

**TOWN OF TERRY MISSISSIPPI - NOTICE OF PUBLIC HEARING
ON PROPOSED ZONING AMENDMENT**

Notice is hereby given, pursuant to §17-1-17 of the Mississippi Code Annotated, to those parties in interest that there will be a hearing on 2nd day of June, 2020 at 6:00 p.m. through Webex Video Conferencing (hosted by Cisco/C-spire) and/or at the Town Hall, Town of Terry, Mississippi for the purpose of determining whether or not the following zoning amendments shall be made to the zoning ordinance for the Town of Terry, Mississippi:

Town of Terry Zoning Ordinance Amendments, 2020

- Article III: Section 300: Zoning Districts o Add: R-2A Alternative Moderate Density Residential
- Article IV: Section 400: Subsection 400.04 o Add: XIV to list of Articles.
- Article IV: Section 401: Subsection 401.05 o Add: R-2A to second sentence with R-1 and R-2.
- Article XXI: Section 2111 o Add: Alternative Moderate Density Residential (R-2A) to list of districts.
- Article XXII: Section 2207: Subsection 2207.02 o Add: R-2A list in first sentence.
- Add Article XXIV: ALTERNATIVE MODERATE DENSITY RESIDENTIAL SECTION 2400 - PURPOSE OF THIS DISTRICT

This district permits the development of affordable housing on smaller lots than the R-E or R-1 districts, and provides for the use of Manufactured Homes as a Conditional Use. This district is also intended to prevent the future subdivision of land classified as Alternative Moderate Density R-2A 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 2401 - 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 2402 - 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. Manufactured Homes may be allowed if the following conditions are met:

(1) 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; OR
- c. Cases in which the Board determines to constitute a hardship in its discretion based on reasonable criteria, AND

(2) Any conditional use granted under this section, upon adoption of this amendment, will require that the resident seeking the conditional use own the property on which the manufactured home is situated on.

E. Rentals of manufactured homes will not be allowed in this district after the adoption of this amendment.

SECTION 2403 - 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 2404 - 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 2405 - 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 2406 - SIGNS

See Article XXI for sign regulations.