

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS:

PROVISION FOR OFFICIAL ZONING MAP

SECTION 300 - ZONING DISTRICTS

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

A/G	Agricultural/ General Areas (Unzoned Areas of the County)
RE	Single-Family Residential Estate District (minimum ½ acre lots)
RE-MH	Single-Family Residential Estate District (minimum ½ acre lots)
R-1	Low-Density Single-Family Residential District (minimum 10,000 square feet lots)
R-2	Moderate Density Single-Family Residential District (minimum 8,000 square feet lots)
R-3	High Density Residential: Includes apartments or condominiums with a maximum gross density of 10.0 units per acre; also includes duplexes, triplexes, fourplexes, etc. not separated by lot lines
PH	Patio Home Residential District: Minimum lot size of 6,500 square feet
TH	Townhouse Residential District: Includes: townhouses as defined by this Ordinance
MHP	Manufactured Home Park District
MHS	Manufactured Home Subdivision
PUD	Planned Unit Development: Allows single-family residences with common open space connecting units
C-1	Restricted Commercial District: Includes primarily office uses of all types
C-2	General Commercial District: Includes independent “indoor-type” commercial uses and shopping centers
C-3	Highway Commercial District: Includes commercial uses that involve significant outdoor display or storage of goods/ materials
C98/589	Corridor 98/589 District: Allows primarily commercial uses along U.S. Highway 98 and Mississippi Highway 589 subject to approval of a development plan and individual site plans
MX	Mixed Use District: Allows a diversity of land uses subject to approval of a development plan and individual site plans
I-1	Light Industrial: Includes warehousing and manufacturing activities conducted in completely enclosed buildings
I-2	Heavy Industrial District: Includes manufacturing activities that are conducted at least partially outdoors and/or uses that involve storage of goods/ materials outdoors.
SU	Special Use District: Includes special uses that do fit compatibly into other districts, such as large educational institutions, comprehensive elderly retirement facilities, Interstate or other limited access highways, and the Longleaf Trace Multipurpose Trail.

SECTION 301 - OFFICIAL ZONING MAP

The aforesaid zoning districts are identified and delineated on a map entitled "Official Zoning Map: Lamar County, 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 President of the Board of Supervisors, attested by the Chancery Clerk, and shall bear the seal of the County under the following words:

"This is to certify that this is the Official Zoning Map of the Lamar County, Mississippi, as adopted by the Board of Supervisors 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 Lamar County Planning Department and shall be the final authority as to the zoning status of land and water areas, buildings, and other structures in the Lamar County.

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 Lamar County Planning Department.

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 Board of Supervisors. All such amendments shall be recorded by the Planning Department in a book known as the Log of Amendments to the Official Zoning Maps, and these entries shall include description of the nature of the change, date of approval, minute book number and initial of the authorized official.

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 Board of Supervisors 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 2814.

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 Board of Supervisors 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 President of the Board of Supervisors, attested by the Chancery Clerk, and shall bear the seal of the County 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 Lamar County, 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. 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.
- D. 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.
- E. Boundaries indicated as parallel to or extensions of features indicated in Section 303, Subsections (A) through (E) above shall be so construed.
- F. 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 Board of Supervisors shall interpret the district boundaries.
- G. 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 Board of Supervisors may permit, as a special exception, the extension of the use not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot.