

ARTICLE I

TITLE AND PURPOSE

SECTION 100 - TITLE

The Ordinance shall be known as the “Zoning Ordinance of Lamar County, 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 Lamar County 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.

SECTION 102 - RELATIONSHIP TO RESTRICTIVE COVENANTS

This Ordinance shall not terminate, supercede or nullify any valid restrictive covenants or other restrictions upon the use of any property, and this Ordinance shall not prohibit or prevent the enforcement of any valid restrictive covenants or other restrictions upon the use of any property.

The dimensional requirements set forth in the various zoning districts provided for in this Ordinance shall not be applicable to any subdivisions in Lamar County, Mississippi that were platted prior to the effective date of this Ordinance and are subject to enforceable restrictive covenants which either (i) set forth dimensional requirements for all lots in the subdivision, or (ii) include a method for imposition of dimensional requirements on all lots in the subdivision by an owners’ association, the developer of the subdivision, the declarant of the restrictive covenants, a committee of any of the foregoing persons or entities or other similar method.