maximum Height:* 35 feet.

## SECTION 1107 - DIMENSIONAL REQUIREMENTS FOR TOWNHOUSES, PATIO HOMES, MULTIPLE FAMILY RESIDENTIAL AND COMMERCIAL PORTIONS OF A PUD

If an application for rezoning is approved to allow portions of a PUD to be used for townhouses, patio homes, condominiums or apartments, or some commercial classification, the dimensional requirements of the appropriate district shall apply.

## SECTION 1108 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404.01 of this Ordinance regarding the provision of landscaping along arterial streets upon which the Planned Unit Development abuts.

## SECTION 1109 - COMMON OPEN SPACE REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS

Common open space shall be provided as a condition to the approval of a Planned Unit Development. Such common open space shall consist of land reserved exclusively for the recreational use of the PUD residents and owned and maintained by the residents through a Homeowner's Association (see Section 1109.07).

Common open space shall be integrated throughout the PUD, easily accessible to all the residents. The sketch plat or Development Plan shall indicate the location and area (in acres) to be so reserved for open space or recreational facilities.

*1109.01 Minimum Percentage of Land Reserved as Common Open Space:* Common open space shall comprise at least twenty-five percent (25%) of the gross area (total acreage) of the PUD as shown on the required development plan. Public streets, parking lots (for example, a parking lot for a PUD recreational building), and utility easements shall not be considered in meeting the open space requirements of this Section.

*1109.02 Maximum Amount of Common Open Space Covered By Water:* No more than fifty percent (50%) of the required amount of open space may be covered by water (lakes, ponds, streams, etc.)

*1109.03 Steep Slopes:* In reviewing the preliminary subdivision plat for a proposed Planned Unit Development, the Planning/Zoning Commission shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The Planning Commission shall make a recommendation to the Mayor and Board as to whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

*1109.04 Physical Improvements:* Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Mayor and Board of Aldermen as part of the preliminary subdivision plat review process.

All open space improvements shall be shown on the sketch subdivision plat or Development Plan (approximate locations and dimensions and proposed use) and the preliminary and final plats (precise locations and dimensions and proposed use). Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

*1109.05 Staged Development of a Planned Unit Development:* If a Planned Unit Development is to be developed in stages or parts and the first part is to consist of the minimum of 5 acres, twenty-five percent (25%) must be reserved for open space, or 1.25 acres. The open space requirements for subsequent parts or phases shall be calculated based upon the total open space requirement for the entire subdivision, including the initial phase or phases. Thus, if a developer proposes to ultimately develop 40 acres of land for a Planned Unit Development and the first phase will only contain 5 acres, the developer must reserve a total of at least 10 acres for the entire subdivision, which may include the 1.25 acres reserved for the first part.

*1109.06 Performance Bond Required:* Prior to the sale of any lot in a Planned Unit Development, the developer shall post with the Town a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and admitted to business in the State of Mississippi. The Director of Public Works and the Town Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

*1109.07 Maintenance/Liability in the Operation and Use of Common Open Space Areas Not Dedicated to the Town of Terry:* Authority granted by the Town of Terry for the development of a PUD shall not be construed as, nor constitute, an obligation on the part of Town of Terry either for maintenance or liability in the operation and use of common open space and recreational facilities located in the PUD.

At the time the final subdivision plat is submitted for a PUD, the developer shall submit with his application for final plat approval a legal instrument or instruments which state that the assumption of liability insurance, taxes and maintenance of open space and other common facilities shall rest with the owners of the several lots or parcels of land located within the PUD. In order to insure the integrity of the open space so that it will remain genuinely open, the legal instrument(s) shall specify that the open space restrictions are permanent, not just for a period of years.



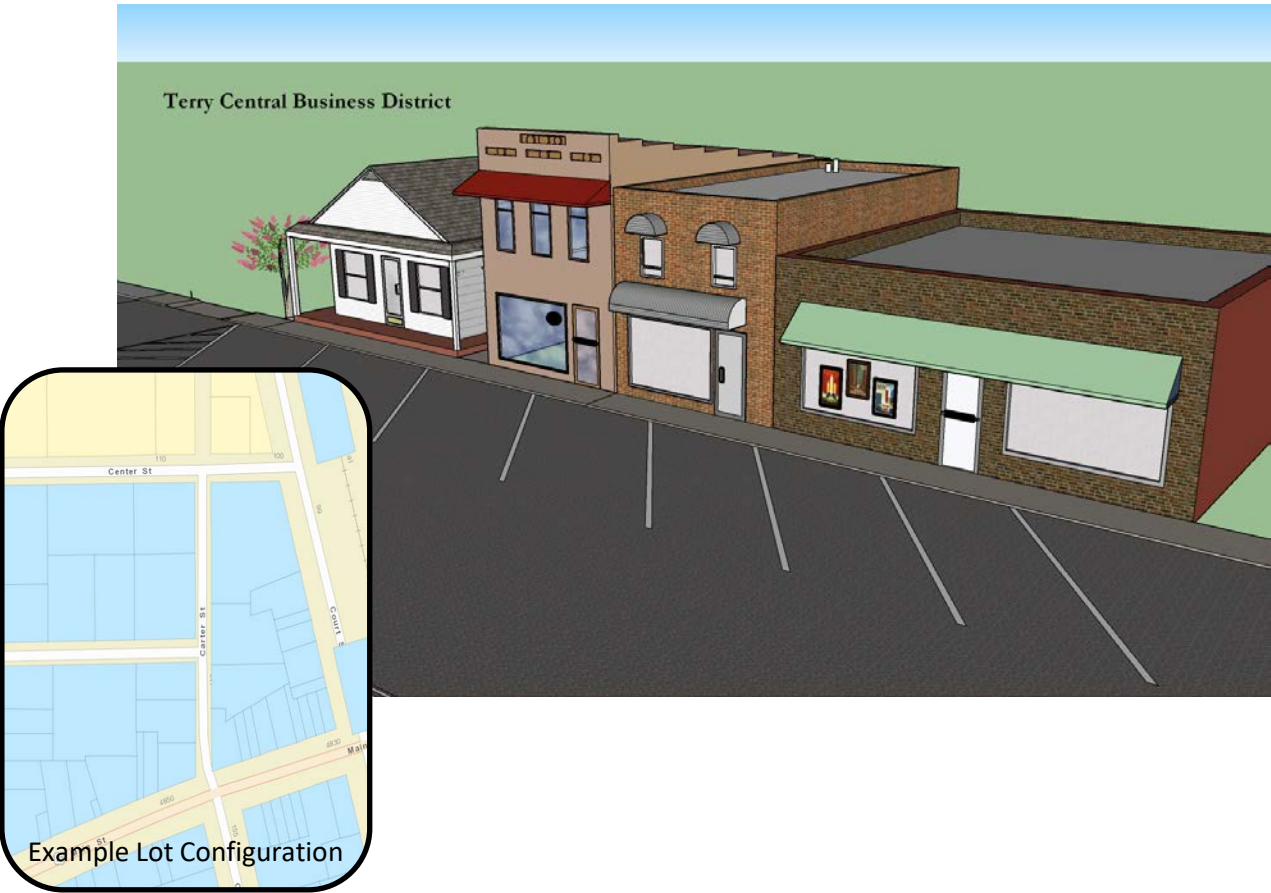
## SECTION 1110 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS

See Article XIX regarding parking, loading and access control requirements.

## SECTION 1111 - SIGNS

See Article XXI for sign regulations.

# ARTICLE XII: TERRY CENTRAL BUSINESS DISTRICT (CBD)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Single-Family Dwelling		Public/Quasi-Public Facilities	
Enclosed Retail Commercial Uses		Inns or Bed and Breakfast	
Full Service Restaurants			
Accessory Buildings			
Business and Professional Offices			
Dimensional Requirements:			
Detailed dimensional requirements are listed in by use within Section 1203. All dimensional requirements will be determined during site plan review for parcels within the Terry Depot Subdistrict. The traditional development pattern shall be maintained to the greatest extent possible.			

## SECTION 1200 - PURPOSE OF THIS DISTRICT

The Central Business District, consisting of a ten block area along Cunningham Avenue. This area encompasses a mixture of residential, commercial, and public/quasi-public uses. However, the only types of commercial uses that are permitted in this district are those that are completely enclosed, such as offices, retail shops, and full-service restaurants. The only residential uses permitted in this district are single-family detached residences. No residence shall be located on the same lot with any commercial use in the Terry Central Business District.

This district is intended to promote this area, as delineated on the Official Zoning Map, as a major focal point of community life in the Town of Terry. This district is also intended to protect the integrity of Terry's Central Business District by preventing the location of inappropriate land uses and by prohibiting incompatible architectural design in that area.

Within the Terry Central Business District there is hereby created a "subdistrict", to be known as the "Depot Subdistrict". The "Depot Subdistrict" is the core of Terry CBD and contains businesses that developed near the railroad depot in Terry. Because many of the businesses in the "Depot Subdistrict" were constructed very near or directly upon the right-of-way line of Cunningham Avenue and with little, if any, side or rear yard setbacks, special provisions are included in the district regulations for this area.

It is also the purpose of this district to preserve property values in the Central Business District by requiring that any person proposing new buildings, additions to existing buildings or rehabilitation of/repairs to existing buildings to not only comply with the Building Code but also apply for a Certificate of Appropriateness as required under Section 1205.02 of this Ordinance. This requirement is intended to insure compatibility of such new buildings, additions or repairs with other uses in the district, thereby preserving the property values of other dwellings and businesses.

When any "action", as defined herein, is proposed anywhere in the CBD, such actions shall be subject to the provisions of Sections 1205 through 1210 of this Ordinance. An "action" within the context of this Article shall be defined as: Any external construction, restoration or rehabilitation, relocation, painting or re-painting, addition to, repair of or demolition of a building or structure, or construction and location of parking facilities.

## SECTION 1201 - LAND USES PERMITTED IN THE TERRY CENTRAL BUSINESS DISTRICT, INCLUDING THE DEPOT SUBDISTRICT

- A. Single-family detached dwelling with only one principal dwelling per lot.
- B. Commercial uses in which the services performed and merchandise offered for sale are conducted or displayed within enclosed structures.
- C. Full service restaurants.
- D. Accessory buildings and uses customarily incidental to residential uses.
- E. Business and professional offices of all types.

## SECTION 1202- CONDITIONAL USES AND STRUCTURES

- A. Public or quasi-public facilities and utilities in compliance with Section 402 of this Ordinance.
- B. Inns or "bed and breakfast inns".

## SECTION 1203 - DIMENSIONAL REQUIREMENTS FOR ALL USES IN THE TERRY CENTRAL BUSINESS DISTRICT

*1203.01 Dimensional Requirements for All Uses In the Terry Depot Subdistrict (Including Single-Family Residential Uses):* Because many of the businesses and other land uses in the Terry Depot Subdistrict, were constructed very near or directly upon the right-of-way line of Cunningham Avenue and adjacent streets, there are no minimum or maximum dimensional requirements except height. No building may exceed 35 feet in height. Additionally, there is no minimum space between separate buildings on the same lot.

*1203.02 Dimensional Requirements for the Terry Central Business District Outside of the Terry Depot Subdistrict (Including Single-Family Residential Uses):*

- A. Maximum Building Height: 35 feet.
- B. Minimum Lot Area:
  - 1. *Single-family detached residences:* 6,000 square feet.
  - 2. *Commercial uses:* 9,600 square feet.
- C. Minimum Lot Width:
  - 1. *Single-family detached residences:* 50 feet.
  - 2. *Commercial uses:* 50 feet.
- D. Minimum Yards:
  - 1. *Front yard for all uses:* 10 feet
  - 2. *Side yards for all residential uses:* 5 feet.
  - 3. *Side yards for all proposed commercial uses where not abutting an existing residential use or residential district:* 10 feet. Driveways and parking are permitted inside this 10 foot sideyard setback, but at least five (5) feet of the setback along the side property line shall be open and landscaped.
  - 4. *Side yards for all proposed commercial uses where abutting an existing residential use or residential district:* 20 feet and a fence constructed that is approved by the Zoning Administrator and Mayor, or 50 feet (if no fence is erected). Driveways and parking are permitted inside this 20 foot or 50 foot sideyard setback if the Terry Planning Commission approves such driveways or parking, but at least five (5) feet of the setback along the side property line shall be open and landscaped.

5. *Rear yard for all residential uses: 10 feet.*
6. *Rear yards for all proposed commercial uses where not abutting an existing residential use or residential district: 20 feet. Driveways and parking are permitted inside this 20 foot rear yard setback, but at least five (5) feet of the setback along the rear property line shall be open and landscaped.*
7. *Rear yards for all proposed commercial uses where abutting an existing residential use or residential district: 20 feet and a fence constructed that is approved by the Zoning Administrator and Mayor, or 50 feet (if no fence is erected). Driveways and parking are permitted inside this 20 foot or 50 foot rear yard setback if the Terry Planning Commission approves such driveways or parking, but at least five (5) feet of the setback along the rear property line shall be open and landscaped.*

## SECTION 1204 - SITE PLAN REQUIRED

When any "action", as defined under Section 1200 above, is proposed anywhere within the Terry CBD, the Terry Planning Commission shall review site plans for such actions. Site plans shall be prepared in accordance with Sections 2207 through 2210 of this Ordinance and persons responsible for initiating such "actions" shall comply with the procedures specified under Section 1208 this Ordinance.

However, where the application involves painting or re-painting of an existing building or structure, the applicant shall not be required to submit a site plan; the applicant shall simply submit a paint sample or color chart depicting the color that he/she proposes to paint the existing building or structure to the City Clerk. The City Clerk shall forward the application with paint sample or color chart to the Mayor and Zoning Administrator, who shall have authority to grant or deny the application for a Certificate of Appropriateness to paint or re-paint the building or structure. If the Mayor and Zoning Administrator do not agree on approval or denial of the application, or if the applicant does not agree with the joint decision of the Mayor and Zoning Administrator, he/she shall have the right to appeal such decision to the Board of Aldermen.

## SECTION 1205 - CERTIFICATE OF APPROPRIATENESS REQUIRED

A Certificate of Appropriateness shall be required before any "action" as defined under Section 1200 can be taken within the Terry CBD. A "Certificate of Appropriateness" is a certificate expressing the approval of the Mayor and Board of Aldermen (or Mayor and Zoning Administrator in the case of painting/ repainting of an existing structure) with regard to any proposed "action" in the Central Business District. "Appropriateness" shall be defined as conformity to the standards established in this Zoning Ordinance, the Sign Ordinance, Landscape Ordinance, or other land development regulations as they now exist or may be amended in the future.

For applications involving a required site plan for a proposed action, the Planning Commission, in recommending approval and denial of applications for Certificates of Appropriateness, shall seek to accomplish the purposes of this ordinance. All decisions of the Commission shall be in writing and shall state the findings of the Commission, its recommendations, and the reasons therefor.

## SECTION 1206 - PURPOSES OF A CERTIFICATE OF APPROPRIATENESS

A "Certificate of Appropriateness" is a document issued by the Mayor and Board of Aldermen approving a proposed "action" (as defined under Section 1200) in the Terry CBD. The purposes of the Certificate of

Appropriateness are:

1. To preserve the values of existing buildings and structures.
2. To prevent excessive dissimilarity and inappropriateness or poor quality of design in the exterior appearance of structures.
3. To prohibit unsightly and unsuitable structures that would be out of harmony or incongruent with the existing visual features within the district.
4. To prevent harm and damage to the district which will result from the absence of such review and manifest itself by: (a) lower property values; (b) decreased economic growth; or (c) diminished future opportunities for land use and development.

## SECTION 1207 - PROCEDURES FOR REVIEW OF SITE PLAN

The Terry Planning Commission shall review all site plans (provided all required data is submitted by the applicant) at their next regular meeting. After reviewing all information relative to the site plan, the Planning Commission may recommend issuance of a Certificate of Appropriateness and issuance of a building permit (if a building permit is required) or recommend denial by the Mayor and Board of Aldermen. If the Commission determines that the proposed building or structure is excessively dissimilar to other like structures within the district and makes a specific finding that the structure as proposed would provoke one or more of the harmful effects as set forth in 1206, and that such finding is not based upon personal preferences as to taste, then the Commission may recommend that no Certificate of Appropriateness be issued and that an application for a building permit be denied by the Mayor and Board of Aldermen. If the Commission recommends issuance of a Certificate of Appropriateness and a building permit, such recommendation shall be contingent upon final review and approval by the Mayor and Board of Aldermen.

## SECTION 1208 - PROCEDURES FOR CONSIDERATION OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

Anyone desiring to perform any "action" (as defined under Section 1200) in the Terry Central Business District must submit an application for a Certificate of Appropriateness (on a form provided by the City Clerk) to the City Clerk, who shall forward this application to the Chairperson of the Terry Planning Commission (or directly to the Mayor and Zoning Administrator for painting/ repainting of existing structures. The Commission shall review the application and either recommend approval, denial, or make recommendations for changes and modifications as it deems necessary in order for the applicant to meet the standards and guidelines for the action to be performed. If the applicant's plans meet the approval of the Commission, the Chairman of the Commission shall sign the Certificate and it shall be forwarded to the Mayor and Board of Aldermen for review and final approval. Following approval by the Mayor and Board of Aldermen, the Certificate shall be forwarded to the Building Official for issuance of a building permit.

(Note: For procedures involving applications for painting/ repainting of existing structures, see Section 1204).

If the Commission should reject the application or recommend changes and modifications not acceptable to the Applicant, the Applicant may appeal the Commission's decision directly to the Mayor and Board of Aldermen.

It is incumbent upon the applicant for a Certificate of Appropriateness to complete an application and submit the completed application and required site plan in time for review by the Terry Planning Commission prior to the meeting of the Mayor and Board of Aldermen at which he desires a decision by that body. If the proposed action also involves an application for a Variance or Conditional Use (see Sections 2204 and 2205) or an amendment to the Official Zoning Map, the applicant for a Certificate of Appropriateness is advised that a public hearing is required in accordance with Section 2206 of this Ordinance.

No building permit (if a building permit is required) shall be issued by the Terry building official for any proposed new construction in the Terry Central Business District without a Certificate of Appropriateness.

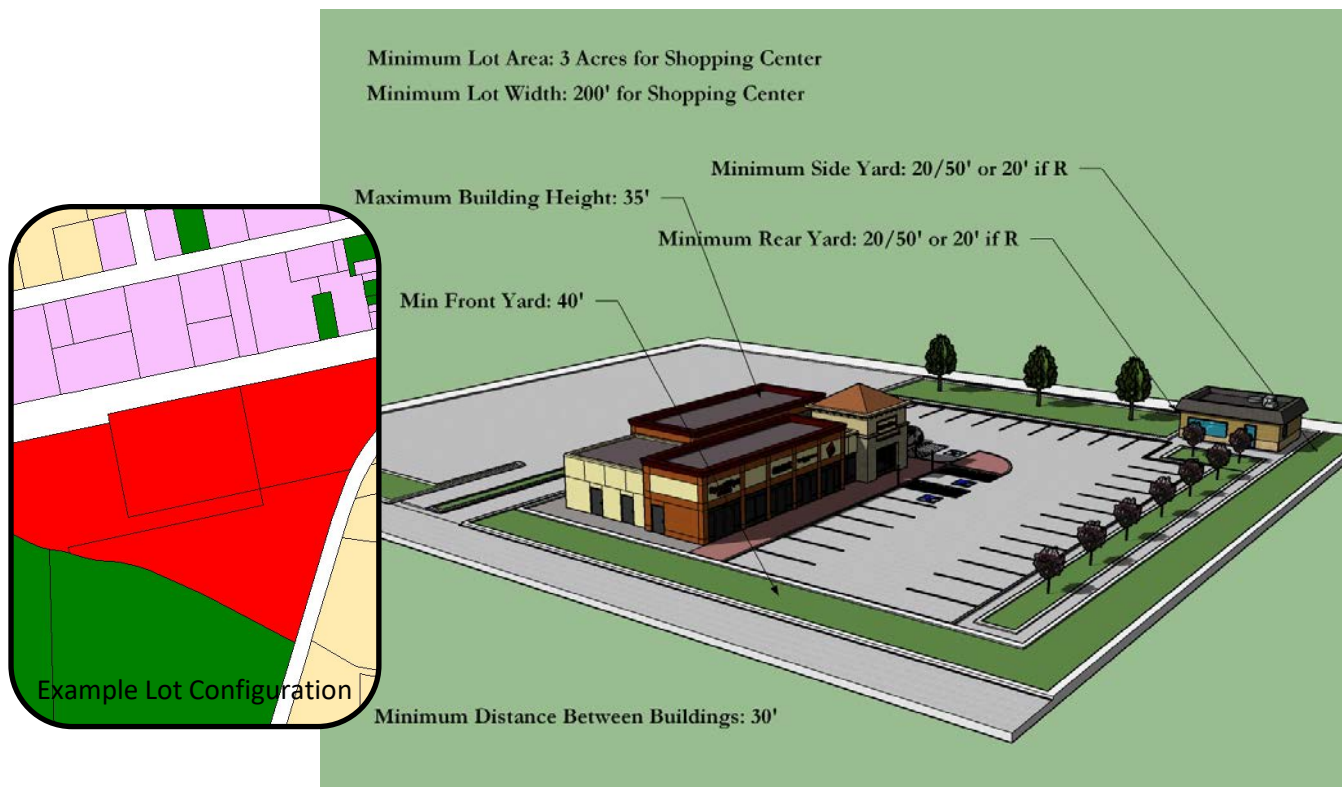
## SECTION 1209 - EXPIRATION OF CERTIFICATES OF APPROPRIATENESS

Certificates of Appropriateness shall expire six (6) months after final approval of the Certificate by the Mayor and Board of Aldermen if construction or other proposed action has not been initiated within such time.

## SECTION 1210 - SIGNS

See Article XXI for sign regulations.

## ARTICLE XIII: GENERAL COMMERCIAL DISTRICT (C-1)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Fully-Enclosed Commercial Uses		Public/Quasi-Public Facilities	
Hotels and Motels		Fast Food Restaurants	
Full-Service Restaurants		Convenience Stores/Service Stations	
Veterinary Clinics without Outside Runs		Bars or Liquor Stores	
Indoor Entertainment Enterprises		Horticultural Nurseries	
		Mortuaries and Funeral Homes	
		Food Trucks or Mobile Food Vendors	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	3 acres*	Front Yard:	40 feet
Minimum Lot Width:	200 feet*	Side & Rear Yard Not Abutting Res.:	20 feet
* Independent Comm. Use	No min.	Side & Rear Yard Abutting Res.:	50 feet*



## SECTION 1300 - PURPOSE OF THIS DISTRICT

The purpose of this district is to promote the development of well-planned shopping centers and independent commercial uses within carefully selected areas of the Town of Terry. Although shopping center uses permitted in this zone require access to an arterial street, such uses are not "highway oriented" like those first allowed in the Major Thoroughfares Commercial District (C-2). Uses first permitted in C-2 Major Thoroughfares Commercial districts shall not be permitted in the C-1 district.

It is the intent of this Ordinance that shopping centers and independent commercial uses be developed so that pedestrian and vehicular circulation is coordinated with the circulation patterns of adjacent properties in the vicinity that are also affected. In order to facilitate access between adjoining properties and to reduce the number of curb cuts onto arterial streets, the installation of a service drive shall be considered in connection with any independent commercial use (i.e., a commercial use that is not a part of a shopping center) proposed in this district.

## SECTION 1301 - LAND USES PERMITTED

- A. Commercial uses in which services performed and merchandise offered for sale are conducted or displayed within enclosed structures.
- B. Hotels and motels.
- C. Full-service restaurants.
- D. Veterinary clinics and pet shops, excluding outside runs.
- E. Bowling alleys, skating rinks and similar recreational or entertainment enterprises conducted entirely within enclosed structures.

## SECTION 1302 - CONDITIONAL USES AND STRUCTURES

- A. Service stations.
- B. Fast food restaurants.
- C. Convenience stores.
- D. Bars or liquor stores. No bar or liquor store selling an alcoholic beverage as defined by the Mississippi Code shall be located less than four hundred (400) feet from any church, school, kindergarten or funeral home (from Section 67-1-51 (3) of the Mississippi Code).
- E. Mortuaries or funeral homes.
- F. Horticultural nurseries.
- G. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- H. Food Trucks or Mobile Food Vendors

## SECTION 1303 - DIMENSIONAL REQUIREMENTS

*1303.01 Maximum Building Height:* 35 feet.

*1303.02 Minimum Lot Area:*

- A. Shopping centers: Three (3) acres.
- B. Independent commercial uses: No minimum lot area is required.

*1303.03 Minimum Lot Width:*

- A. Shopping centers: 200 feet.
- B. Independent commercial uses: No minimum lot width required.

*1303.04 Minimum Yards:*

- A. Front yard: 40 feet. The first ten (10) feet inside this front yard setback shall remain open except for entrance/exit driveways and shall be landscaped; no parking shall be permitted in these driveways.
- B. Side yards and rear yards where not abutting a residential district or residential use: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped.
- C. Side yards and rear yards where abutting any residential district or residential use: 50 feet, which shall remain open and be landscaped; OR 20 feet, which shall remain open and be landscaped and a fence along side or rear yards abutting such residential district or residential use; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid (plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

*1303.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:* 30 feet. No more than two-thirds (2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped.

## SECTION 1304 - SITE PLAN REQUIRED

The developer of any use in a C-1 General Commercial district shall submit a site plan to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

## SECTION 1305 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets.

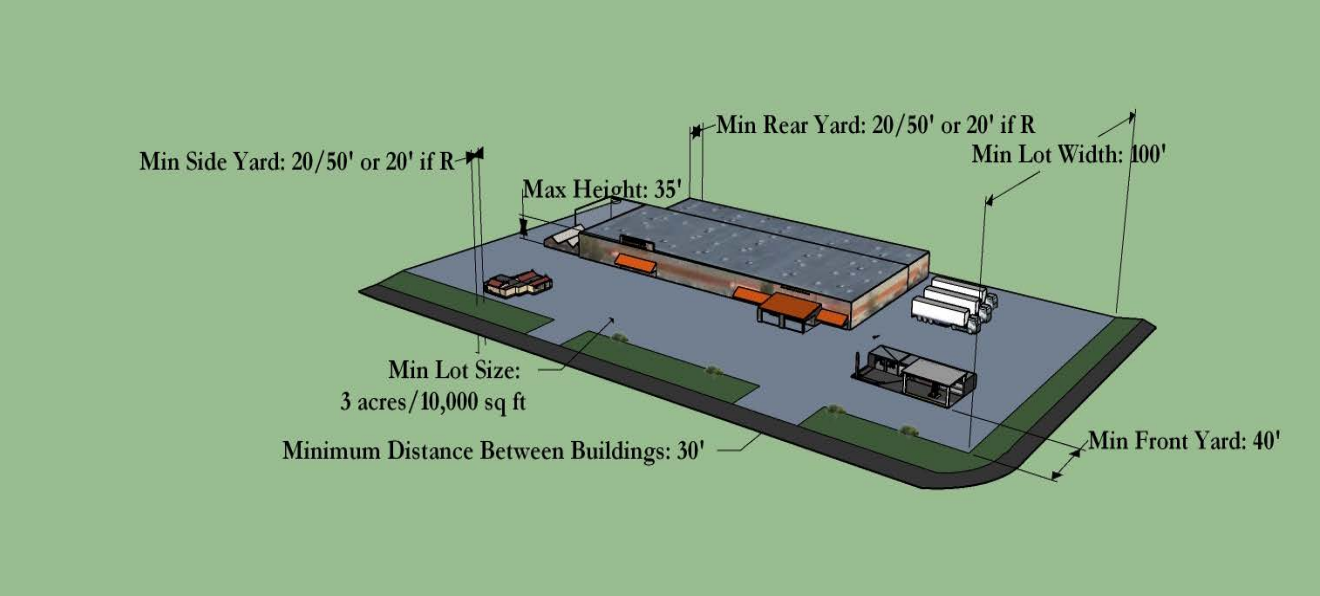
## SECTION 1306 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS

See Article XIX for off-street parking, loading and access control requirements.

## SECTION 1307 - SIGNS

See Article XXI for sign regulations.

# ARTICLE XIV: MAJOR THOROUGHFARES COMMERCIAL DISTRICT (C-2)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Any Use Permitted in C-1		Public/Quasi-Public Facilities	
Convenience/Services Stations		Outdoor Entertainment Enterprises	
Fast-Food Restaurants		Building Materials Sales	
Vehicle Sales, Rental, or Service		Heavy Construction Equipment Sales/Service	
Boat/Marine Sales, Rental, or Service		Factory Built Home and RV Sales and Service	
Mortuaries and Funeral Homes		Truck Stops	
Horticultural Nurseries		**Complete List in Ordinance	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area, Shopping Ctr:	3 acres	Front Yard:	40 feet
Minimum Lot Area, Single Use:	10,000 sf	Side & Rear Not Abutting Res:	20 feet
Minimum Lot Width, Shopping Ctr:	100 feet	Side & Rear Yard Abutting Res.:	50 feet

## SECTION 1400 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide relatively spacious areas for the development of vehicle-oriented commercial activities which typically require direct auto traffic access and visibility from major thoroughfares. This district is intended to encourage those commercial activities which function relatively independent of intensive pedestrian traffic and proximity to other commercial establishments. In accordance with the adopted Goals and Objectives of the Comprehensive Plan of the Town of Terry, the outdoor commercial uses (i.e., those in which all or much of the business is conducted out-of-doors) first permitted outright in this district shall be located well away from all residential uses.

These districts are appropriate for the fringes of retail districts and only along major thoroughfares designated as arterial streets on the adopted Thoroughfares Plan. Uses first permitted in I-1 Limited Industrial districts and I-2 Heavy Industrial districts shall not be permitted in C-2 districts.

## SECTION 1401 - LAND USES PERMITTED

- A. Any use permitted outright in the C-1 General Commercial District, subject to the regulations of that district.
- B. Service stations.
- C. Convenience stores.
- D. Fast-food restaurants.
- E. Vehicle sales, rental or lease and vehicle service.
- F. Boat and marine sales, rental or lease, and service.
- G. Mortuaries.
- H. Horticultural nurseries.

## SECTION 1402 - CONDITIONAL USES AND STRUCTURES

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Commercial recreational and entertainment enterprises in which all or part of the activities are conducted out-of-doors, such as golf driving or putting courses, water amusement parks, etc.
- C. Building materials sales where some or all such materials are displayed outdoors or are visible from streets or highways.
- D. Heavy construction equipment sales and service.
- E. Manufactured home and recreational vehicle sales and service.

- F. Truck stops.
- G. Veterinary clinics with outside dog runs.
- H. Food Trucks or Mobile Food Vendors.
- I. Other similar enterprises or businesses of the same nature which are not more obnoxious or detrimental to the welfare of the particular area than the enterprises permitted above, not to include those uses which are first permitted in the I-1 District. Uses not specifically listed above shall be reviewed by the Planning/Zoning Commission and approved by the Mayor and Board of Aldermen.

## SECTION 1403 - DIMENSIONAL REQUIREMENTS

*1403.01 Maximum Building Height:* 35 feet.

*1403.02 Minimum Lot Area:*

- A. Shopping centers: three (3) acres.
- B. Independent commercial uses: 10,000 square feet.

*1403.03 Minimum Lot Width:* 100 feet.

*1403.04 Minimum Yards:*

- A. Front yard: 40 feet. The first ten (10) feet inside this front yard setback shall remain open except for entrance/exit driveways and shall be landscaped; no parking shall be permitted in these driveways.
- B. Side yards and rear yards where not abutting a residential district or use: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped in accordance with standards adopted by the Town of Terry.
- C. Side yards and rear yards where abutting any residential district or residential use: 50 feet, which shall remain open and be landscaped; OR 20 feet, which shall remain open and be landscaped in accordance with standards adopted by the Town of Terry and a fence along side or rear yards abutting such residential district or residential use; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid (plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

*1403.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:* 30 feet. No more than two-thirds (2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with standards adopted by the Town of Terry.

## SECTION 1404 - SITE PLAN REQUIRED

The developer of any use in a C-2 Major Thoroughfares Commercial district shall submit a site plan to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

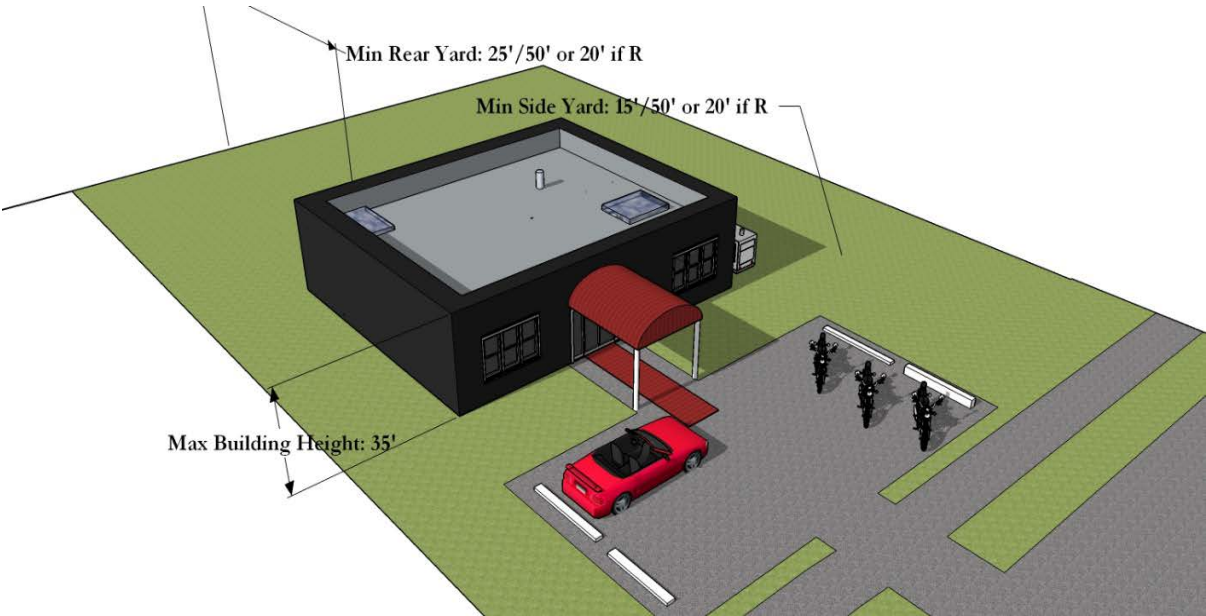
## SECTION 1405 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS

See Article XIX for off-street parking, loading and access control requirements.

## SECTION 1406 - SIGNS

See Article XXI for sign regulations.

ARTICLE XV: ADULT ENTERTAINMENT COMMERCIAL (C-3)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Any Use Permitted in C-1 and C-2		Public/Quasi-Public Facilities	
Adult Entertainment Activities		Conditional Uses in C-1 and C-2	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	Site Plan	Front Yard:	40 feet
Minimum Lot Width:	Site Plan	Side Not Abutting Residential:	20 feet
		Rear Yard Not Abutting Res.:	20 feet
		Side & Rear Yard Abutting Res.:	50 feet



## SECTION 1500 - PURPOSE OF THIS DISTRICT

The purpose of this district is to regulate the operation and location of adult entertainment establishments, as defined by this Ordinance, for the purposes of: (1) stemming a potential increase in criminal activities and disturbances of the peace and good order of the Town of Terry; (2) maintaining property values; (3) preventing injuries to residential neighborhoods and other commercial districts; (4) protecting and preserving the quality of life through effective land use planning.

The Mayor and Board of Aldermen have found that there is substantial evidence, including numerous studies, reports and findings on the potential harmful effect of adult entertainment uses made by cities, experts, urban planners, etc., which document that such uses adversely affect property values, cause an increase in crime, encourage businesses to move elsewhere, and contribute to neighborhood blight.

Therefore, this district is intended to regulate adult entertainment uses to insure that these adverse effects will not contribute to blighting or downgrading of surrounding neighborhoods.

## SECTION 1501 - LAND USES PERMITTED

- A. Any use permitted outright in the C-1 General Commercial District and C-2 Major Thoroughfares Commercial District subject to all of the regulations of that district.
- B. Adult arcades, adult bookstores, adult cabarets, adult motels, adult motion picture theaters, and other adult entertainment activities as defined by this Ordinance. However, no such establishment shall be located within two hundred fifty (250) feet of the property line of any other such use. Furthermore, no such establishment shall be located within one thousand (1,000) feet of the property lines of any existing residential use or any residentially zoned property, church, school, hospital, nursing home, cemetery, civic organization building or facility, charitable organization building or facility, public or private park or playground, or any property zoned S-1 Special Use District.

## SECTION 1502 - CONDITIONAL USES AND STRUCTURES

- A. Other uses that may be considered as Conditional Use for location in C-1 General Commercial or C-2 Major Thoroughfares Commercial Districts.
- B. Public or quasi-public facilities in compliance with Section 402 and other regulations of this Ordinance. However, see Section 1501 for the minimum distance between adult entertainment uses and certain public/quasi-public uses.
- C. Other similar enterprises or businesses of the same nature which are not more obnoxious or detrimental to the welfare of the particular area than the enterprises permitted above, not to include those uses which are first permitted in the I-1 District. Uses not specifically listed above shall be reviewed by the Mayor and Board of Aldermen.

## SECTION 1503 - DIMENSIONAL REQUIREMENTS

*1503.01 Maximum Building Height:* 35 feet.

*1503.02 Minimum Lot Area:* Based upon required site plan review.

*1503.03 Minimum Lot Width:* Based upon required site plan review.

*1503.04 Minimum Yards:*

- A. Front yard: 40 feet. The first ten (10) feet inside this front yard setback shall remain open except for entrance/exit driveways and shall be landscaped; no parking shall be permitted in these driveways.
- B. Side yards and rear yards where not abutting a residential district or use: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped in accordance with standards adopted by the Town of Terry.
- C. Side yards and rear yards where abutting any residential district or residential use: 50 feet, which shall remain open and be landscaped; OR 20 feet, which shall remain open and be landscaped in accordance with standards adopted by the Town of Terry and a fence along side or rear yards abutting such residential district or residential use; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid (plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

## SECTION 1504 - SITE PLAN REQUIRED

The property owner shall submit a site plan to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance for any construction, restoration or rehabilitation, relocation, painting or re-painting, addition to, repair of or demolition of a building or structure, or construction and location of parking facilities.

## SECTION 1505 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets.

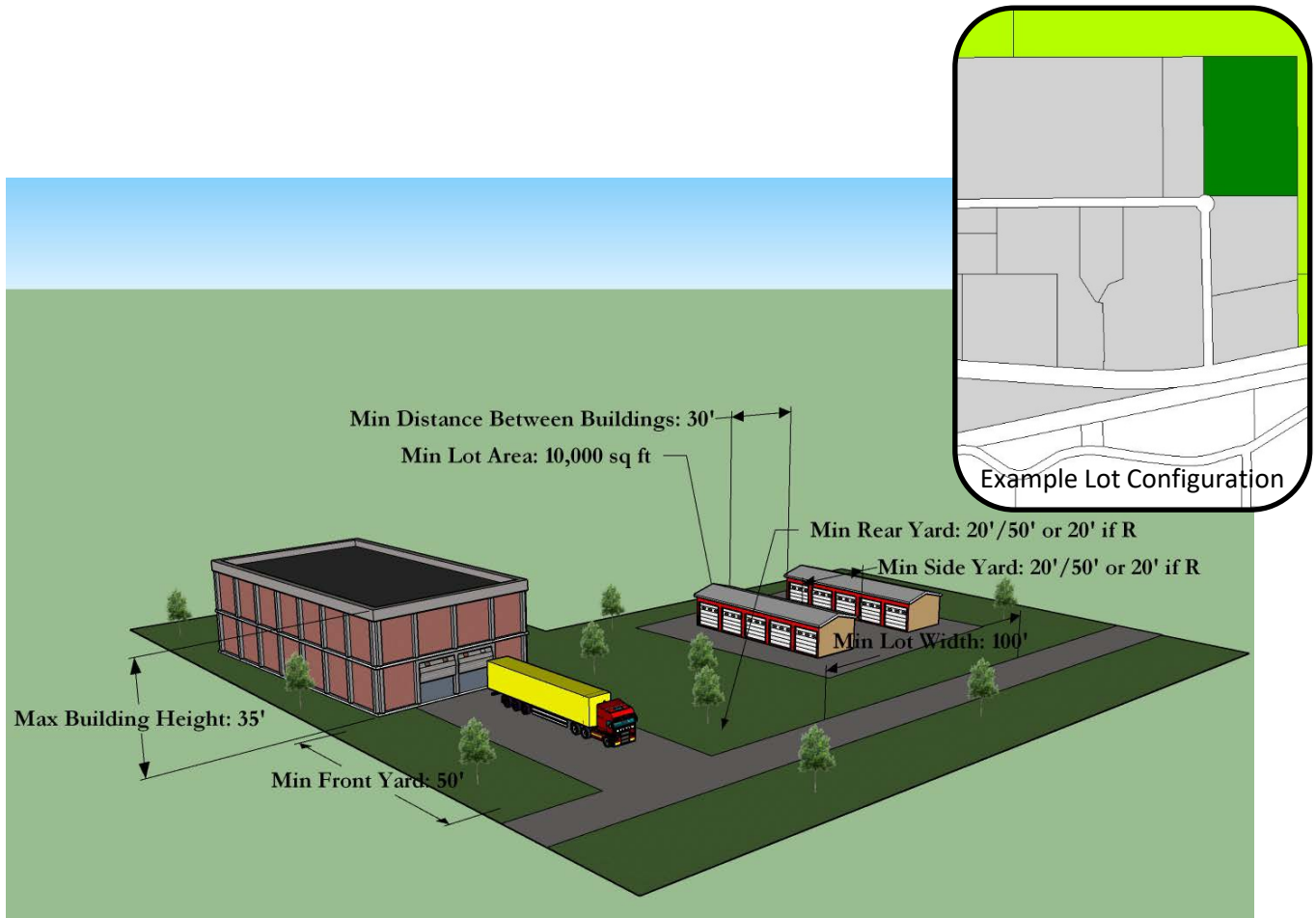
## SECTION 1506 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS

See Article XIX for off-street parking, loading and access control requirements.

## SECTION 1507 - SIGNS

See Article XXI for sign requirements.

## ARTICLE XVI: LIMITED INDUSTRIAL DISTRICT (I-1)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Any Use Permitted in C-2		Public/Quasi-Public Facilities	
Fully-Enclosed, Light/Limited Manufacturing		Conditional Uses in C-2	
Warehousing and Storage, Indoor		High-Mast Transmission and Receiving Towers	
Dwellings for Resident Watchmen		Railroad Right-of-Way and Related Facilities	
		Food Trucks or Mobile Food Vendors	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	10,000 sf	Front Yard:	50 feet
Minimum Lot Width:	100 feet	Side & Rear Yard Not Abutting Res.:	20 feet
Minimum Distance Between Bldgs:	30 feet	Side & Rear Yard Abutting Res.:	50 feet

## SECTION 1600 - PURPOSE OF THIS DISTRICT

In accordance with one of the adopted goals of the Goals and Objectives of the Town of Terry, the Town will continue to encourage the development of lower intensity industrial uses (i.e., uses in which the industrial activity is primarily conducted indoors and which do not have objectionable characteristics.) The purpose of this district is to provide areas for the exclusive development of such lower intensity manufacturing and industrial uses within fully enclosed (on all sides) buildings. It is the intent of this Ordinance that I-1 land uses be compatible with abutting districts, such as commercial districts, which will serve as transitional zones between the industrial uses and the lower intensity residential uses. The uses permitted in I-1 districts shall generate no odor, smoke, fumes, vibration, or excessive noise detectable off the premises. Such limited industrial and related uses shall be located only in areas directly accessible to major thoroughfares or railroads. It is further the intent of this Ordinance that encroachment by all residential uses be prohibited.

## SECTION 1601 - LAND USES PERMITTED

- A. Any uses permitted in C-2 Major Thoroughfares Commercial districts, subject to all of the regulations of that district.
- B. Light or limited manufacturing conducted within fully-enclosed buildings, except that the temporary storage of articles, materials, or other matter to be processed, assembled, or otherwise changed may be permitted outdoors if adequately screened or buffered. The manufacturing activities conducted in I-1 districts shall, in general, be dependent upon raw materials refined elsewhere. The following limited manufacturing uses shall be permitted, provided they are not offensive to neighboring land uses due to the emission of dust, gas, smoke, noise, fumes, odors vibrations, fire hazards, or other objectionable influences:
  - 1. Processing, canning, packaging and other treatment of food products, including: bakery products, confectionary and related products, fruit and vegetable products, fish, poultry and other meat products, excluding the rendering or refining of fats and oils and the slaughtering of animals.
  - 2. Manufacturing, assembly or other treatment of products from the following secondary materials (previously prepared or refined materials): plastics, glass, paper, precious or semi-precious metals or stones, tobacco, and wood (excluding sawmills).
  - 3. Fabrication of metal products including the manufacture of: machinery (engines and turbines, farm machinery and equipment, etc.); electrical equipment and supplies; transportation equipment (including motor vehicles and parts, aircraft and parts, motorcycles, bicycles and parts, etc.); and other secondary metal manufacturing such as metal cans, cutlery, hand tools, and general hardware, heating apparatus and plumbing fixtures, metal stamping, fabricated wire products, and coating, engraving and allied services.
  - 4. Manufacturing of pottery or similar ceramic products (using only previously prepared or pulverized clay, and kilns fired only by electricity or natural gas).
  - 5. Manufacturing of professional, scientific, and controlling instruments; photographic or optical goods; watches and clocks.
  - 6. Manufacturing of textile mill products, including broad and narrow woven fabrics and other small

wares (cotton, man-made fibers, silk and wool), floor coverings (rugs and carpets), yarns and similar products.

7. Manufacturing of apparel and other finished products made from fabrics, leather, fur and similar materials.
- C. Assembly, painting, upholstering and similar activities in connection with automobiles, trucks, farm machinery, manufactured homes and related products.
- D. Warehousing and storage, provided that all storage is within enclosed structures; such warehousing may include the storage of goods manufactured on the premises as well as goods manufactured off the site; includes "mini-warehouses" or "self-storage warehouses."
- E. Dwellings for resident watchmen and caretakers employed on the premises of the primary permitted use.
- F. Other similar enterprises which are of the same character and nature as those specifically permitted above, but not to include those uses first permitted in the I-2 Heavy Industrial district.

## SECTION 1602 - CONDITIONAL USES AND STRUCTURES

- A. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Mayor and Board of Aldermen.
- B. Conditional uses listed under the C-2 Major Thoroughfares Commercial District, subject to C-2 regulations.
- C. High-mast transmission and receiving towers.
- D. Railroad rights-of-way and related facilities.
- E. Food Trucks or Mobile Food Vendors.

## SECTION 1603 - DIMENSIONAL REQUIREMENTS

*1603.01 Maximum Building Height:* 35 feet.

*1603.02 Minimum Lot Area:* 10,000 square feet.

*1603.03 Minimum Lot Width:* 100 feet.

*1603.04 Minimum Yards:*

- A. Front yard: 50 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/ exit driveways and shall be landscaped in accordance with Section 404 of this Ordinance; no parking shall be permitted in these driveways.
- B. Side yards and rear yards where not abutting a residential district or residential use: 20 feet; the first five

(5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped in accordance with standards adopted by the Town of Terry.

- C. Side yards and rear yards where abutting any residential district or residential use: 50 feet, which shall remain open and be landscaped in accordance with standards adopted by the Town of Terry; OR 20 feet, which shall remain open and be landscaped in accordance with the standards adopted by the Town of Terry and a fence along the side or rear yards abutting such residential district or residential use; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid (plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

*1603.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:* 30 feet. No more than two-thirds (2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with the standards adopted by the Town of Terry.

## SECTION 1604 - SITE PLAN REQUIRED

A site plan shall be submitted to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

## SECTION 1605 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets upon which the use abuts. Where permitted as special exceptions, the developers of public/quasi-public facilities shall comply with Section 404.

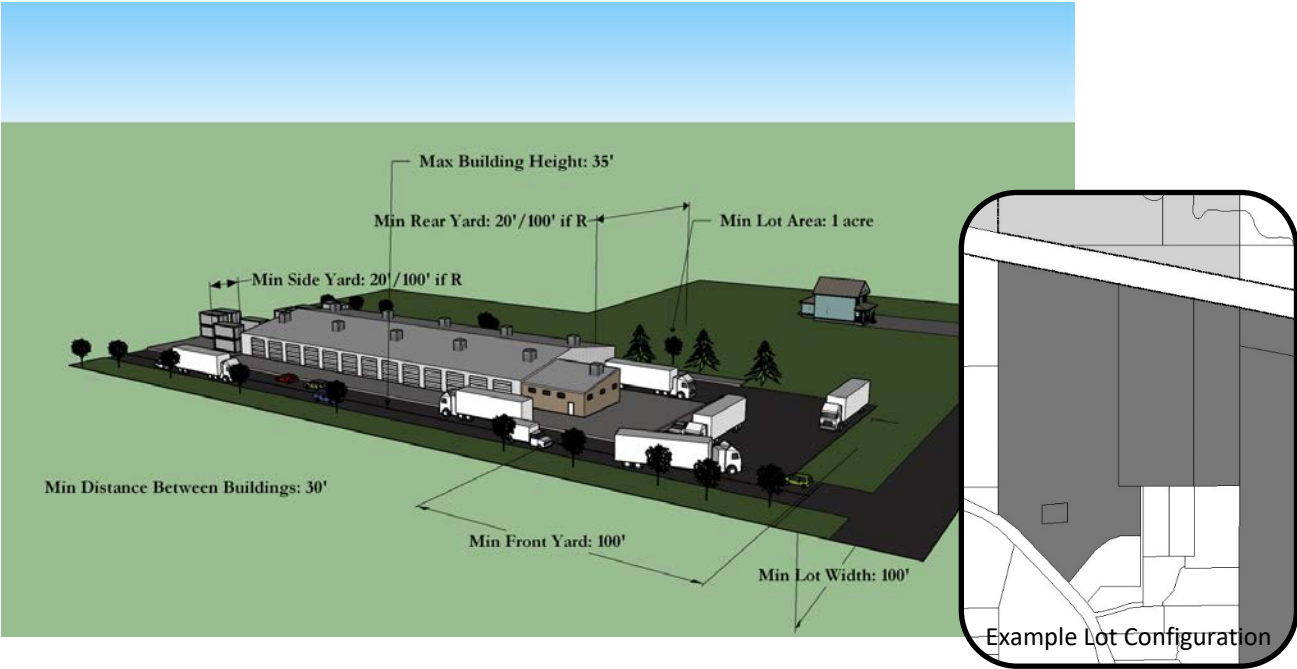
## SECTION 1606 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS

See Article XIX for off-street parking, loading and access control requirements.

## SECTION 1607 - SIGNS

See Article XXI for sign regulations.

# ARTICLE XVII: HEAVY INDUSTRIAL DISTRICT (I-2)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Any Use Permitted in I-1		Public/Quasi-Public Facilities	
Heavy Manufacturing		Conditional Uses in I-1	
High-Mast Transmission and Receiving Towers		Salvage Yards	
		**Complete List in Ordinance	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	1 acre	Front Yard:	100 ft
Minimum Lot Width:	100 feet	Side & Rear Yard Not Abutting Res.:	20 feet
Minimum Distance Between Bldgs:	30 feet	Side & Rear Yard Abutting Res.:	100 ft

## SECTION 1700 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the exclusive development of industrial uses that generally have extensive space requirements and/or in which all or part of the activities (other than temporary storage) associated with the use are conducted outdoors (outside of buildings). These activities often generate noise, odors, smoke or vibrations detectable to human senses off the premises on which the use is located. The land uses permitted in I-2 districts may include those located outside of buildings as well as those within buildings, subject to the regulations of this Ordinance and standards established by appropriate Federal and State regulatory agencies.

It is the intent of this Ordinance that such "heavy" industrial districts be located insofar as possible adjacent only to C-2 Major Thoroughfares Commercial or I-1 Limited Industrial districts, which shall serve as transitional zones between I-2 districts and residential uses and lower intensity commercial uses. Heavy industrial uses shall be located only in areas directly accessible to streets, roads, or highways designated as principal or minor arterials on the adopted Thoroughfares Plan of the Town of Terry or accessible to railroads.

(See also Section 406.04 of this Ordinance with regard to prohibited uses.)

## SECTION 1701 - LAND USES PERMITTED

- A. Any use permitted in an I-1 district, subject to I-1 regulations.
- B. Heavy manufacturing uses which are not potentially hazardous or offensive to neighboring land uses due to the emission of dust, gas, smoke, noise, fumes, odors, vibrations, or other objectionable influences shall be permitted by right in I-2 districts.
- C. High-mast transmission and receiving towers.

## SECTION 1702 - CONDITIONAL USES AND STRUCTURES

- A. Any conditional use listed under I-1 district regulations, subject to I-1 regulations.
- B. Primary metal manufacturing, including: blast furnaces, steel works, and the rolling and finishing of ferrous metals; iron and steel foundries; primary smelting and refining of non-ferrous metals; and similar activities.
- C. "Wet" type manufacturing uses, including any manufacturing activity requiring large amounts of water for processing or discharging large amounts of waste or by-products into the sewer system.
- D. Mining, quarrying and crude petroleum and natural gas production (including sand and gravel pits). When "open-pit" mining operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide the Town of Terry Mayor and Board of Aldermen with written proof of same.
- E. Salvage yards and vehicle wrecking yards.
- F. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Mayor and



Board of Aldermen.

- G. Any other use of a heavy industrial nature which is not prohibited under Section 406.04 of this Ordinance or otherwise prohibited by law may be allowed in I-2 districts, subject to any limitations and restrictions deemed necessary by the Mayor and Board of Aldermen.

- H. Railroad rights-of-way and related facilities.

## SECTION 1703 - DIMENSIONAL REQUIREMENTS

*1703.01 Maximum Building Height:* 35 feet.

*1703.02 Minimum Lot Area:* One (1) acre.

*1703.03 Minimum Lot Width:* 100 feet.

*1703.04 Minimum Yards:*

- A. Front yard: 100 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/exit driveways and shall be landscaped in accordance with the standards adopted by the Town of Terry; no parking shall be permitted in these driveways.
- B. Side yards and rear yards where not abutting a residential district or residential use: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped in accordance with the standards adopted by the Town of Terry.
- C. Side yards and rear yards where abutting any residential district or residential use: 100 feet, which shall remain open and be landscaped in accordance with the standards adopted by the Town of Terry.

*1703.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:* 30 feet. No more than two-thirds (2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with the standards adopted by the Town of Terry.

## SECTION 1704 - SITE PLAN REQUIRED

A site plan shall be submitted to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

## SECTION 1705 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets upon which the use abuts. Where permitted as special exceptions, the developers of public/quasi-public facilities shall comply with Section 404.

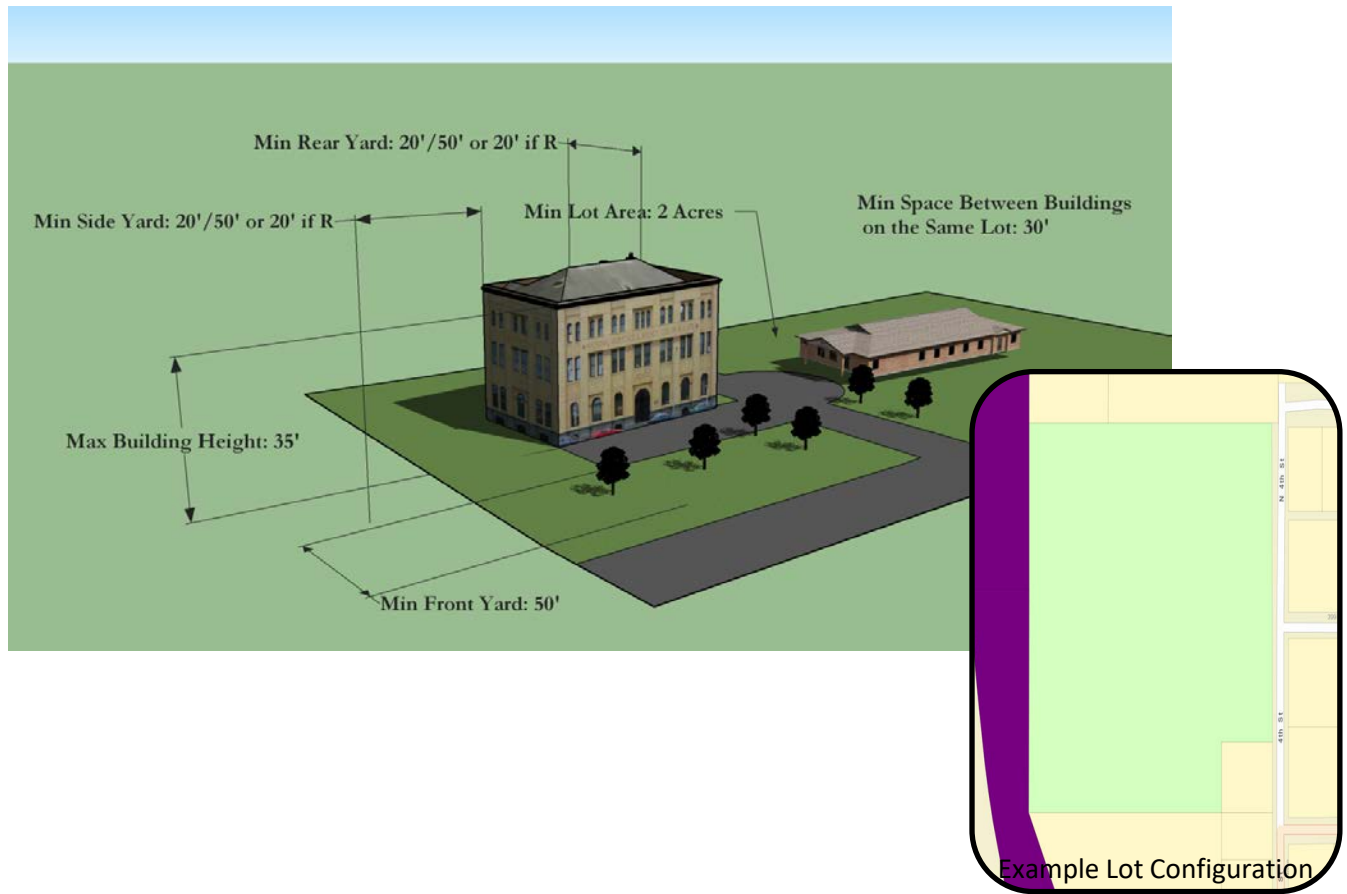
## SECTION 1706 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS

See Article XIX for off-street parking, loading and access control requirements.

## SECTION 1707 - SIGNS

See Article XXI for sign regulations.

ARTICLE XVIII: SPECIAL USE DISTRICT (S-1)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Educational Institutions, University and College		Public/Quasi-Public Facilities	
Comprehensive Elderly Retirement Center		Large Scale Group Homes	
Dimensional Requirements:			
Maximum Building Height:	35 feet	Minimum Yards:	
Minimum Lot Area:	2 acres	Front Yard:	50 feet
Minimum Lot Width:	None	Side & Rear Yard Not Abutting Res.:	20 feet
Minimum Distance Between Bldgs:	30 feet	Side & Rear Yard Abutting Res.:	50 feet

## SECTION 1800 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of special uses, which, because of their size, institutional nature and/or unique characteristics, do not fit compatibly into other zoning districts of the Town. Such uses commonly constitute "self-contained communities" with housing, dining/food service facilities, recreational uses, commercial-type outlets, and parking lots provided primarily for the benefit of the staff, students, and residents of the institution on the grounds. The uses permitted in S-1 districts do not include "public/quasi-public facilities and utilities" as those are defined by this Ordinance.

## SECTION 1801 - ZONING OF ALL PROPERTY OWNED BY INSTITUTIONAL USES PERMITTED IN THIS DISTRICT SHALL BE S-1 UNLESS REZONED

The zoning of all property owned by institutions permitted in this district, including educational institutions or comprehensive elderly retirement facilities shall be "S-1 Special Use District" unless the land owned by such institutions is rezoned by the Mayor and Board of Aldermen. Furthermore, if the operators of such institutions propose to acquire additional land following the effective date of this Ordinance, the operators of such institutions shall file an application for the appropriate zoning if not already zoned consistent with the proposed use. If the land to be acquired is to be used for the purposes specified in this article, then the land shall be zoned "S-1" accordingly.

This provision is intended to alert the public as to the possible character of future development of land proposed for rezoning by the operators of such institutional uses: for example, a proposed rezoning from "S-1" to a commercial classification.

Small-scale educational uses (generally, with campuses encompassing less than 50 acres), including elementary schools and secondary schools, are not included as special uses under this article, but are regulated as public/quasi-public uses under Section 402. Hospitals which are not a part of a retirement facility are not included as special uses under this article, but are regulated as public/quasi-public uses under Section 402. Furthermore, retirement facilities do not include nursing homes as defined by this Ordinance; nursing homes are regulated as public/quasi-public uses under Section 402.

## SECTION 1802 - LAND USES PERMITTED

- A. Educational institutions, including large-scale (with campuses generally encompassing 50 acres or more) colleges and universities, religious seminaries, and technical and vocational training facilities. Uses permitted in such S-1 districts include administrative buildings/offices; educational facilities such as classrooms, libraries, laboratories, and gymnasiums; stadiums, auditoriums and coliseums; student or faculty housing; dining or food service facilities; recreational facilities such as golf courses, tennis courts, swimming pools, and similar uses; chapels and places of worship; commercial-type facilities such as bookstores, laundries, hair styling shops and similar enterprises primarily intended for the benefit of students and staff; parking lots intended primarily for staff and students of the institution; and other uses commonly associated with educational institutions.
- B. Comprehensive elderly retirement facilities, including only those facilities which shall provide for the use of their residents the following:
  - 1. residential units of varying size (i.e., number of bedrooms, different square footage depending upon the needs of the individual residents);

2. common dining facilities and some or all meals;
3. housekeeping and linen service, available if desired by the residents;
4. laundry services, available if desired by the residents;
5. commercial facilities intended primarily for the benefit of staff and residents of the retirement facility, including such facilities as a beauty salon or barber shop, bookstores, and convenience-type commercial uses on site;
6. local transportation provided directly by the facility (i.e., not contracted through taxicabs, etc.) for outings for residents;
7. recreational facilities intended primarily for the benefit of staff and residents, such as a library, meeting/game room, spa or swimming pool, etc.; and
8. security features, such as emergency pull cords in each residential unit;
9. on-site health care services and/or facilities; and
10. dwelling units for resident managers.

## SECTION 1803 - CONDITIONAL USES AND STRUCTURES

- A. Public and quasi-public facilities and utilities may be allowed in these districts in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Mayor and Board of Aldermen.
- B. Large scale group care facilities for the housing and care of orphans, foster children, battered women and children, "disabled" persons (see Article II for definition of "disabled") and other persons requiring specialized treatment, including all uses needed for same.

## SECTION 1804 - DIMENSIONAL REQUIREMENTS

*1804.01 Maximum Height:* 35 feet.

*1804.02 Minimum Lot Area:* Two (2) acres.

*1804.03 Minimum Lot Width:* Not regulated.

*1804.04 Maximum Buildable Area:* Except for required minimum yards, off-street parking and loading requirements, and required distances between buildings, permitted uses may occupy as much of the site in an "S-1" district as is necessary to conduct the permitted activity.

*1804.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:* 30 feet. No more than two-thirds (2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with the standards adopted by the Town of Terry.

*1804.06 Minimum Yards:*

- A. Front yard: 50 feet from the front of any proposed building to the right-of-way of any public (i.e., dedicated) street or highway; or 20 feet from the front of any proposed building to the curb or pavement line of any existing or proposed private street (i.e., circulation driveway) on the property of the S-1 use.
- B. Side yards and rear yards where not abutting a residential district or an existing single-family detached residential use: 20 feet from any property line to any building; the first five (5) feet inside this side or rear yard setback (adjacent to the property landscaped in accordance with the standards adopted by the Town of Terry).
- C. Side yards and rear yards where abutting any single family residential district or existing single-family detached residential use: 50 feet from any property line to any building, which shall remain open and be landscaped in accordance with the standards adopted by the Town of Terry; OR 20 feet from any property line to any building, which shall remain open and be landscaped in accordance with the standards adopted by Town of Terry and a fence along the side or rear yards abutting such residential district; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid (plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

## SECTION 1805 - SITE PLAN REQUIRED

A site plan shall be submitted to the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance.

## SECTION 1806 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets.

## SECTION 1807 - OFF-STREET PARKING, LOADING AND ACCESS CONTROL REQUIREMENTS

See Article XIX for off-street parking, loading and access control requirements.

## SECTION 1808 - SIGNS

See Article XXI for sign regulations.

# ARTICLE XIX: OFF-STREET PARKING, LOADING SPACE AND ACCESS REQUIREMENTS

## SECTION 1900 - PURPOSE OF THIS ARTICLE

The purpose of this Article is to establish requirements regarding: (1) sufficient space for the off-street parking and, where required, parking lot landscaping; (2) sufficient space for loading (or unloading) of all motor vehicles; and (3) design standards for accessways within the Town of Terry. The purpose of these requirements is to reduce or avoid congestion of streets and to provide a more suitable living and working environment. Such space for parking or loading of motor vehicles, provisions for ingress and egress, and required landscaping shall be provided at the time of the erection of any principal structure, or at the time any principal structure is enlarged or increased in capacity by the addition of dwelling units, guest rooms, floor area, or seats. The responsibility for meeting the requirements established by this Ordinance shall be that of whoever establishes the use to which it is appurtenant.

## SECTION 1901 - OFF-STREET PARKING

*1901.01 General Requirements:* Off-street parking and loading space shall be provided in accordance with the following regulations:

- A. Provision of Parking Space on the Same Lot with all Residential Uses: Off-street parking space for all residential land uses shall be provided on the same parcel of land as the residential use to which the parking space is an accessory.
- B. Non-residential Uses and Off-site Parking: Off-street parking space for all non-residential land uses shall be provided on the same parcel of land as the use to which the parking space is appurtenant. However, following site plan review by the Planning/Zoning Commission in accordance with Sections 2207 through 2210 of this Ordinance, the Mayor and Board of Aldermen may authorize in writing an alternative off-site location to the required parking space for such non-residential land uses if:
  - 1. There are practical difficulties preventing the location of parking space on the same parcel; and/or
  - 2. The public safety or the public convenience or both would be better served by the location of the required space on a parcel of land other than with the use to which it is appurtenant.
- C. Provision of Access and Maneuver Space for Non-Residential Land Uses: In calculating any required parking area, other than for parking spaces required for single and two-family dwellings, sufficient access and maneuver space shall be provided to permit the parking and removal of any vehicle without moving other vehicles. Furthermore, all parking spaces shall be designed, maintained and regulated so that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley; and exiting will not require backing into a public street.
- D. Parking Space Near Fire Hydrants: Under no circumstances shall any parking space be provided within ten (10) feet of a fire hydrant.

*1901.02 Schedule of Off-Street Parking Requirements:* For the purpose of this Ordinance, an "off-street parking

space" shall consist of a space sufficient in size to store one full size automobile (minimum of 180 square feet in area) with room for opening doors on both sides. When computing parking space requirements on the basis of the number of persons expected to be on the premises of a particular land use, the maximum number of occupants, practitioners, patrons or employees anticipated to be on the premises at any one time shall be used. When the application of the requirements of this Section would result in a fractional space, any such fraction shall be counted as one space. In the case of mixed, compatible subcategories of land use (e.g., as shopping centers containing a grocery store, a furniture store, a motion picture theater, etc.), the parking space required by the schedule below shall equal the sum of the requirements for each of the various uses (subcategories) computed separately. Off-street space for parking and storage of vehicles shall be provided in accordance with the following schedule:

- A. All Residential Uses Other Than Multiple Family: Two spaces per dwelling unit.
- B. Multiple Family Uses: 1.5 spaces for the first bedroom then 0.5 for each additional bedroom.
- C. General Business, Commercial or Service Establishments Catering to the Retail Trade: One parking space for each 225 square feet of gross floor area, except for the following prescribed uses:
  - 1. Hotels and motels: 1.5 space for each guest room plus one space for each employee on the largest shift.
  - 2. Restaurants and similar establishments serving food and beverages - One space per 100 square feet.
  - 3. Furniture and appliance stores - One space for each 500 square feet of gross floor area.
  - 4. Theaters, auditoriums and other commercial places of assembly - One space for each four fixed seats.
  - 5. Gasoline service stations - One space per 275 square feet.
  - 6. "Drive-through service" establishments, such as drive-in banking, drive-through "windows" for fast food restaurants, dry-cleaning and laundry establishments and similar uses - Five queuing spacing for vehicles waiting in addition to one space per 225 square feet.
  - 7. Motor vehicle sales, machinery sales and equipment sales establishments - One space per 750 feet of sales area (e.g. utilized for the display of vehicles, machinery or equipment for sale, whether or not said area is enclosed).
  - 8. Grocery stores (excluding convenience type grocery stores) - One parking space (for employees and customers) for each 100 square feet of gross floor area.
  - 9. Convenience-type grocery stores - A minimum of four parking spaces for any such use plus one space for each 400 square feet of gross floor area.
  - 10. Skating rinks and other commercial places of amusement or assembly without a fixed seating arrangement - One parking space for each 75 square feet of floor area devoted to use by patrons.
  - 11. Bowling alley - Five spaces for each bowling lane.



- D. Warehouse, Wholesale and Manufacturing Uses not Catering to the Retail Trade: One parking space for each 1,000 square feet of gross floor area, or one parking space for each employee on the largest shift, whichever is greater; plus one space for each vehicle operating from the premises.
- E. Public/Quasi-Public Facilities and Uses: Off-street parking space requirements for public/quasi-public facilities and uses shall be determined based upon a site plan and in accordance with the following schedule of requirements:
  - 1. Churches - One parking space for each five fixed seats in the principal assembly hall or one parking space for every 90 linear inches of pew space, whichever is applicable.
  - 2. Hospitals - One space for every two patient beds, plus one space for each employee determined by the number of employees on the largest shift.
  - 3. Rest homes, nursing homes, sanitariums, and convalescent homes - 0.5 space for every two patient beds, plus one space for each employee determined by the number of employees on the largest shift.
  - 4. Libraries, art galleries, and museums, both public and private - One space for each 500 square feet of floor area (excluding storage rooms).
  - 5. Other public/quasi-public facilities and uses not listed above - The off-street parking requirements for public/quasi-public uses not listed above shall be determined on the basis of a site plan submitted in accordance with Sections 2207 through 2210 of this Ordinance.

*1901.03 Design Standards for Off-Street Parking:* Off-street parking shall be provided as specified in this section. With regard to the provision of parking for handicapped persons, developers shall comply with the Federal regulations implementing the Americans with Disabilities Act.

A 90-degree parking angle shall be required for all parking lots unless the developer can demonstrate to the Town of Terry Planning/Zoning Commission during required site plan review (see Sections 2207 through 2210) that there are unusual circumstances, such as an unusual lot shape, that would make it necessary to use a parking angle other than 90-degree. Parking stalls shall be a minimum of ten (10) feet wide and eighteen (18) feet in depth.

If unusual circumstances exist to necessitate a parking angle other than 90-degrees, approval shall be based upon review of the required site plan.

Parking aisle widths shall be a minimum of twenty-four (24) feet, unless unusual circumstances require that aisles be less than 24 feet wide.

## SECTION 1902 - OFF-STREET LOADING SPACE REQUIREMENTS

Adequate off-street space for the loading and unloading of vehicles and for vehicles temporarily stopped ("standing") while waiting to be loaded, unloaded, or serviced, shall be provided and maintained for all commercial and industrial uses and any other use involving the receipt or distribution by vehicles of materials, merchandise or other matter on a regular basis. Said space shall be provided on the same premises with the use to which it is appurtenant, unless with a recommendation from the Planning/Zoning Commission, the Mayor and Board of Aldermen authorize in writing an alternative location for such loading or unloading. Unless otherwise

specified in this Ordinance, loading, unloading or standing space shall be provided in accordance with the following:

One loading space measuring at least 12 feet by 55 feet with a minimum height clearance of 14 feet for the first 3,000 square feet of building and/or storage area; plus one additional loading space with the same space requirements as above for each 10,000 square feet of building and/or storage area above the first 3,000 square feet. (Examples: (1) A parcel of land containing 3,000 square feet of area which is used for the storage of building supplies or a commercial building containing 3,000 square feet of floor space: one loading space would be required for either situation; (2) a parcel of land containing 23,000 square feet of outdoor storage area or a building containing 23,000 square feet of floor area: a minimum of three loading spaces would be required in either situation.)

SECTION 1903 - ACCESSWAYS

Developers of public/quasi-public uses, multiple family residential uses, all commercial uses and all industrial uses shall control access along arterial and collector streets upon which the use abuts in accordance with the following regulations:

*1903.01 Access Barrier:* Each lot, with its buildings, other structures and parking and loading areas shall be physically separated from each adjoining street by a curb or other suitable barrier against unchanneled motor vehicle ingress or egress. Except for the accessways permitted below, such barrier shall be continuous for the entire length of any lot line adjoining a street.

*1903.02 Number of Accessways Per Lot:* Each lot shall have a minimum of one accessway per lot or one accessway for every 200 feet of street frontage unless a greater number is approved by the Mayor and Board of Aldermen for reasons of safer traffic maneuvering.

*1903.03 Distances between Accessways on the Same Lot, Minimum Setbacks from Street Intersections, and Driveway Width Regulations for Multiple-Family Residential, Commercial, Industrial and Public/Quasi-Public Uses:* All accessways for multiple-family residential, commercial, industrial, and public/quasi-public uses shall comply with Table 1. The functional classification of all streets and highways shall be determined by the classification shown on the adopted Land Uses/Thoroughfares Plan.

*MINIMUM DISTANCE REQUIRED IN 1903.03*

Functional Classification of Street	Minimum Distance Between Driveways	Minimum Distance to Intersection	Driveway Width Regulations	
			Minimum	Maximum
Local	22 feet	40 feet	24 feet	35 feet
Collector	22 feet	40 feet	24 feet	35 feet
Arterial	30 feet	50 feet	28 feet	44 feet

*1903.04 Common Accessways To Reduce Traffic Hazards on Collector and Arterial Streets:* Where practicable, developers of adjoining lots for commercial, industrial, or public/quasi-public uses shall provide common accessways in order to reduce the number of points of ingress and egress along collector and arterial streets. The provision of such common accessways with adjoining properties shall be considered in the preparation of the site plan required by these regulations. Site plans shall not be recommended for approval unless the Planning/Zoning Commission determines that the developer has made a reasonable effort to coordinate the provision of common accessways with adjoining property owners.



## ARTICLE XX: NONCONFORMITIES

### SECTION 2000 - PURPOSE OF THIS ARTICLE

A nonconformity is any land, lot, building, structure or parts thereof, existing before the enactment of this Ordinance, which subsequent to the enactment of this Ordinance or amendment thereto, does not conform with the use regulations and/or dimensional regulations of the district in which it is situated, and/or does not comply with any other requirements herein.

It is the intent of this Ordinance to permit nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Nonconforming uses (see definition under Section 2001 below) are declared by this Ordinance to be incompatible with permitted land use in the districts involved. Therefore, a nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of structure and land in combination shall not be extended or enlarged after passage of this Ordinance by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change of plans, construction, or designated use of any building on which actual construction was lawfully initiated prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been carried on diligently. "Actual construction" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially initiated preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be "actual construction," provided that work shall be carried on diligently.

### SECTION 2001 - TYPES OF NONCONFORMITIES

Where the definition of a nonconformity has been given in Section 201 and under Section 2000, such nonconformities shall be further defined according to one of the types of nonconformities listed below, or combination thereof, for the purpose of regulation.

*2001.01 Nonconforming Undeveloped "Lot of Record":* This type of nonconformity is an undeveloped "lot of record" (i.e., part of a subdivision, the map of which has been recorded in the office of the Chancery Clerk of Hinds County or a lot described by metes and bounds, the description of which has been recorded in said office) the dimensions of which, subsequent to the passage of this Ordinance, do not meet the area or width requirements, or both, of the district wherein such lot is located.

*2001.02 Nonconforming Structure (Including Buildings):* This type of nonconformity includes anything lawfully constructed or erected with a fixed location on the ground (or attached to something having a fixed location on the ground) prior to the passage of this Ordinance, but which subsequently does not comply with the bulk, placement or other dimensional requirements of the zoning district wherein located.

*2001.03 Nonconforming Use:* This type of nonconformity includes the uses of any land, lot, building, structure, or parts thereof, which lawfully existed prior to the passage of this Ordinance but which subsequently does not

comply with all or some part of the use requirements of the zoning district wherein located.

## SECTION 2002 - REGULATIONS CONCERNING NONCONFORMING UNDEVELOPED LOTS OF RECORD

*2002.01 Erection of Single-Family Dwellings Allowed on Single Nonconforming Undeveloped (or Vacant) Lots of Record in Separate Ownerships:* In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single nonconforming undeveloped (or vacant) lot of record after the effective date of this Ordinance, notwithstanding limitations imposed by other provisions of this Ordinance. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such single lot of record fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that:

- A. The required yard dimensions and other requirements (than those applying to lot area or width, or both) of the proposed single-family residential use shall conform to the regulations in the district in which such single nonconforming lot of record is located.
- B. Variance of yard requirements shall be obtained only through action of the Mayor and Board of Aldermen following recommendation of the Planning/Zoning Commission. (See Section 2204 of this Ordinance).

*2002.02 Two or More Nonconforming Undeveloped (or Vacant) Lots of Record with Continuous Frontage Changing Ownership After the Effective Date of This Ordinance:* If two or more undeveloped (or vacant) lots in single ownership with continuous frontage are "of record" at the time of enactment of this Ordinance, and if, subsequent to the passage of this Ordinance, such lots become nonconformities in the district where they are located; and if such lots change ownership after the enactment of this Ordinance, the lands involved shall be considered as undivided parcel for the purposes of this Ordinance; and no portion of said parcel shall be used in a manner which diminishes compliance with the lot width and/or lot area requirements established by this Ordinance, nor shall any division of any parcel be made which creates a lot width or area (or both) below the requirements stated in this Ordinance.

The provisions of this subsection shall not apply to two or more undeveloped lots of record in single ownership with continuous frontage which remain in the same ownership (or if the lots are conveyed by inheritance or as a gift) following enactment of this Ordinance. Such lots not changing ownership shall continue to be considered divided parcels; and the owner of such lots may erect single-family dwellings on each lot in districts where single-family dwellings are permitted, subject to the regulations imposed by subsection 2002.01. However, further division of such nonconforming lots of record shall be prohibited.

No lot shall be created on or after the effective date of this Ordinance which does not meet the lot area and lot width requirements of the district wherein the lot is located.

## SECTION 2003 - REGULATIONS CONCERNING NONCONFORMING STRUCTURES

Where a lawful structure exists before the effective date of adoption or amendment of this Ordinance that could not subsequently be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, its placement on the lot, or other dimensional requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, provided that:

- A. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity,

but any structure or portion thereof may be altered to decrease its nonconformity.

- B. Should such nonconforming structure or nonconforming portions of a structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed, except in conformity with the provisions of this Ordinance.
- C. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

#### SECTION 2004 - REGULATIONS CONCERNING NONCONFORMING USES OF LAND (OR LAND WITH MINOR STRUCTURES ONLY)

Where at the time of passage of this Ordinance, lawful use of land exists which would not be permitted by the regulations imposed by this Ordinance, and where such use involves no individual structure with a replacement cost exceeding \$1,000.00, the use may be continued so long as it remains otherwise lawful, provided:

- A. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;
- B. No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance;
- C. If any such nonconforming use of land ceases for any reason for a period of more than 30 days (except where government action has impeded access to the premises), any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located;
- D. No additional structure not conforming to the requirements of this Ordinance shall be erected in connection with such nonconforming use of land.

#### SECTION 2005 - REGULATIONS CONCERNING NONCONFORMING USES OF MAJOR STRUCTURES OR OF MAJOR STRUCTURES AND LAND IN COMBINATION

If lawful use involving individual major structures (i.e., those with a replacement cost of \$1,000 or more) or of such major structures and land in combination, exists prior to the effective date of adoption or amendment of this Ordinance, that would not be allowed in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
- C. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.

- D. When a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for six consecutive months or for six months during any three year period (except when government action has impeded access to the premises), the structure, or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
- E. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to the extent of more than 50 percent of the replacement cost at the time of destruction.

# ARTICLE XXI: SIGN REGULATIONS

## SECTION 2100 – PURPOSE OF THIS ARTICLE

This ordinance regulates signs, as defined under Article II, for the following reasons:

- A. To assure that signs are appropriate to the land, building, or use to which they are appurtenant, thereby protecting the character and economic stability of surrounding property.
- B. To assure that signs are adequate but not excessive for their intended purpose.
- C. To prohibit the erection, placement or retention (in the case of signs erected prior to the adoption of this Ordinance) of any sign which constitutes a hazard to the public safety.
- D. To prohibit the erection, placement, or retention of any sign which constitutes a nuisance by reason of glare, noise, animation, flashing, or other objectionable influence.

## SECTION 2101 - PERMIT REQUIRED/APPLICATIONS FOR SIGN PERMITS

Except for the signs listed under Section 2103 and temporary signs listed under Sections 2114, no sign shall be constructed, erected, relocated or expanded unless the owner (or his/ her representative) obtains a sign permit from the Zoning Administrator. The Zoning Administrator shall not issue a sign permit unless the proposed sign complies with the provisions of this Ordinance and other applicable ordinances and regulations of the Town of Terry.

Applications for sign permits shall be filed with the Zoning Administrator on a form provided by the Town. The permit application shall include, but not necessarily be limited to, the following information:

- A. Name and address of the sign owner and of the sign erector.
- B. Zoning district in which the sign is to be erected, expanded (or otherwise modified) or relocated.
- C. Sign type proposed.
- D. Drawings showing the design, location(s) on the lot(s), materials, finishes of the sign, type of illumination if any, and such other pertinent information as the Zoning Administrator may require.

## SECTION 2102 - SIGN MEASUREMENT/SIGN FACES

The sign area is calculated by measuring the area of the geometric shape that contains all writing, graphic representation, emblem, or other display as well as the material or color forming an integral part of the background of the message or display or otherwise used to differentiate the sign from the backdrop or structure. The sign area does not include the base, apron, supports or other structural members which do not include a message.

In measuring the required setbacks for ground-mounted signs, the measurement shall be from the appropriate street or highway right-of-way or property line to the leading edge of the sign, including the structural



members of the sign.

The face of a sign shall be defined as the area of a sign which is visible from one direction and is the entire area on which copy, or sign area, is placed. In measuring the area of signs having double faces, the area of each face shall be measured.

## SECTION 2103 - SIGNS NOT REQUIRING A PERMIT

The following signs shall not require a permit, but shall be subject to the regulations of this Ordinance:

- A. Any sign erected by any Federal or State agency or the Town of Terry, or under authorization or required by any governmental agency, shall not require a permit.
- B. Flags shall not exceed sixty (60) square feet in area and shall not be flown from a pole the top of which is more than forty (40) feet in height in commercial and industrial zones or not to exceed 24 square feet or 8 feet in height in residential zones. Any flag not meeting one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.
- C. For the purpose of public safety, standard markers or warning signs denoting utilities or hazards.
- D. For the purpose of traffic safety, additional ground-mounted or wall-mounted signage on the interior of a site with minimum visibility from right-of-way and adjacent properties shall not require a permit. Such signs may be directly or indirectly illuminated and shall not exceed 5 square feet in size. These signs by be erected in addition to other signs permitted by these regulations and not included in calculating the maximum allowable aggregate sign area. Any sign exceeding the size maximum must be permitted.
- E. For the purpose of traffic safety and site identification for emergency services personnel, each parcel is allowed one sign less than 36 square inches in sign area to be placed in any of the following locations: on the front of every building, residence, or structure; on each side of an authorized United States Postal Service mailbox; and on one post which measures no more than 48 inches in height and 4 inches width. Such signs shall be prominently displayed and written in contrasting colors to the color of the structure or background against which said signs are placed in order to facilitate identification by emergency service personnel.
- F. Window Signs: Permitted only in commercial or industrial districts. Such signs shall not cover more than twenty (20) percent of the window area.
- G. Temporary signs subject to Section 2114.

## SECTION 2104 - MINIMUM SET-BACK FROM STREET RIGHT-OF-WAY FOR ALL GROUND-MOUNTED SIGNS

No portion (including the leading edge of the sign) of a ground-mounted sign shall be located nearer than five (5) feet from the right-of-way of any street.

## SECTION 2105 - OFF-PREMISE GROUND-MOUNTED SIGNS

Except for signs pertaining to public/quasi-public facilities and utilities (see Section 2104) and certain signs allowed without a permit (see Section 2103), the erection of an off-premise ground-mounted sign in the Town of Terry shall be prohibited.

## SECTION 2106 - MAXIMUM HEIGHTS FOR ALL GROUND-MOUNTED SIGNS

Except for residential districts and the "Terry Central Business District (CBD)" and temporary ground-mounted signs, if the proposed location of a ground-mounted sign is lower than the elevation of the centerline of the street or highway to which the sign is directed, then the height of the sign shall not exceed twelve (12) feet above the said centerline elevation. If the proposed location of the ground-mounted sign is the same or above the elevation of the centerline of the street or highway to which the sign is directed, then the height of the sign shall not exceed twelve (12) feet above the surrounding grade. However, the Mayor and Board of Aldermen are hereby empowered to grant a special permit under unusual circumstances for a sign up to 35 feet above the surrounding grade.

The maximum height for all ground-mounted signs in residential districts and the "Terry Central Business District (CBD)" shall be six (6) feet above the surrounding grade.

## SECTION 2107 - LANDSCAPING REQUIRED FOR ALL GROUND - MOUNTED IDENTIFICATION SIGNS AND SINGLE - BUSINESS COMMERCIAL OR INDUSTRIAL GROUND - MOUNTED SIGNS

The base of all ground-mounted identification signs and all single business (one business on a lot) ground-mounted commercial or industrial signs shall be fully landscaped with planters and/or shrubs in all directions, not less than the dimensional width of the sign. Failure to maintain this landscaping shall be a violation of this Ordinance.

## SECTION 2108 - WALL SIGNS PROJECTING ABOVE ROOF LINE PROHIBITED

No wall sign shall project above the roof line of a building.

## SECTION 2109 - SIGNS EXCEEDING HEIGHT LIMITATIONS ARE NONCONFORMING STRUCTURES

All signs existing at the time of passage of this Ordinance which exceed the height limitations of this Ordinance shall be considered nonconforming structures, subject to the provisions of Section 2120 of this Ordinance.

## SECTION 2110 - REGULATIONS FOR SIGNS PERTAINING TO PUBLIC/QUASI-PUBLIC FACILITIES AND UTILITIES

The following types of signs, subject to the regulations of this Ordinance, are permitted in connection with public/quasi-public facilities and utilities, as such uses are defined by this Ordinance. Where a public/quasi-public use is permitted as a conditional use under the Official Zoning Ordinance of the Town of Terry, Mississippi, these signs are allowed.

*2110.01 Permissible Signs:*

- A. Ground-mounted signs.
- B. Wall-mounted signs.
- C. Changeable copy (manual only) signs.
- D. Changing signs (automatic).
- E. Off-premise ground-mounted signs with the consent of the property owner on which the ground-mounted sign is to be placed.
- F. Temporary signs.

*2110.02 Illumination of Public/Quasi-Public Signs:* Except for temporary signs which shall not be illuminated, signs allowed for public and quasi-public uses may be externally illuminated or internally illuminated, as defined by this Ordinance. However, no public/quasi-public use sign shall be illuminated by neon tubing or light bulbs arranged to form copy.

*2110.03 Maximum Area:* For all on-premise signs, a maximum of one ground-mounted, changeable copy (manual), changing sign (automatic) or wall sign per street frontage, with no more than thirty-two (32) square feet per face may be erected. In no case shall total (aggregate) sign area exceed sixty-four (64) square feet, regardless of the number of faces.

For off-premise ground signs, a maximum aggregate area of thirty-two (32) square feet shall be allowed (with a maximum of thirty-two square feet per face), with no more than one such sign per off-premise lot upon which the sign is placed.

*2110.04 Regulations for Temporary Signs for Public/Quasi-Public Facilities and Utilities:* See Section 2114. The locations for all such signs shall be reviewed by the Terry Planning Commission and approved by the Mayor and Board of Aldermen.

## SECTION 2111 - SIGN REGULATIONS FOR ALL SINGLE-FAMILY RESIDENTIAL DISTRICTS, MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, PLANNED UNIT DEVELOPMENTS, AND MANUFACTURED HOME PARK RESIDENTIAL DISTRICTS

The following regulations shall apply to all land zoned Residential Estate (R-E), Single-Family Residential (R-1), Moderate Density Residential (R-2), High Density Residential (R-3), Planned Unit Developments (PUD), and Manufactured Residential Park (MHP):

#### *2111.01 Permissible Signs:*

- A. Permanent ground-mounted (free-standing) signs: no more than one per subdivision, multiple-family residential (apartments or condominiums), or manufacture home park or subdivision entrance
- B. Wall mounted sign on multiple-family residential (apartments or condominiums) buildings.

#### *2111.02 Size and Location:*

- A. Residential subdivision and manufactured home park/subdivision Ground-mounted signs:
  - 1. Maximum area: Thirty-two (32) square feet per face; in no case shall total sign area exceed sixty-four (64) square feet, regardless of the number of faces.
  - 2. Set-back from street rights-of-way: These signs may be located at all subdivision entrances at least five (5) feet from the right-of-way line of any street. In accordance with Section 2120, item number 8, no sign shall be erected in a manner as to obstruct the free and clear vision of vehicle drivers.
  - 3. Maximum height: six (6) feet.
- B. Multiple Family Residential (Apartments or Condominiums) Signs, Ground-Mounted or Wall:
  - 1. Maximum area: Maximum of one ground-mounted or wall sign per street frontage, with no more than thirty-two (32) per face. In no case shall total sign area square feet exceed sixty-four (64) square feet per lot, regardless of the number of faces. For example, an apartment complex fronting on two streets could have two wall-mounted signs measuring 4 feet x 8 feet each, with no ground-mounted signs; or one wall mounted sign measuring 4 feet x 8 feet and a ground-mounted sign of the same dimensions.
  - 2. Set-back from street right-of-way for ground-mounted signs: five (5) feet.
  - 3. Maximum height for ground-mounted signs: six (6) feet.

*2111.03 Illumination of Signs in Residential Districts, Manufactured Home Parks/Subdivisions, and Planned Unit Developments:* No sign in residential districts, manufactured home parks or subdivisions, or PUD's shall be internally lighted (i.e., only external lighting, as defined by this Ordinance, is permitted for signs in these districts).

*2111.04 Temporary Signs:* See Section 2114

## SECTION 2112 - SIGN REGULATIONS FOR THE TERRY CENTRAL BUSINESS DISTRICT (CBD)

The following regulations shall apply to signs in the Terry Central Business District:

#### *2112.01 Permissible Signs:*

- A. Ground-mounted signs.
- B. Wall signs.
- C. Canopy signs or marquee signs.
- D. Temporary signs as regulated by Section 2114.

#### *2112.02 Maximum Area and Height:*

- A. Maximum Height for All Ground-Mounted Signs: No ground-mounted sign shall exceed a height of six (6) feet above the surrounding grade.
- B. Maximum Area for Wall, Canopy or Marquee Signs: The maximum aggregate square footage for wall, canopy or marquee signs shall be one (1) square foot for each lineal foot of building frontage length, with "building frontage" including each side of a building which fronts on a public street. In no case shall the total aggregate square footage for all signs exceed sixty-four (64) square feet.
- C. Maximum Area for Ground-Mounted Signs: The maximum aggregate square footage shall be one (1) square foot for each lineal foot of building frontage length, with "building frontage" including each side of a building which fronts on a public street. Signs shall not exceed an area of thirty-two (32) square feet per face per street frontage, and in no case shall the total aggregate square footage for all signs exceed sixty-four (64) square feet.

### SECTION 2113 - SIGN REGULATIONS FOR GENERAL COMMERCIAL (C-1), MAJOR THOROUGHFARES COMMERCIAL (C-2), AND INDUSTRIAL DISTRICTS (I-1 AND I-2)

The following regulations shall apply to General Commercial (C-1), Major Thoroughfares Commercial (C-2), and Industrial (I-1 and I-2) zoning districts:

#### *2113.01 Permissible Signs:*

- A. Ground-mounted signs.
- B. Wall signs.
- C. Canopy signs or marquee signs.
- D. Changing signs (automatic)
- E. Changeable copy (manual) signs.

*2113.02 Individual Ground-Mounted Signs Prohibited Where More Than One Business/Organization Is Located On a Single Lot:* Where more than one business or organization is located on a single lot, individual ground-mounted signs for each such business or organization shall be prohibited.

*2113.03 Directional Off-Premise Signs for Businesses or Organizations Located in the Terry Central Business District:* In the C-1 General Business District on Cunningham Avenue east of Interstate 55, upon approval of the Mayor and Board of Aldermen, one off-premise directional ground-mounted sign per business or organization may be erected inside the street right-of-way or on a lot bordering Cunningham Avenue (with approval of property owner) indicating the name of a business or organization located in the Terry Central Business District. The sign may contain only the name of the business or organization, with no advertising material, and an arrow indicating the direction to the CBD. However, no such sign may be erected unless the specific location of the sign, size and design is approved by the Mayor and Board of Aldermen.

*2113.04 Maximum Area for All Signs:*

The maximum aggregate square footage shall be one (1) square foot for each lineal foot of building frontage length, with "building frontage" including each side of a building which fronts on a public street, in addition to a shared ground mounted sign allowed for multiple businesses/organizations located on a single lot. In no case shall the total aggregate square footage for such signs exceed 125 square feet

For example, a building measuring 100 feet on one street and 50 feet on another street (corner lot) could have up to 125 square feet of ground-mounted signs and wall signs: say, a wall sign measuring 3 feet x 8.33 feet and a ground-mounted sign in the front of the business measuring 4 feet x 25 feet, for a total of 125 square feet.

In addition to above, shared ground-mounted signs allowed for multiple businesses/organizations on a single lot not exceeding fifty (50) square feet per face per street frontage may be erected in all commercial or industrial districts or commercial portions of PUD's, but the total sign area for such signs on a single lot shall not exceed 125 square feet per lot. Such ground-mounted signs shall not exceed twelve (12) feet in height and shall be located at least five (5) feet from street rights-of-way. For example, two stores on a single corner lot could have one 50 square foot (each face) ground-mounted sign on each street.

*2113.05 Illumination of Signs:* Except for temporary signs, signs allowed in commercial and industrial districts may be externally illuminated or internally illuminated, as defined by this Ordinance. However, except for automatic changeable copy signs, no sign shall be illuminated by means of exposed lighting on the sign face, such as neon tubing or light bulbs arranged to form copy. Temporary signs shall not be illuminated.

*2113.06 Private Sign Standards Required:* The developer of an office park, shopping center, or other grouping of three or more commercial or industrial tenants on a single lot or in a subdivision shall prepare a set of sign standards for all exterior signs to be approved by the Terry Planning Commission. Such standards shall run with all leases or sales of portions of the development. The Terry Planning Commission, when reviewing these standards, shall consider the following:

- A. size and height;
- B. colors;
- C. materials;
- D. styles of lettering;
- E. appearance of any logo;

- F. type of illumination;
- G. location; and
- H. landscaping around the signs.

Sign permits shall not be issued until the Mayor and Board of Aldermen have approved the sign standards after having been assured that such standards will be enforced by the developer or owner. The sale, subdivision, or other partition of the site after development does not exempt the project or portions of the project from complying with these regulations relative to number of signs and the harmony and visual quality of signs to be installed.

(NOTE: By definition under this Ordinance, a shopping center consists of three (3) or more commercial establishments managed as a unit. Other "groupings" of three (3) or more commercial or industrial uses on a single lot or in a subdivision are also required to submit private design standards.)

## SECTION 2114 – TEMPORARY SIGNS

*2114.01 Rigid Temporary Signs:* Rigid temporary signs are permitted in all zoning districts in accordance with the following limitations

- A. For individual lots, buildings, or tenant space less than one acre: One sign per street frontage per event, activity, candidate, etc which shall not exceed 8 square feet of surface area and 6 feet in height.
- B. For individual lots of less than 5 acres but more than one acre: One sign per street frontage per event, activity, candidate, etc which shall not exceed 32 square feet in sign area and 8 feet in height.
- C. For individual lots of less than 10 acres but more than 5 acres: One sign per street frontage per event, activity, candidate, etc which shall not exceed 64 square feet in sign area and 8 feet in height.
- D. For individual lots of more than 10 acres: One sign per street frontage per event, activity, candidate, etc which shall not exceed 100 square feet in sign area and 8 feet in height.
- E. All rigid temporary signs shall be removed within 10 days of the event occurring.
- F. No temporary sign shall be placed within the public right-of-way or on public or private property without owner approval.

#### *2114.02 Non-Rigid Temporary Signs:*

- A. Up to 2 canvas signs, banners, advertising flags, pennants, streamers, garlands and similar devices are permitted only for the first 30 days after the initial opening of a new establishment, after new occupancy or after a change of the proprietor.
- B. Up to 2 Canvas signs, banners, advertising flags, pennants, streamers, garland and similar devices may also be allowed for a maximum of 30 days per event or occasion.

*2514.03 Exceptions:* The provisions of this Ordinance shall not apply to temporary decorations or displays celebrating the occasion of holidays or events, and are therefore excepted.

### SECTION 2115 - PROHIBITED SIGNS

The following signs are hereby prohibited anywhere in the Town of Terry:

- A. Any sign erected on public property (Municipal, County, State or Federal) or street/ highway right-of-way without the consent of the appropriate governmental entity.
- B. Signs which are of a size, location, movement, content, coloring or manner of illumination which may be confused with or construed as an official traffic sign, signal or other traffic control device or which hide from view any such traffic control device.
- C. All billboards as defined by this Ordinance.
- D. All portable or “trailer” signs.
- E. Roof signs.
- F. Animated signs.
- G. Signs which are structurally unsound or which are rendered structurally sound by guy wires or unsightly bracing; and signs that do not meet the construction standards of the Standard Building Code.
- H. Signs which contain words or pictures of an obscene, indecent, or immoral character which could offend morals or decency.
- I. Signs erected in such a manner as to obstruct the free and clear vision of vehicle drivers.
- J. Signs placed on a vehicle or trailer which is parked or located for the primary purpose of displaying said sign, not including signs or lettering on buses, taxis, or vehicles operating during the normal course of business.
- K. Abandoned or obsolete signs.
- L. Signs that are not expressly permitted by this Ordinance.
- M. Signs which contain or consist of banners or posters (except for allowed temporary signs), pennants,



ribbons, streamers, strings of light bulbs, spinners, or other related items, except where specifically permitted as temporary signs.

N. Signs which contain or consist of pulsating lights, strobe lights, or beacons.

## SECTION 2116 - SIGN ILLUMINATION

The light for or from any illuminated sign shall be so shaded, shielded or directed that the light intensity will not be objectionable to motor vehicle drivers or the surrounding area. Signs shall not be erected or maintained which contain, include or are illuminated by flashing, intermittent or moving lights, except those giving public service information, such as (but not limited to) time, date, temperature, weather or news.

## SECTION 2117 - NONCONFORMING SIGNS

Signs which were legally in existence prior to the effective date of this Ordinance which do not conform to the provisions of this Ordinance are declared nonconforming signs. Regulations concerning nonconforming signs and other structures are included under Article XX of this Ordinance.

## SECTION 2118 - HOME OCCUPATION SIGNS

The maximum size for all home occupation signs is two (2) square feet. Home occupation signs shall be affixed to the house no more than six (6) feet above floor level and may not be illuminated.

# ARTICLE XXII: ADMINISTRATION AND ENFORCEMENT

## SECTION 2200 - PURPOSE OF THIS ARTICLE

It is the purpose of this Article to prescribe the legal devices and procedures for administering and enforcing this Ordinance and to define the duties, powers, limitations and scope of jurisdiction for the various persons and groups which are concerned with the administration and enforcement of this Ordinance.

## SECTION 2201 - DUTIES, POWERS, AND LIMITATION OF POWERS OF THE ZONING ADMINISTRATOR IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE

### *2201.01 Duties of the Zoning Administrator:*

- A. Coordinate all matters relating to this Ordinance with, as appropriate, other Town officials.
- B. Provide information to the public on matters relating to zoning.
- C. Provide application forms to the public on matters relating to zoning.
- D. Maintain, or be responsible for, the maintenance of the Official Zoning Map.
- E. Review all building permit applications and plot diagrams as they relate to this Ordinance.
- F. Receive and take appropriate action on all applications for dimensional variances, conditional use permits (special exceptions), and zoning amendments (rezoning).
- G. Receive and take appropriate action on all site plans submitted in accordance with Sections 2208 and 2209 of this Ordinance and the forwarding copies of site plans and associated materials to the proper individuals or bodies.
- H. Check construction (or use conversion) performed under zoning-related permits to determine if the work (or use conversion) meets the requirements before issuing a certificate of occupancy.
- I. Clear with other local, Terry, state, or Federal agencies where such clearance is necessary in connection with zoning matters.
- J. Appear before the Planning/Zoning Commission and the Mayor and Board of Aldermen to furnish information helpful to those bodies in carrying out their assigned functions.
- K. Make periodic checks for violations or investigate written complaints of violations of this Ordinance and notify in writing the person(s) responsible for violations of the Ordinance, indicating the nature of the violation and ordering the action necessary to correct it. Notice to such violators shall be by registered or certified mail.
- L. Report uncorrected violations to the Mayor and Board of Aldermen and recommend action to prevent or

halt violations of this Ordinance.

- M. Advertise public hearings as required by this Ordinance. (Note: The Zoning Administrator may simply notify the Town Clerk that advertisement of a public hearing is needed, and the Town Clerk may actually transmit the required notice to the appropriate newspaper or newspapers).
- N. Keep records pertaining to zoning matters.
- O. Attend Planning/Zoning Commission meetings (if a Planning/ Zoning Commission is established) as needed but especially when site plans are to be reviewed.
- P. Provide administrative interpretation as provided in Subsection 2201.02.

*2201.02 Administrative Interpretation by the Zoning Administrator:* In the event there is a question as to the general intent or specific meaning of any provision of the Zoning Ordinance text, or of the boundaries or district designations or other matters relating to the Official Zoning Map, the Zoning Administrator shall have the power to make such administrative decisions and interpretation. Such decisions or interpretations shall be made in writing by the Zoning Administrator.

- A. Limitation of Powers: Said administrative interpretation shall in no manner be construed to include, or used in any way which would permit, the granting of a conditional use permit (special exception), dimensional variance, or zoning amendment (either an amendment to the zoning text or a district re-classification -- that is, the rezoning of any land), the provisions for which use are given elsewhere in this Ordinance.
- B. Appeals from the Administrative Interpretation by the Zoning Administrator: Appeals from said administrative interpretation shall be made as provided in Subsection 2213.01 of this Ordinance.
- C. Administrative Interpretation by the Zoning Administrator shall not be used in matters which the Zoning Administrator has personal financial interest or personal gain is involved.

## SECTION 2202 - DUTIES AND RULES OF CONDUCT OF THE TOWN OF TERRY PLANNING/ZONING COMMISSION

If a Planning/Zoning Commission is established by the Town of Terry, said Commission shall have the duties and responsibilities of a local Planning/Zoning Commission pursuant to Section 17-1-11 of the Mississippi Code of 1972, Annotated, As Amended. However, if no Planning/ Zoning Commission is established, all duties assigned to such Commission under Section 2202.01 shall be carried out by the Mayor and Board of Aldermen.

*2202.01 Duties of the Planning/Zoning Commission:* The Commission's duties with regard to this Ordinance shall include, but not be limited to:

- A. The Planning/Zoning Commission shall hold all public hearings on all matters relating to this Ordinance which require such hearings (except appeals to the Mayor and Board of Aldermen), including:
  - 1. applications for dimensional variances;
  - 2. applications for special exceptions (conditional use permits);

3. applications for amendments to the Official Zoning Map (i.e., applications for rezoning);
  4. proposed amendments to the text of this Ordinance.
- B. The Planning/Zoning Commission shall review all site plans (i.e., plans for the development of a single lot, as opposed to a subdivision plat involving the development of two or more lots) where such plans are required under Section 2207 of this Ordinance.
  - C. The Commission shall review all development plans (i.e., a drawing or set of drawings depicting the ultimate layout of a large tract of land, usually involving varying lot sizes and/or different proposed land uses).

## SECTION 2203 - DUTIES OF THE MAYOR AND BOARD OF ALDERMEN IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE

The Mayor and Board of Aldermen of the Town of Terry shall have the final authority with regard to all matters involving this Zoning Ordinance. The duties of the Mayor and Board of Aldermen shall include, but not necessarily be limited to:

- A. Hear appeals on decisions of the Planning/Zoning Commission.
- B. Appointing the members of the Planning/Zoning Commission.

The Mayor nor any Alderman shall participate in the hearing of the singular item nor vote on any matter before the Mayor and Board in which he has a personal financial interest.

## SECTION 2204 - DIMENSIONAL VARIANCES

Where the strict application of this Ordinance would result in uncharacteristic and exceptional practical difficulties to or exceptional hardship upon the owner of such property, the Planning/Zoning Commission (if a Planning/ Zoning Commission is established; otherwise the Mayor and Board of Aldermen) shall conduct a public hearing on applications for dimensional variances, and is empowered to grant approval of such dimensional variances from the strict application so as to relieve such difficulties or hardships. Examples of such difficulties or hardships include exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of this Ordinance; or by reason of the location of trees, natural drainage course, lakes, or other desirable or attractive features, which condition is not generally prevalent in the neighborhood.

*2204.01 Requirements for Granting Variances:* Any person desiring a dimensional variance from the terms of this Ordinance shall submit a written application (on a form furnished by the Zoning Administrator) demonstrating compliance with all of the following; a variance shall not be granted unless the applicant demonstrates:

- A. That special conditions and circumstances exist which are unique to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district.
- B. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

- C. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zoning district.

*2204.02 Existence of Non-Conforming Uses Not Grounds for Variance:* The existence of non-conforming uses of neighboring lands, structures, or buildings in the same zoning district shall not be considered grounds for granting a variance. Furthermore, the existence of permitted or non-conforming use of lands, structures, or buildings in other districts shall not be considered grounds for issuance of a variance.

*2204.03 When a Site Plan Shall Be Required:* If the Zoning Administrator feels that more information is needed than is included on the plot diagram submitted with an application for a building permit, then a site plan shall be submitted with an application for a dimensional variance.

*2204.04 Public Hearing Required:* A public hearing shall be held in accordance with Section 2211 of this Ordinance for all proposed dimensional variances.

*2204.05 Required Findings:* No variance shall be issued until the Planning/Zoning Commission has made a finding that the reasons set forth in the application justify the granting of the variance, and that the variance constitutes the minimum allowable deviation from the dimensional regulations of this Ordinance in order to make possible the responsible use of the land, building or structures. Furthermore, no variance shall be granted until the Planning/Zoning Commission has made a finding that the granting of the dimensional variance will be in harmony with the general purpose and intent of this Ordinance, and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

*2204.06 Conditions and Safeguards May Be Prescribed with Dimensional Variance:* In granting any dimensional variance, the Planning/Zoning Commission may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under Section 2214 of this Ordinance.

If such conditions and safeguards are imposed by the Planning/Zoning Commission or Mayor and Board of Aldermen in granting a variance, the applicant shall be required to sign an agreement whereby he/she accepts those conditions and safeguards (which shall be specified in the agreement). This instrument shall be in a form recordable in public land records.

*2204.07 Granting of a "Use Variance" Prohibited:* Under no circumstances shall the Planning/Zoning Commission or the Mayor and Board of Aldermen issue a variance to allow a use not permissible under the terms of this Ordinance in the District involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district. Allowances with regard to use shall be reviewed through the Conditional Use process as prescribed in Section 2205.

## SECTION 2205 - CONDITIONAL USES (SPECIAL EXCEPTIONS)

The Planning/Zoning Commission (or the Mayor and Board of Aldermen if no Planning/ Zoning Commission is established) is empowered to hear and decide whether or not proposed conditional uses authorized under this Ordinance should be granted.

*2205.01 Requirements for Granting a Conditional Use Permit:* Any person desiring a conditional use permit shall submit a written application (on a form furnished by the Zoning Administrator) indicating the Section in the Ordinance under which the conditional use is sought and stating the grounds on which it is requested. The Planning/Zoning Commission (or Mayor and Board of Aldermen) shall not grant a conditional use permit unless satisfactory provision and arrangement has been made concerning all of the following:

Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

- A. Off-street parking and loading areas.
- B. Refuse and service areas.
- C. Utilities, with reference to locations, availability, and compatibility.
- D. Screening and buffering with reference to type, dimensions, and character.
- E. Required yards and other open space.
- F. General compatibility with adjacent properties and other property in the district.
- G. Any other provisions deemed applicable by the Planning/Zoning Commission or the Mayor and Board of Aldermen.

*2205.02 Site Plan Required:* Every applicant for a conditional use permit shall submit a site plan in accordance with Sections 2208 and 2209 of this Ordinance.

*2205.03 Public Hearing Required:* A public hearing shall be held in accordance with Section 2211 of this Ordinance for all proposed conditional use permits.

## SECTION 2206 - AMENDMENTS TO THE ZONING ORDINANCE TEXT OR THE OFFICIAL ZONING MAP (REZONING)

*2206.01 Type of Amendments/Application Required:* Amendments to this Ordinance include: (1) amendments to the text; and (2) amendments to the Official Zoning Map, which is legally a part of this Ordinance. Any person may initiate an amendment to this Ordinance by filing an application with the Zoning Administrator (on a form furnished by him/her).

*2206.02 Site Plan Required:* If a specific use is identified by the applicant for a rezoning (i.e., a proposed amendment to the Official Zoning Map), then the application for rezoning shall be accompanied by a site plan prepared in accordance with Sections 2208 and 2209 of this Ordinance.

**2206.03 Criteria for Rezoning:** No amendment to the Official Zoning Map shall be approved unless the proposed rezoning meets one of the following criteria:

- A. That there was a mistake in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error, such as a mistake of draftsmanship on the Official Zoning Map or incorrectly reflecting the Planning/Zoning Commission's decision in the minutes. "Mistake" does not mean that the Planning/Zoning Commission or the Mayor and Board of Aldermen made a mistake in judgment in their prior zoning, such as not realizing the full impact of the zoning classification or mistakenly placing the property in one classification when the evidence indicated that another would have been more appropriate.
- B. That the character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public need for the rezoning.

**2206.04 Proposed Rezoning Shall Be Consistent with Adopted Comprehensive Plan:** Section 17-1-9 of the Mississippi Code of 1972, As Amended, requires that "zoning regulations shall be made in accordance with a comprehensive plan---." Accordingly, no amendment to the Official Zoning Map shall be approved by the Planning/Zoning Commission unless the proposed rezoning is consistent with all four elements of the adopted Comprehensive Plan of the Town of Terry, including the Goals and Objectives, the Land Use Plan, the Transportation Plan, and the Community Facilities Plan.

**2206.05 Public Hearing Required:** In accordance with Section 17-1-17 of the Mississippi Code of 1972, As Amended, a public hearing shall be held on any proposed amendment to the text of this Ordinance or the Official Zoning Map following at least fifteen days notice of the hearing in "---an official paper or a paper of general circulation in such municipality ---specifying the time, place and date of said hearing." The hearing shall be held in accordance with Section 2211 of this Ordinance.

**2206.06 Identification of Adjacent Property Owners:** The applicant for the rezoning shall furnish to the Zoning Administrator, with the completed application, the names and addresses of all persons owning land 300 feet from the subject property (excluding the rights-of-way of streets or highways).

**2206.07 Public Hearing Before Mayor and Board of Aldermen Unnecessary Unless Requested by Aggrieved Party:** Following a public hearing held before the Planning/Zoning Commission (if a Planning/ Zoning Commission is established) on a proposed amendment to this Ordinance (either an amendment to the text or Official Zoning Map), it shall not be necessary to hold another hearing on the proposed amendment. The Mayor and Board of Aldermen may act upon the recommendation of the Planning/Zoning Commission. However, in the absence of a Planning/ Zoning Commission, the Mayor and Board of Aldermen shall hold the public hearing. Any party aggrieved by the recommendation of the Planning/Zoning Commission shall be entitled to a public hearing before the Mayor and Board of Aldermen, with due notice thereof as provided under Section 2211 of this Ordinance.

**2206.08 Two-Thirds Vote of Board of Aldermen Necessary to Approve Rezoning Under Certain Circumstances:** In case of a protest against a proposed rezoning signed by twenty percent (20%) or more of the property owners, either within the area of the proposed rezoning or those within 300 feet (excluding the rights-of-way of streets or highways) of the property proposed for rezoning, such amendment shall not become effective except by the favorable vote of two-thirds of all members (members present at the meeting) of the Mayor and Board of Aldermen.



*2206.09 Res Judicata:* Upon the submission of an application for a rezoning, and a determination by the Planning/Zoning Commission that said application should be denied, the Planning/Zoning Commission (or Mayor and Board of Aldermen in the absence of an appointed Planning/Zoning Commission) shall not accept a subsequent application to rezone the same property or any part thereof to the same classification until the expiration of one (1) year from the date of the decision of the Board denying said application. This is known as the doctrine of res judicata. However, if the application relates to the same property but seeks zoning to a different classification, the doctrine does not apply; and the Planning/Zoning Commission (or Mayor and Board of Aldermen) may consider such a proposed rezoning.

*2206.10 Ordinance Amending Zoning Ordinance Text or Official Zoning Map Required and Publication of That Ordinance:* No amendment to the Official Zoning Map or the text of this Ordinance shall become effective until an Ordinance amending same has been passed by the Mayor and Board of Aldermen. Any ordinance amending the Official Zoning Map shall contain findings of fact citing evidence demonstrating compliance with the criteria specified under Section 2206.03 of this Ordinance. Section 21-13-11 of the Mississippi Code of 1972, as amended, requires that "every ordinance passed by the Mayor and Board of Aldermen,---shall be published at least one time in some newspaper published in such municipality, or, if there be no such newspaper, then in a newspaper within the Territory having general circulation in said municipality---."

*2206.11 Effective Date of Ordinances Amending the Text of this Zoning Ordinance or Official Zoning Map:* In accordance with Section 21-13-11 of the Mississippi Code of 1972, As Amended, "No ordinance shall be in force for one month after its passage---." One month is interpreted to mean 30 calendar days.

## SECTION 2207 - SITE PLAN REVIEW

*2207.01 Purposes:* The purposes of site plan review are: to promote the health, safety and general welfare of the Town; to insure that structures are built in accordance with the provisions of this Ordinance and the Standard Building Code; to conserve the value of existing buildings and structures; to prevent excessive dissimilarity and inappropriateness or poor quality of design in the exterior appearance of structures; to prohibit unsightly and unsuitable structures that would be out of harmony or incongruent with existing visual features within the district; and to prevent harm and damage to the Town which will result from the absence of such review and manifest itself by:

- A. lower property values;
- B. decreased economic growth; or
- C. diminished future opportunities for land use and development.

*2207.02 When Site Plan Review Is Required:* Site Plan Review shall be required for the following:

- A. All new, expanded, relocated or reconstructed principal (i.e., not accessory) buildings or structures in all zoning districts, other than single-family detached dwellings in A-1, R-E, R-1, R-2, or PUD districts. The specific use of such principal buildings does not have to be identified on the site plan. New, expanded, relocated, or reconstructed accessory buildings or structures shall only require site plan review when such review is determined advisable by the Zoning Administrator, except for Terry Central Business District (CBD), where site plan review shall be required for all accessory buildings or structures.
- B. If the Zoning Administrator determines that more information is needed than is included on the plot



diagram submitted with an application for a building permit, then a site plan shall be submitted with an application for a dimensional variance.

- C. All applications for conditional uses.
- D. All public/quasi-public utilities and facilities. In accordance with Section 402, such public/quasi-public utilities and facilities shall be allowed only as conditional uses in any district.
- E. If a specific use is identified by the applicant for a rezoning (i.e., a proposed amendment to the Official Zoning Map), then the application shall be accompanied by a site plan.
- F. All proposed floodway modifications.
- G. All proposed off-site parking (i.e., off-street parking proposed on a lot other than the one to which the parking is appurtenant) in any district.

## SECTION 2208 - SITE PLAN REVIEW PROCEDURES

The Zoning Administrator shall act as the coordinator for the site plan review process. He shall advise all applicants for building permits if the proposed use requires the preparation and submission of a site plan and the official approval of that plan prior to the issuance of the permit. All applicants shall follow the procedures specified below:

*2208.01 Sketch Plan:* Prior to filing of an application for approval of a site plan, the applicant should meet and consult informally with the Zoning Administrator. This meeting will give the applicant an opportunity to secure guidance as to what will probably be required before incurring great expense in making a detailed site plan.

*2208.02 Submission of Site Plan:* Eleven (11) copies of each site plan shall be prepared and submitted to the Zoning Administrator, who shall retain two copies and distribute the other as follows:

- A. one copy to the Town Engineer
- B. one copy to the Police Chief
- C. one copy to the Planning/Zoning Commission (if a Planning/ Zoning Commission has been established)
- D. one copy for the Mayor and
- E. one copy each for each of the five Aldermen

Site plans shall be submitted at least twenty-one (21) days prior to the next regular meeting of the Planning/Zoning Commission (or Mayor and Board of Aldermen) at which the plan is to be reviewed, or it will not be placed on the Planning/Zoning Commission (or Mayor and Board of Aldermen) agenda for that meeting.

The Zoning Administrator shall notify the applicant of any deficiencies or omissions in the site plan. The site plan shall not be processed until all required data is provided as prescribed in Section 2209 of this Ordinance.

*2208.03 Applicant Must Be Represented at Planning/Zoning Commission and Mayor/Board of Aldermen Meetings:* Applicants (or their designated representative) for site plan approval shall be present at meetings of the Planning/Zoning Commission and Board of Aldermen when their proposed site plan is to be reviewed, or no action will be taken by those bodies.

*2208.04 Planning/Zoning Commission Review of Site Plan:* Following receipt of the site plan and supporting data as prescribed under Section 2209, the Zoning Administrator shall forward one copy to the Planning/Zoning Commission for review and copies as specified under Section 2208.02 to the Mayor and Board of Aldermen.

The Planning/Zoning Commission (or Mayor and Board of Aldermen) shall review the site plan and data at its/ their next regular meeting following submission of same to the Zoning Administrator. The zoning administrator (or his designated representative) shall be present at the Planning/Zoning Commission and/or the Mayor/Board of Aldermen meeting.

The purpose of this review is to ascertain whether or not the applicant's proposed building or structure conforms with this Ordinance and other applicable laws, will maintain harmony and continuity with similar existing uses within the district and considering other like structures within 500 feet of the proposed structure as measured from each lot line of the proposed structure excluding streets, alleys, and other public rights-of-way.

After reviewing all information relative to the site plan, the Planning/Zoning Commission (or Mayor and Board of Aldermen) may approve or disapprove the site plan or before approval, may request the applicant to modify, alter, adjust or otherwise amend the plan. If the Planning/Zoning Commission (or Mayor and Board of Aldermen) determines that the proposed structure or is excessively dissimilar and makes a specific finding that the structure as proposed would provoke one or more of the harmful effects as set forth in 2207.01, and that such finding is not based upon personal preferences as to taste or architectural style or design, then the application for a building permit shall be denied. If the site plan is recommended by the Planning/Zoning Commission for approval, such recommendation for approval shall be contingent upon final review and approval by the Mayor and Board of Aldermen.

In any case, the Planning/Zoning Commission shall make a written statement of its findings (in the form of Minutes) and said statement shall be forwarded to the Zoning Administrator in time for copies of the statement to be available for distribution to the Mayor and Board of Aldermen at the next meeting of that body following the Planning/Zoning Commission meeting.

*2208.05 Approval of Site Plan by Mayor and Board of Aldermen:* The Zoning Administrator shall forward the recommendation of the Planning/Zoning Commission (if a Planning/ Zoning Commission is established) to the Mayor and Board of Aldermen. The Mayor and Board of Aldermen shall consider whether or not the applicant's proposed building or structure will conform with the provisions of this Ordinance and other applicable laws, and whether or not it will maintain harmony and continuity with similar existing uses within the district and considering other like structures within 500 feet of the proposed structure as measured from each lot line of the proposed structure (excluding streets, alleys, and other public rights-of-way). If the Mayor and Board of Aldermen determine that such structure would cause or provoke one or more of the harmful effects as set forth in 2207.01, and that such finding is not based upon personal preferences to taste or architectural style or design, then the application for a building permit shall be denied.

If the Mayor and Board of Aldermen approves the site plan, such action by the Mayor and Board of Aldermen shall constitute final approval and authority for the developer to proceed with the proposed development subject to the issuance of a building permit. Following such approval by the Mayor and Board of Aldermen, the Zoning Administrator shall stamp copies of the site plan "APPROVED," sign them, and return one copy to the applicant. One copy shall be retained by the Zoning Administrator in his files.

*2208.06 Site Plan Becomes Zoning Requirements for Proposed Use:* The approved site plan shall become the zoning requirements for the property involved. All construction, except for minor adjustments provided under Section 2208.07 below, shall be consistent with the approved site plan.

*2208.07 Minor Adjustments to the Approved Site Plan:* After the final site plan has been approved, minor adjustments to the plan which comply with the spirit of the Zoning Ordinance and the intent of the Mayor and Board of Aldermen in approving the site plan may be authorized by the Zoning Administrator as provided under Subsection 2201.02.

*2208.08 As-Built Plans:* In the case where exact lot lines cannot be drawn until after construction, (e.g., townhouse subdivisions) the builder shall submit "as-built plans" of the development following construction.

## SECTION 2209 - SPECIFICATIONS FOR ALL REQUIRED SITE PLANS AND ELEVATIONS

*2209.01 Site Plan Specifications:* The following data shall be supplied by the applicant in connection with required site plans:

- A. Lot lines (property lines).
- B. The zoning of adjacent lots.
- C. The names of owners of adjacent lots.
- D. Rights-of-way of existing and proposed streets, including streets shown on the adopted Thoroughfares Plan.
- E. Accessways, curb cuts, driveways and parking (including number of parking spaces to be provided) and loading areas.
- F. All existing and proposed easements.
- G. On request by the Zoning Administrator, all existing and proposed water and sanitary sewer lines; also, the location of all existing and proposed fire hydrants.
- H. On request by the Zoning Administrator, a drainage plan showing all existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water flow rates from off-site and on-site sources.
- I. On request by the Zoning Administrator, contours at vertical intervals of five (5) feet or less.
- J. Floodplain zone designations according to maps prepared by the Federal Emergency Management Agency, Federal Insurance Administration, and any proposed floodway modifications.
- K. Landscaped areas and planting screens.
- L. Building lines and the location of all structures, existing and proposed.

- M. Proposed uses of the land and buildings, if known.
- N. Open space and recreation areas, when required.
- O. Area (in square feet and/or acres) of parcel.
- P. Proposed gross lot coverage in square feet (i.e., that portion of a lot occupied by buildings and structures).
- Q. Number and type of dwelling units (where proposed).
- R. Location of sign structures and drawings, etc. in accordance with Section 2101 of this Ordinance.
- S. A "development plan" (see Section 2209.02) when staging of development is proposed.
- T. Any additional data necessary to allow for a thorough evaluation of the proposed use.

*2209.02 Elevations and Associated Data Required:* In addition to the data required above for site plans, the developer shall submit the following drawings (elevations) and associated data where site plans are required by this Ordinance:

- A. Proposed elevations indicating the general design, style, and architecture of the building or structure.
- B. Proposed materials and color schemes to be utilized in the construction of the exterior of buildings and structures.
- C. Number of stories and total square feet, including a notation as to the square footage on each floor or level.
- D. Proposed height in feet.

*2209.03 Other Exhibits:* Photographs, renderings, color slides, models and similar items may be presented by the applicant at his discretion.

*2209.04 Staging of Development Requires Development Plan:* Where a developer proposes to construct a particular land use requiring site plan review under this Ordinance by stages, (e.g., PUD's, large multi-family developments, large commercial developments, etc.), sufficient data shall be provided in a development plan (sometimes referred to as a sketch plat or master plan) to indicate such staging by numbers and types of buildings or structures proposed for each stage, the general area to be developed in each stage and related information. The general concept presented in the development Plan shall be adhered to as much as possible by developers. Significant deviations from the development plan initially approved shall require approval by the Mayor and Board of Aldermen.

## SECTION 2210 - CRITERIA FOR SITE PLAN REVIEW

Criteria for site plan review shall include, but not necessarily be limited to, consideration of the components specified below:

*2210.01 Consistency with Adopted Land Use Plan and Zoning Ordinance:* The proposed site plan shall be consistent with adopted Land Use Plan and Zoning Ordinance (including the Official Zoning Map).

*2210.02 Vehicular Traffic Circulation and Parking:* The following aspects of vehicular traffic circulation and parking shall be reviewed:

- A. Is the site plan consistent with the adopted Thoroughfares Plan?: Are the developer's plans for any new streets that will traverse the site consistent with proposed alignment and right-of-way/ surface width requirements indicated on the adopted Thoroughfares Plan? Do the developer's planned setbacks for buildings and structures consider the proposed widening of existing streets and highways reflected on the adopted Thoroughfares Plan? If the proposed development will abut an unpaved street, are the developer's plans for paving that street consistent with the right-of-way/ surface width specifications shown in the adopted Thoroughfares Plan?
- B. Street network capacity: Is the street system in the vicinity capable of carrying traffic generated by the proposed development, according to traffic projections developed by the Town Engineer or consultant?
- C. Traffic engineering operation of adjacent streets: What traffic control devices are needed on adjacent streets?
- D. Compliance with Article XIX (Off-Street Parking, Loading, and Access Requirements)
- E. Are proposed freight delivery areas separated from customer access in commercial and industrial developments?

*2210.03 Utilities:* The following shall be evaluated with regard to utilities:

- A. Water and sewer system capacity and oversizing (future) needs
- B. On-site and off-site drainage requirements, including retention ponds
- C. Are underground utilities required on the site?
- D. Are garbage disposal facilities enclosed in accordance with Section 406.06 of this Ordinance?

*2210.04 Open Space, Landscaping, and Screening Requirements:*

- A. If the proposed development is residential and will abut the railroad tracks, is the 100-foot railroad setback required under Section 401.06 indicated on the site plan?
- B. Perimeter Landscaping: Does the site plan indicate the required 10-foot landscape strip along any abutting arterial streets?
- C. Open Space/Recreational Facilities: Are open space/recreational facilities proposed for an apartment/condominium complex shown on the site plan?
- D. Preservation of Vegetation: Does the site plan propose the preservation of trees and other vegetation as much as possible?

- E. Is proper use made of floodplains on the site? For example, for open space or passive recreational areas.

#### *2210.05 Fire Safety:*

- A. Are fire hydrants shown on the site plan and properly located to ensure fire protection for all structures?
- B. Are there at least two points of access/egress for apartment or condominium complexes, office parks, shopping centers, industrial parks, etc. to provide access for fire equipment and to provide for evacuation when necessary?
- C. Are buildings spaced in accordance with this Ordinance to prevent spread of fires?

#### *2210.06 Signs:*

- A. Do the proposed signs comply with Article XXI of this Ordinance?

#### *2210.07 Elevations:*

- B. Will the proposed structures maintain harmony and continuity with similar existing uses within the district and considering other like structures within 500 feet of the proposed structure as measured from each lot line of the proposed structure (excluding streets, alleys and other public rights of way)?
- C. Are the proposed structures incongruent or inharmonious in such a manner as to cause or provoke one or more of the following: lower property values; decreased economic growth; or diminished future opportunities for land use and development.

## SECTION 2211 - PUBLIC HEARING NOTICES AND PROCEDURES

In accordance with the provisions previously established in this Ordinance, public hearings shall be conducted by the Planning/Zoning Commission on the following matters:

- A. All dimensional variances.
- B. All conditional uses.
- C. All amendments to the text of the Zoning Ordinance or amendments to the Official Zoning Map (i.e., rezoning).

*2211.01 Public Hearing Notice in a Newspaper Required:* Whenever a public hearing is required by this Ordinance, notice of such hearing shall be given by publishing a notice to all interested persons one time at least fifteen days prior to the date fixed for said hearing, such notice to be published in an official paper or newspaper of general circulation in the Town of Terry, specifying the date, time and place for said hearing. Such notices shall be published in accordance with the following format or a format determined by the Mayor and Board of Aldermen:

A. For Dimensional Variances:

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), AT (Time), AT THE TOWN HALL, TOWN OF TERRY, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A DIMENSIONAL VARIANCE SHALL BE GRANTED TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE TOWN OF TERRY, MISSISSIPPI:

(Insert Property Description Here)

APPROVED:

\_\_\_\_\_  
Mayor's Signature

ATTEST:

\_\_\_\_\_  
Town Clerk's Signature

DATE\_\_\_\_\_

B. Conditional Use Permits:

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), at (Time), AT THE TOWN HALL, TOWN OF TERRY, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A CONDITIONAL USE SHALL BE ALLOWED ON THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE TOWN OF TERRY, MISSISSIPPI:

(Insert Property Description Here)

APPROVED:

\_\_\_\_\_  
Mayor's Signature

ATTEST:

\_\_\_\_\_  
Town Clerk's Signature

DATE\_\_\_\_\_

C. For an Amendment to the Official Zoning Map (or a rezoning):

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), AT (Time), AT THE TOWN HALL, TOWN OF TERRY, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE ZONING OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE TOWN OF TERRY, MISSISSIPPI, SHALL BE CHANGED FROM (Insert existing zoning classification) TO (Insert proposed zoning classification):

(Insert Property Description Here)

APPROVED:

\_\_\_\_\_  
Mayor's Signature

DATE\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Town Clerk's Signature

D. For an Amendment to the Text of the Zoning Ordinance:

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), AT (Time), AT THE TOWN HALL, TOWN OF TERRY, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE FOLLOWING AMENDMENTS SHALL BE MADE TO THE ZONING ORDINANCE OF THE TOWN OF TERRY, MISSISSIPPI:

(Insert Proposed Amendments to the Zoning Ordinance Here)

APPROVED:

\_\_\_\_\_  
Mayor's Signature

DATE\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Town Clerk's Signature



*2211.02 Public Hearing Notice on Property Signs Required:* Whenever any zoning action (i.e., a dimensional variance, conditional use or rezoning) is considered by the Planning/Zoning Commission, signs bearing notices of a public hearing shall be erected on the property involved. These signs shall be erected not less than fifteen days prior to the date of the public hearing. When more than one parcel of land is involved in the proposed zoning action or the proposed use, enough signs shall be posted to adequately identify the area affected.

*2211.03 Public Hearings Before the Planning/Zoning Commission:* Where public hearings are required by this Ordinance, the Planning/Zoning Commission (or the Mayor and Board of Aldermen if a Planning/ Zoning Commission is not established) shall conduct a public hearing at which all interested persons shall be recognized and given an opportunity to speak. At the conclusion of the public hearing, the Commission shall, on its own motion, forward their recommendation to the Mayor and Board of Aldermen. Only a majority vote of a quorum of the members of the Commission shall carry a motion to approve or deny an application for a variance, conditional use permit or amendment to the text of this Ordinance or the Official Zoning Map. Only in case of a tie vote may an application be forwarded to the Mayor and Board of Aldermen "without recommendation."

*2211.04 Changes to an Application for Variance, Conditional Use Permit, or Zoning Ordinance Amendment (Including Rezonings):* Any change proposed by an applicant for a variance, conditional use permit, or amendment to this Ordinance (including rezoning applications) at the time of the hearing, except for conditions recommended by the Commission for variances or conditional use permits, shall require a rehearing before the Commission with another public notice.

## SECTION 2212 - FEES

*2212.01 Schedule of Fees:* The Mayor and Board of Aldermen shall establish a schedule of fees for the issuance of building permits, change of use permits, the processing of all site plans required under Section 2207, and the processing of applications for variances, conditional uses and zoning amendments. Said schedule of fees shall be posted in the Town Hall, and the Town Clerk or other designated Town official shall be responsible for their collection.

*2212.02 Amendment of Alteration of Fee Schedule:* The schedule of fees may be altered or amended only by the Mayor and Board of Aldermen.

*2212.03 Payment Required:* No action or processing shall be taken on any application until all applicable fees, charges and expenses have been paid in full.

*2212.04 Fees Not Refundable:* No fees or other monies paid in conjunction with zoning-related matters shall be refunded.

## SECTION 2213 - APPEALS

*2213.01 Appeals from Administrative Interpretation of the Zoning Administrator:* In accordance with Section 2201.02 of this Ordinance, any party aggrieved with the administrative interpretation of the Zoning Administrator shall have the right to appeal such interpretation. Such appeals may be made directly to the Planning/Zoning Commission (if a Planning/ Zoning Commission is established; otherwise, appeals shall be made directly to the Mayor and Board of Aldermen). If the appeal is made to the Planning/Zoning Commission, the party aggrieved shall submit a written request to the Town Clerk one week preceding any regularly-scheduled meeting of the Planning/Zoning Commission (or the Mayor and Board of Aldermen) at which the aggrieved party desires to be heard.

All appeals shall be in writing and shall include a copy of the original application for a building permit, change of use permit, dimensional variance, special exception or re-zoning, together with a statement of the reason for the appeal.

*2213.02 Appeals from Recommendation of the Planning/Zoning Commission:* Any party aggrieved with the recommendation of the Commission as adopted at any meeting of the Commission shall be entitled to a public hearing before the Mayor and Board of Aldermen with due notice thereof and after publication for the time and as provided by law. An aggrieved party may be anyone who takes exception with the recommendation made by a majority of a quorum of the Commission.

Such a hearing shall be provided only if the aggrieved party files a written request with the Town Clerk within fifteen (15) days of the vote of the commission on the recommendation.

The Board will set a hearing within 30 days of receipt of request.

*2213.03 Fee Required for Appeals from Planning/Zoning Commission Recommendations:* Any applicant aggrieved with a recommendation from the Planning/Zoning Commission regarding a variance, conditional use permit, or amendment to this Ordinance shall file an appeal fee with the Town Clerk, the rate for which shall be set as the same required for publication and public notice as required in the original application.

*2213.04 Appeal Hearing by the Mayor and Board of Aldermen:* In the event an appeal is made to the Mayor and Board of Aldermen by a party aggrieved by the recommendation of the Planning/Zoning Commission, the Mayor and Board of Aldermen shall order public notice to be given by publication of the appeal and posting of a sign. The appeal shall be heard as a public hearing and as a matter to be placed on the agenda of a regular or adjourned meeting of the Mayor and Board of Aldermen. In no case shall the appeal be heard before proper notice shall be given. At the time of the Appeal Hearing, the Board shall hear the recommendation of the Commission, and then hear from the appellant and then the appellee and other interested parties. The Mayor and Board shall then uphold or reject the appeal, and then accept or reject the recommendation of the Commission upon its own motions. If the appeal or recommendation of the Commission has several parts, the Mayor and Board of Aldermen may uphold the appeal and accept the recommendation of the Commission on some, and deny and reject others. Any change in any part or parts of the petition which the Mayor and Board of Aldermen may deem appropriate or necessary resulting from the appeal (except conditions applying to variances and special exceptions), shall be referred back to the Planning/Zoning Commission for reconsideration, subject to public notice and hearing, as a separate and new petition. The filing fee may be waived at the discretion of the Mayor and Board of Aldermen.

*2213.05 Appeals to a Court of Law:* An appeal from any action, decision, ruling, judgment or order by the Mayor and Board of Aldermen may be taken by any person or persons to the Circuit Court of Hinds County.

## SECTION 2214 - ORDINANCE ENFORCEMENT

In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, "Any person---who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefor shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense."

The Zoning Administrator (or his duly authorized representative) shall notify in writing any person who violates any provision of this Ordinance that he/ she is in violation of the applicable section or sections of the Ordinance and issue a warning to correct the violation within seven (7) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting the infraction within seven days, the Mayor and Board of Aldermen may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Mayor and Board of Aldermen, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of such time extension. If the violator does not correct the infraction within the extended time, he shall be fined for each such day that the violation continues after the ending date of the warning time. The Police Chief of the Town of Terry is hereby empowered to act on behalf of the Zoning Administrator if necessary and to issue a citation to violators who fail to respond within the warning time provided.

The Town of Terry is authorized to correct the infraction in case of a non-response by a violator, and to assess the violator's property for the cost of correcting the violation. The assessment shall represent a lien against the property of the violator.

## ARTICLE XXIII: MISCELLANEOUS PROVISIONS

### SECTION 2300 - PURPOSE OF THIS ARTICLE

The purpose of this Article is to consolidate all provisions applicable to this Ordinance which are not included under the General Regulations, Zoning District Regulations, or elsewhere herein.

### SECTION 2301 - OMISSION CLAUSE

The omission of any specific use, dimension, word, phrase, or other provision from this Ordinance shall not be interpreted as permitting any variation from the general meaning or intent of this Ordinance, as commonly inferred or interpreted. Should occasion arise as to such intent or meaning, the interpretation of the Zoning Administrator shall apply as provided under Section 2201.02 herein.

### SECTION 2302 - SEPARABILITY AND VALIDITY CLAUSE

Should any Section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so held to be unconstitutional or invalid.

### SECTION 2303 - REPEAL OF CONFLICTING ORDINANCES OR PARTS THEREOF

All Ordinances or Codes or parts of Ordinances or Codes adopted heretofore by the Town of Terry, Mississippi, which are in conflict herewith or inconsistent with the provisions of this Ordinance are hereby repealed.

### SECTION 2304 - REFERENCES INCLUDE SUBSEQUENT REVISIONS, AMENDMENTS OR ENACTMENTS

Where any statute, ordinance, or regulation is referred to or incorporated into this Ordinance, that reference shall include any subsequent revisions, amendments or enactments encompassing the same subject matter.

### SECTION 2305 - FAILURE TO ENFORCE ORDINANCE

Failure to enforce any provision of this Ordinance shall not constitute a waiver nor imply that the action is legal.

### SECTION 2306 - EFFECTIVE DATE OF ORDINANCE

This Ordinance shall become effective thirty calendar days from and after its adoption.

SECTION 2307 - ADOPTION CLAUSE

Adopted this, the Comprehensive Plan, at the regular meeting of the Mayor and Board of Aldermen of the Town of Terry, Mississippi.

ATTEST:

Alexis K. Reed

Town Clerk

Joseph O. Knecht

Mayor

I, the undersigned Alexis Reed, Town Clerk of the Town of Terry, Mississippi, hereby certify that the above and foregoing is a true copy of an Ordinance adopted by the Mayor and Board of Aldermen of the Town of Terry at its meeting held on the July 2, 2019 as the same appear in Minute Book #2.

Given under my hand and official seal, this the 10 day of July, 2019.

Alexis Reed

Town Clerk

Town of Terry, Mississippi

