

**ZONING ORDINANCE
HOUSTON, MISSISSIPPI**

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ORDINANCE NO,

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF HOUSTON, MISSISSIPPI, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH,

WHEREAS, the statutes of the State of Mississippi, Title 17, Chapter 1 of the Mississippi Code of 1972, empower the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the Mayor and Board of Aldermen deem it necessary, for the purpose of promoting the health, safety, morals., or general welfare of the city, to enact such an ordinance; and

WHEREAS, the Mayor and Board of Aldermen have divided the city into districts and have prepared, regulations pertaining to such districts designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; 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, the Mayor and Board of Aldermen have given reasonable consideration, among other things, to the character of the districts and their suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city:

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF
HOUSTON, MISSISSIPPI

ARTICLE I: ZONING DISTRICTS AND MAP

100. DISTRICTS

100.01 In order to classify, regulate, and restrict the use and location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings; to regulate and determine the area of yards, courts, and other open spaces surrounding buildings; and to regulate and limit the density of population, the City of Houston, Mississippi, is divided into ten (10) zoning districts. The use and area regulations are uniform in each district, and said districts shall be known as:

A-1 Agricultural District
R-1 Single-Family Residential District
R-2 Single- and Two-Family Residential District
R-3 Multi-Family Residential District
C-1 Central Commercial District
C-3 Highway Commercial
I-1 Industrial District
F-1 Floodplain District
CI-1 Civil District

101. OFFICIAL ZONING MAP

101.01 The boundaries of these districts are hereby established as shown on the Official Zoning Map of Houston, Mississippi. Said zoning map and all notations and references and other matters shown thereon shall be and are hereby made a part of this ordinance. Said zoning map shall be and shall remain on file in the office of the Zoning Administrator,

101.02 Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map which shall be located in the Zoning Administrator's office shall be the final authority as to the current zoning status of land, buildings, and other structures within the City of Houston.

101.03 In the event the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the number of changes or additions, the Mayor and Board of Aldermen may by ordinance adopt a new official zoning map which shall supersede the prior official zoning

map. The new map shall bear a statement certifying that it is the new official zoning map and supersedes and replaces the official zoning map adopted 08/29/23 and also stating the date of adoption of the new map.

102. DISTRICT BOUNDRIES

102.01 Except where referenced and noted on the zoning map by designated line and/or dimensions, the district boundary lines are intended to follow property lines, lot lines, or centerlines of streets, alleys, streams, or railroads as they existed at the time of the passage of this ordinance, or the extension of such lines.

102.02 The Zoning Administrator shall interpret the boundary lines on the zoning map. When the Zoning Administrator's interpretation is disputed, the boundary lines shall be determined by the Mayor and Board of Aldermen after review and recommendation from the Planning and Zoning Board.

103. SIGNAGE ORDINANCE

103.01 The Signage Ordinance, located as a separate document, addresses all issues related to signage in the city and was adopted by the city, the Mayor, and the Board of Aldermen on 08/29/2023.

ARTICLE II: GENERAL PROVISIONS

200. REQUIRED CONFORMANCE

200.01 Except as hereinafter specifically provided:

200.01-01 No land shall be used except for a purpose permitted in the district in which it is located.

200.01-02 No structure shall be located, erected, converted, enlarged, reconstructed, moved, or structurally altered, *or shall any building be used, except for a use permitted in the district in which it is located,

200.01-03 No structure shall be located, erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which such structure is located.

200.01-04 No structure shall be located, erected, converted, enlarged, reconstructed, moved, or structurally altered, nor shall any structure be used, except in conformity with the area regulations of the district in which such structure is located,

200.01-05 No structure shall be located, erected, enlarged, moved, or structurally altered except in conformity with the off-street parking and loading regulations of this ordinance.

200.01-06 The minimum yards, frontage, parking spaces, and open spaces, including lot area per family, required by this ordinance for every structure existing at the time of passage of this ordinance, or for any structure hereafter erected or structurally altered, shall not be encroached upon or be considered as part of the yards, frontage, parking spaces, or open spaces required for any other building,

200.01-07 No structure shall be located, constructed, enlarged, reconstructed, or materially altered without first obtaining a building permit, and no building permit shall be issued except in strict conformance with the provisions of this ordinance.

200.01-08 Fences shall not be placed less than six (6) inches from a lot line except when adjoining property owners agree to a common fence, Fences shall not be allowed in front yards of the R-1 Residential District except when they do not exceed four (4) 'feet in height and are decorative in nature as determined by the Planning and Zoning Board.

201. NONCONFORMING USES

201.01 Any lawful use existing at the time of the effective date of this ordinance, except as hereinafter specified, may be continued although such use does not conform to the provisions of this ordinance.

202.01-01 The Mayor and Board of Aldermen may permit substitution of a new nonconforming use for an existing nonconforming use, provided that the Board determines that any change of use will be less detrimental to the neighborhood than the existing use. A recommendation shall be first obtained from the Planning and Zoning Board on such matter.

201.02 A nonconforming use of a building or premises which have been abandoned shall not thereafter be returned to a nonconforming use. A nonconforming use shall be considered abandoned whenever any one of the following conditions exists:

201.02-01 When the use has been discontinued for six (6) months, except for reasons beyond the owner's control, or when the nonconforming use has been replaced by a conforming use, or when it has been changed to another permitted or conditionally permitted use by permit,

201.03 Except as hereinafter specifically provided, no nonconforming use, except when required by law or ordinance, shall be enlarged, extended, reconstructed, or structurally altered.

201.03-01 Repairs and maintenance work as required to keep it in sound condition may be made to a nonconforming structure,

201.03-02 No nonconforming structure shall be moved in whole or in part to any other location unless such structure and the yard and other open spaces provided are made to conform to all the regulations of the district in which such structure is to be located,

201.03-03 The reconstruction of a nonconforming use damaged by fire, explosion, or act of God may be rebuilt as the same or a lesser nonconforming use.

201.03-04 Any owner-occupied residential structure which is nonconforming due to its location in a C-1, C-3, or an I-1 District may be enlarged, extended, reconstructed, or structurally altered, provided it meets the yard, setback, and area requirements of the R-3 District.

201.03-05 All existing lots of record, which at the time of adoption or amendment of this ordinance become nonconforming lots in regard to lot area or width, and which are under single ownership and not in continuous frontage with other lots under the same

ownership, may be used for any permitted use in the district in which they are located. The owner of such a lot apply to the Planning and Zoning Board for a variance to the district regulations and shall make every effort to comply with the district regulations, A variance to the district regulations shall not allow any use If the property other than for permitted uses within that district. If two (2) or more lots or combinations of lots or portions of lots with continuous' frontage and under single ownership are of record at the time of adoption or amendment of this ordinance, and if all or part of the lots do not meet the requirements established for lot area or lot width, the lands involved shall be considered to be an undivided parcel for the purposes of this ordinance. No portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width or lot area requirements established by this ordinance, nor shall any division of any parcel be made which creates a lot with a width or an area below the requirements stated in this ordinance,

202. ACCESSORY BUILDINGS

202.01 Accessory buildings shall be subject to the following requirements:

202.01-01 No accessory building shall be erected in any required yard other than a rear yard.

202.01-02 No accessory building shall be erected closer than five (5) feet from the lot line or another building.

203. PENDING APPLICATIONS FOR BUILDING PERMITS

203.01 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 in a normal manner within a subsequent two (2) 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 or amendment of this ordinances are hereby revoked and void.

204. STREET FRONTAGE REQUIRED

204.01 Except as permitted by other provisions of this ordinance, all lots created after the adoption of this ordinance shall have frontage on a dedicated public street.

205. CORNER LOTS

205.01 Lots formed at the intersection of two (2) streets shall not be required to provide two (2) front yard setbacks, On only one (1) side abutting either street shall the front setback be required, on the remaining side, a setback of one-half (1/2) of the front setback shall be provided.

206. OFF-STREET PARKING

206.01 In connection with every commercial, business, trade, institutional, recreational, residential, or other use, off-street parking space for parking and storage of vehicles shall be provided in accordance with the following schedule:

206.01-01 Dwelling units - Two (2) spaces per family or dwelling unit,

206.01-02 Retail stores - One hundred (100) percent of the, gross building footprint

206.01-03 Wholesale establishments - One (1) space per two (2) employees.

206.01-04 Manufacturing, processing, or industrial establishments – One (1) space per two (2) employees.

206.01-05 Hotels, motels, and lodging houses - One (1) space per guest room plus one (1) space per two (2) employees,

206.01-06 Hospitals - One (1) space per three (3) beds plus one (1) space per two (2) employees,

206.01-07 Restaurants and other eating establishments - One (1) space per three (3) seats,

206.01-08 Churches - One (1) space per six (6) seats in the principal assembly hall,

206.01-09 Business and professional offices - One hundred (100) percent of the gross building footprint.

206.01-10 Theaters - One (1) space per four (4) seats.

206.02 In case of any use which is not specifically mentioned herein, the provisions for a use which is so mentioned, and to which said use is

similar shall apply as determined by the Mayor and Board of Aldermen, after review and recommendation by the Planning and Zoning Board.

206.03 Commercial vehicles, commercial trucks, and commercial trailers are not permitted to park in residential zoning districts and shall not be visible from the public way in C1 & C3 districts. In C1 & C3 districts where commercial vehicles, commercial trucks, and commercial trailers are required for regular operation of an existing business, parking for these vehicles shall be screened (fencing or landscape buffers) from the public way, and screening to be approved by the Planning and Zoning Board.

207. ANNEXATION

207.01 Any land hereafter annexed into the city of Houston shall be zoned as R-1 Residential unless the Mayor and Board of Aldermen rezone it to another district or combination of districts at the time of annexation.

ARTICLE III: DISTRICT REGULATIONS

Permitted Use Chart

KEY: "P" = PERMITTED "S" = SPECIAL "L" = LIMITED "X" = NOT ALLOWED		RESIDENTIAL			NONRESIDENTIAL					
Use Category	Specific Use	R-1	R-2	R-3	A-1	C-1	C-3	CI-1	I-1	Notes
Residential Uses										
HOUSEHOLD LIVING	Single family dwellings detached	P	P	P	P	P	S	X	X	
	Duplex dwellings	X	P	P	P	X	L	X	X	
	Multi family dwellings	X	X	P	S	L	L	X	X	
	Manufactured housing	X	X	X	S	X	X	X	S	
Accessory Uses	Customary accessory outbuildings	L	L	L	L	L	L	X	X	
	Storage Outbuildings on vacant lots	L	X	X	L	X	X	X	X	
	Fences	L	L	L	L	L	L	L	L	
	Camping trailer, motor home, or other recreational vehicle	S	S	S	P	X	X	X	X	
	Customary incidental home occupations	S	S	S	L	L	L	X	X	
Public and Civic Uses										
OUTDOOR RECREATION/ ENTERTAINMENT	Parks and playgrounds	P	P	S	P	P	P	P	L	
	Golf and tennis clubs	P	P	X	P	X	X	S	X	
PLACES OF WORSHIP	Churches and other places of public worship	S	S	S	S	S	S	X	X	
EDUCATIONAL, RESEARCH AND NONPROFIT FACILITIES	All state-owned research and education-related institutions including new construction and addition to existing buildings	X	X	X	S	S	X	S	X	
	Private schools	X	X	X	S	X	X	S	X	
	Day care centers	S	S	X	S	X	S	S	X	
	Public schools	X	X	X	S	X	X	P	X	
	Nonprofit visual art centers	X	X	X	X	X	X	S	X	
	Libraries and museums	X	X	X	S	P	P	P	X	
GOVERNMENT BUILDINGS	Government buildings of any kind	X	X	X	X	P	P	P	S	
Commercial Uses										
INDOOR RECREATION/ENTERTAINMENT	Indoor theaters, dance halls, skating rinks, bowling alleys and similar activities	X	X	X	X	S	P	S	X	
	Private social clubs	X	X	X	X	S	S	X	X	
	Adult establishments	X	X	X	S	X	S	X	X	
OVERNIGHT ACCOMMODATIONS	Hotels and motels	X	X	X	S	S	P	X	X	
	Tourist homes (bed and breakfast)	S	X	X	S	S	P	X	X	
RETAIL, SERVICE OR WHOLESALE BUSINESSES	Art galleries, bakeries, clothing stores, flower shops, and other small gift or novelty shops	X	X	X	X	P	P	X	X	
	Auction houses, drug stores, garden supply centers and hardware stores	X	X	X	X	P	P	X	X	
	Pet shop provided they have no outdoor facilities	X	X	X	X	P	P	X	X	
	Veterinaries, kennels, or animal shelters provided they have no outdoor facilities	X	X	X	S	P	P	X	X	
	Banks and similar financial institutions	X	X	X	X	P	P	X	X	
	Barber shops and beauty shops	X	X	X	S	P	P	X	X	
	Laundry and dry cleaning establishments, repair shops, or other shops having motor-driven tools	X	X	X	S	P	P	X	X	
	Arts and crafts fairs, flea markets, and other similar transient retail businesses	X	X	X	S	S	S	X	X	
	Supermarkets	X	X	X	X	L	P	X	X	
	Automotive and heavy machinery sales and service centers or stations	X	X	X	S	X	P	X	S	
	Service or fuel stations	S	X	X	S	L	P	X	L	
	Restaurants without outdoor seating	X	X	X	X	P	P	X	X	
PROFESSIONAL OFFICES	Restaurants with outdoor seating	X	X	X	X	P	P	X	X	
	Any professional office or studio	X	X	X	X	P	P	S	X	
INDUSTRIAL	Self-storage facilities	X	X	X	S	X	P	X	S	
	Outdoor storage yards containing material for sale for businesses such as building supply centers, lumber yards, nurseries, and hardware stores	X	X	X	S	X	P	X	P	
	Flammable liquid, toxic or hazardous materials storage facilities	X	X	X	X	X	X	X	S	

*Permitted = fully allowed within district; Special = allowed with permission from zoning board - typical with uses that support standard use buildings; Limited = Variance from zoning board; Not Allowed = building type is prohibited in these districts

300. A-1 AGRICULTURAL DISTRICT

300.01 The A-1 Agricultural District is hereby created in order that certain undeveloped areas within the city continue in use primarily for agricultural purposes until such time that water and sewer facilities become available and the areas may be developed for more intensive urban uses,

300.02 The following uses are permitted in the A-1 District: See Permitted Use Chart

300.03 Section not used

300.04 Any accessory use or structure customary and incidental to the principal use is permitted, provided that such accessory buildings and uses shall not involve any type of business, trade, manufacturing, or industry,

300.05 Off street parking shall be as prescribed in Section 206.

300.06 Area, yard, and height requirements shall be as prescribed in Section 310.

301. R-1 LOW-DENSITY RESIDENTIAL DISTRICT

301.01 The R-1 Low-Density Residential District is created in order that certain areas within the city be reserved exclusively for low-density residential and related uses. The buildings on low-density lots shall not cover more than 20% of the lot size.

301.02 The following uses are permitted in the R-1 District: See Permitted Use Chart

301.03 Section not used

301.04 Any accessory use or structure customary and incidental to the principal use is permitted, provided that such accessory building and uses shall not involve any type of business, trade, manufacturing, or industry.

301.05 Off-street parking shall be as prescribed in Section 206.

301.06 Area, yard, and height requirements shall be as prescribed in Section 310.

302. R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT

302.01 The R-2 Medium-Density Residential District is created in order that certain areas within the city be reserved exclusively for medium-density residential and related uses. The buildings on medium-density lots shall not cover more than 30% of the lot size.

302.02 The following uses are permitted in the R-2 District; See Permitted Use Chart

302.03 Section not used.

302.04 Any accessory use or structure customary and incidental to the principal use is permitted, provided that such accessory building or use shall not involve any type of business, trade, manufacturing, or industry.

302.05 Off-street parking shall be as provided in Section 206.

302.06 Area, yard, and height requirements shall be as prescribed in Section 310,

303. R-3 HIGH-DENSITY RESIDENTIAL DISTRICT

303.01 The R-3 High-Density Residential District is created in order that certain areas within the city be reserved exclusively for high-density residential and related uses. The buildings on high-density lots shall not cover more than 40% of the lot size.

303.02 The following uses are permitted in the R-3 District: See Permitted Use Chart

303.03 Section not used.

303.04 Any accessory use or structure customary and incidental to the principal use is permitted, provided that such accessory building or use shall not involve any type of business, trade, manufacturing, or industry.

303.05 Off-street parking shall be as prescribed in Section 206.

303.06 Area, yard, and height requirements shall be as prescribed in Section 310.

304. C-1 Central Commercial District

304.01 The C-1 Central Commercial District is hereby created in order that there be one central area of retail and office use which shall constitute the central business district of the city,

304.02 The following uses are permitted in the C-1 District: See Permitted Use Chart

304.03 Section not used.

304.04 Any accessory use or structures customary and incidental to the principal use is permitted.

304.05 Off-street parking is not required in the C-1 District.

304.06 Area, yard, and height requirements shall be as prescribed in Section 310.

305. Section Not Used

306. C-3 Highway Commercial District

306.01 The C-3 Highway Commercial District is established to provide services for the motoring public, a large part of which is through traffic, and to provide a district for those businesses which normally require large sites and easy access to a major street. No uses permitted in this zone shall be dangerous, offensive, or detrimental to the present or intended character of this district or vicinity by reason of the emission of dust, gas, smoke, noise, fumes, glare, odors, vibrations, or a fire hazard.

306.02 The following uses are permitted in the C-3 Highway Commercial District: See Permitted Uses Chart

306.03 Off-street parking and loading shall be as prescribed in Section 206.

306.04 Area, yard, and height requirements shall be as prescribed in Section 310.

307. Section Not Used

308. I-1 Industrial District

308.01 The I-1 Industrial District is hereby created in order that there be areas within the city used exclusively for industrial, manufacturing, processing, and related operations which are incompatible with the residential and commercial areas of the city. It is the intent of this ordinance that these areas be reserved exclusively for industrial and related purposes,

308.02 The following uses are permitted in the I-1 District: See Permitted Use Chart

308.03 Section not used.

308.04 Off-street parking shall be as prescribed in Section 206.

308.05 Area, yard, and height requirements shall be as prescribed in Section 310.

309. F-1 Floodplain District

309.01 The Floodplain District is hereby created in order to permit certain non-intensive uses in areas which are subject to periodic flooding and to protect areas from other types of development except where adequate assurance is given that the development will be protected from flooding. The regulations hereinafter set forth in this section shall apply to the property located in the F-1 Floodplain District, which has been delineated by the Federal Insurance Administrator of the U. S. Department of Housing and Urban Development on the Flood Hazard Boundary Map. The map, prepared by the Federal Insurance Administration, shows the special flood hazard areas, or those areas subject to a one hundred (100) year flood. The areas that are subject to the one hundred (100) year flood are hereby superimposed on zoning districts (A-1, R-1, R-2, R-3, C-1, C-3, I-1, and CI-1) and indicated on the official zoning map.

309.02 The following conditional uses may be permitted only if expressly authorized by the Planning and Zoning Board and subject to any limitations and restrictions as set forth in the National Flood Insurance Program.

309.02-01 Buildings or uses in conformity' with the regulations for the A-1, R-1, R-2, R-3, C-3, CI-1, or I-1 District in which they are located. This is provided that when the Federal Insurance Administrator furnishes the City of Houston with the one hundred (100) year flood elevations that: all new construction or substantial improvements of residential buildings within the F-1 Floodplain District shall have the lowest floor (including basement) elevated by landfill or piers to or above the level of the one hundred (100) year flood or flood-proofed up to the level of the one hundred (100) year flood.

309.03 The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur, or flood heights may be increased by man-made or natural causes, this ordinance does not imply that areas outside the floodplain district or uses permitted within such districts will be free from flooding or flood damages, this ordinance shall not create liability on the part of the Mayor and Board of Aldermen or any officer or employee thereof for any flood damages that result from reliance on this ordinance.

310. CI-1 Civil Use District

310.01 The CI-1 Civil Use District is hereby created in order that there be areas within the city used exclusively for any city or state-owned parcels of land. It is the intent of this ordinance that these areas be reserved exclusively for governmental and city-owned uses.

310.02 The following uses are permitted in the CI-1 District: See Permitted Uses Chart.

310.03 The following conditional uses may be permitted only if expressly authorized by the Planning and Zoning Board and are subject to any limitations and restrictions deemed necessary by the Board:

310.03-01 Other similar uses which the Planning and Zoning Board determines will serve the city-owned area and will not be detrimental to adjacent properties.

310.03-02 Any accessory use or structure customary and incidental to the principal use is permitted.

310.04 Off-street parking shall be as prescribed in Section 206.

310.05 Area, yard, and height requirements shall be as prescribed in Section 310.

311. Area, Height, and Setback Requirements

<u>Zoning District</u>	<u>Maximum Height Limit</u>	<u>Minimum Lot Frontage at Building Setback Line</u>	<u>Minimum Lot Area</u>	<u>Front Yard Setback</u>	<u>Minimum Side Yard Width Each Side Yard</u>	<u>Rear Yard Depth</u>
<u>A-1 Agricultural</u>	None	150 ft (Single-Family)	43,560 sq. ft. (Single-Family)	40 ft.	30 ft.	50 ft.
<u>R-1 Low-Density Residential</u>	2-1/2 Stories	90 ft.	12,000 sq. ft.	35 ft.	10 ft.	35 ft.
<u>R-2 Medium-Density Residential</u>	2-1/2 Stories	80 ft. (Single-Family) 80 ft. (Two-Family)	9,000 sq. ft. (Single-Family) 10,000 sq. ft. (Two-Family)	30 ft.	8 ft.	30 ft.
<u>R-3 High-Density Residential</u>	2-1/2 Stories	75 ft. (Single-Family) 80 ft. (Two-Family)	7,500 sq. ft. (Single-Family) 8,000 sq. ft. (Two-Family) 9,000 sq. ft. (multi-Family plus 2,000 each additional dwelling over first three	25 ft.	8 ft. (Single-and Two-Family) 12 ft. (multi-Family)	25 ft.
<u>C-1 Central Business</u>	35 ft.	None	None	None	None ²	None ²
<u>C-2 Neighborhood Convenience</u>	35 ft.	None	None	35 ft.	25 ft. ³	25 ft.
<u>C-3 Highway Commercial</u>	35 ft.	None	None	35 ft.	15 ft. ⁴	25 ft. ⁴
<u>I-1 Industrial</u>	None ¹	150 ft.	43,560 sq. ft.	40 ft.	30 ft. ⁴	30 ft. ⁴
<u>CI-1 Civil-Use District</u>	35 ft.	None	None	None	None ²	None ²
<u>F-1 Floodplain</u>	5	5	5	5	5	5

¹ Maximum height of structures regulated by applicable fire and building codes.

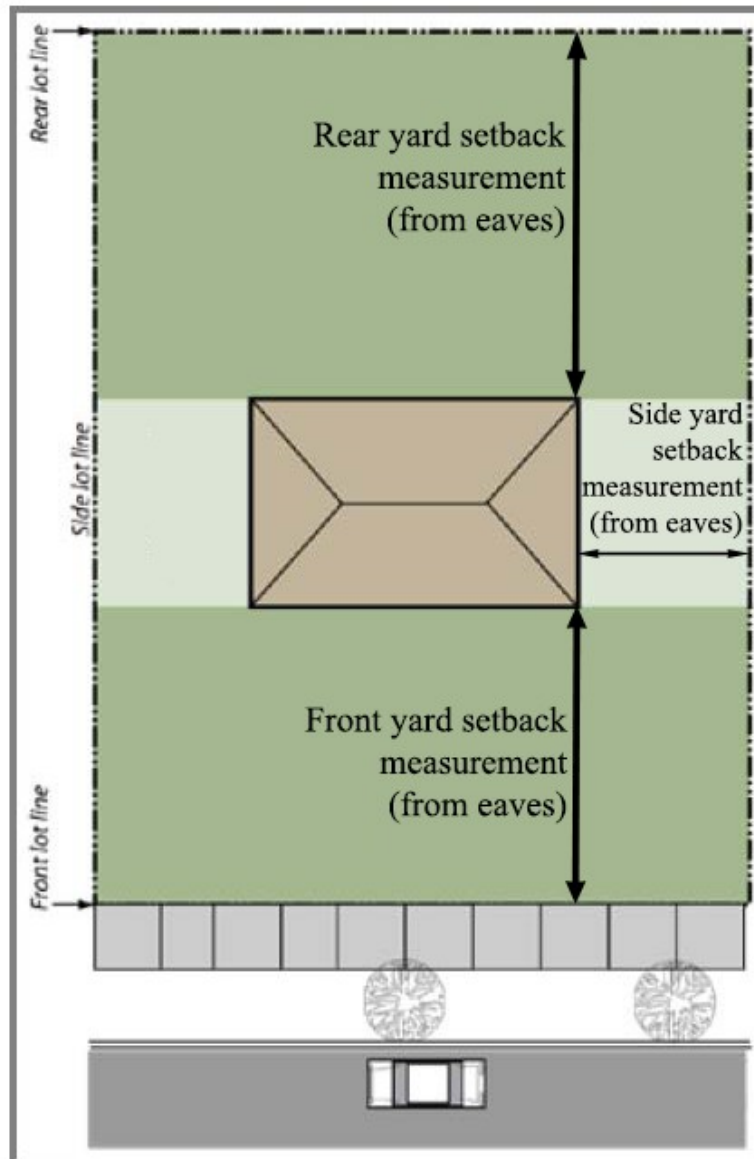
² When abutting any residential district, a side or rear yard, or both, of fifteen (15) feet is required.

³ The owners of two (2) or more adjoining lots may construct a common wall along interior property lines and join two (2) or more structures into one (1) structure.

⁴ When abutting any residential district, a side or rear yard, or both, of fifty (50) feet is required.

⁵ Area, height, and setback requirements are as set forth in those zoning districts located wholly or partially in the floodplain district.

311.1 Building Setback Diagram



ARTICLE IV: SUPPLEMENTARY DISTRICT REGULATIONS

400. Mobile Home Parks

400.01 Except as previously set forth in Article III as a conditional use, mobile homes shall be allowed only in mobile home parks authorized and approved by the Planning and Zoning Board. All applications for construction of mobile home parks shall comply with the following regulations:

400.01-01 A written application for preliminary approval of the park shall be submitted to the Zoning Administrator fifteen (15) days prior to the Planning and Zoning Board's scheduled meeting. The application shall contain the name, address, and telephone number of the applicant; the location, description, and current zoning of the property to be developed. and a sketch plan showing the number, location, and size of all lots, service areas, playgrounds, and streets.

400.02 As mobile home parks are allowed as conditional uses in certain designated zoning districts, the Planning and Zoning Board shall review the application and sketch plan in conformity with the provisions of Section 507.

Upon review by the Planning and Zoning Board and finding that the application and sketch plan conform with the provisions of Section 507, the Board may grant preliminary approval of the development.

Preliminary approval of the mobile home park shall authorize the developer to proceed with preparation of engineering plans and specifications showing the number, location, and size of all lots, service areas, and playgrounds; the location and width of all roadways and walkways; topographic survey showing contours at two (2) foot intervals; and the location and size of all water and sewer lines and riser pipes.

400.03 All streets shall have a minimum paved surface of twenty (20) feet and minimum right-of-way of forty (40) feet. Minimum surface treatment of all streets shall consist of double bituminous surface treatment with a six (6) inch clay gravel base.

400.04 All water and sewer lines shall conform to minimum specifications required by the City of Houston.

400.05 All lots shall contain a minimum of three thousand (3,000) square feet and shall be designed so that no mobile home is placed closer than twenty (20) feet from any other mobile home, property line, or other building within the park. There shall not be more than eight (8) mobile homes per gross acre within the mobile home park, each lot shall contain an off-street parking area for two (2) cars,

400.06 Mobile homes' stand shall be improved to provide adequate support for the placement and tie-down of the mobile home; anchors or tie-downs such as cast-in-place concrete "dead-men", eyelets imbedded in concrete screw augers, or arrowhead anchors shall be placed at each corner of the mobile home stand and at intervals of at least twenty (20) feet, Each device shall be capable of withstanding a minimum load of forty eight hundred (4,800) pounds, All mobile homes shall be connected securely to such devices.

400.07 Upon completion of the required plans and specifications, the developer may submit such to the Planning and Zoning Board for final approval. The Board may grant final approval of the mobile home park after receipt and review of the plans and specifications. Final approval of the mobile home park as a conditional use shall be dependent upon the applicant constructing and maintaining the park as shown in the approved plans and specifications. Any variation in such plans and specifications must be approved by the Board. Failure to provide any required improvement or to develop the park according to the approved plans and specifications shall constitute a violation of this ordinance.

401. Livestock

401.01 It shall be unlawful for any person to house, keep or confine any livestock within the city limits except within the A-1 Agriculture District, unless the livestock is kept in an open area of at least 1 acre per each animal or 1 acre for every 4 chickens with no part of the area lying within two hundred fifty (250) feet of any adjacent residence. If Roosters, Hogs or Pigs are housed, kept or confined in the area, the adjacent property owners must provide written approval to the city for these specific animals to be housed, kept or confined.

401.01-01 The following are exempt from the requirements of this section:

401.01-01 A: Any duly authorized livestock or cattle barn permitted to lawfully operate within the city.

401.01-01 B: Any lawfully operated animal hospital or animal shelters.

401.01-01 C: Any lawfully operated livestock show, rodeo, carnival, charitable function or similar event at which the presence of animals is a part of the temporary event.

ARTICLE V: ENFORCEMENT AND ADMINISTRATION

500. Interpretation and Conflict

500.01 In interpreting and applying this ordinance, its provisions shall be held to be the minimum requirements necessary for the promotion of public safety, health, convenience, comfort, prosperity, and general welfare. It is not intended by this ordinance to interfere with, abrogate, or annul any easements, covenants, or other agreements between parties unless they violate this ordinance. When two (2) specific provisions of this ordinance conflict or a provision of this ordinance conflicts with any other code, statute, law, ordinance or regulation, the most restrictive section shall apply.

501. Enforcement by Zoning Administrator

501.01 There is hereby established the office of Zoning Administrator. It shall be the duty of the Zoning Administrator to enforce this ordinance in accordance with the provisions hereof. The Zoning Administrator shall issue all building permits. All departments, officials, and public employees of the City of Houston vested with the duty or authority to issue other permits or licenses shall conform to the provisions of this ordinance and shall not issue a permit for any use, building, or purpose in conflict with the provisions of this ordinance. Any permit or license issued in conflict with the provisions of this ordinance shall be null and void.

502. Building Permits Required

502.01 It shall be unlawful to commence the excavation or filling of any lot or parcel for any construction of any building, or to begin construction of any building, or to commence the moving or alteration of any building, or to commence the development of land for use not requiring a building until the Zoning Administrator has issued a building permit for such work. {Applications for building permits for uses to be served by septic tanks shall be approved by the building inspector}

505.02 Fees for obtaining permits shall be as follows:

502.02-01 For new construction, a minimum of \$5. 00 or \$1.00 per one thousand dollars of estimated building cost, whichever is higher.

502.02-02 For a permit for the removal of a building or structure from one lot to another the fee shall be \$5.00.

502.02-03 For a permit for the removal of a building or structure to a new location within the same lot the fee shall be \$3. 00.

502.02 04 For a permit for the demolition of a building or structure there shall be not fee, but the zoning administrator shall be notified of such action.

503. Duty of Zoning Administrator

503.01 The Zoning Administrator shall act upon all applications on which he is authorized to act by the provisions of this ordinance within seven (7)days after these are filed in full compliance with all the applicable requirements as specified. He shall either issue a building permit within said seven (7) days or shall notify the applicant in writing of his refusal of such permit and the reasons therefor, Failure to so notify the applicant in case of such refusal within said seven (7) days shall entitle the applicant to submit his request to the Mayor and Board of Aldermen. If the Zoning Administrator finds that any of the provisions of this ordinance are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violations and ordering the action necessary to correct it, He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this ordinance to ensure compliance with or to prevent violation of its provisions.

504. Expiration of Building Permits

504.01 If the work described in any building permit has not begun within ninety (90) days from the date of issuance thereof, said permit shall expire and be cancelled by the Zoning Administrator; and work as described in the cancelled permit shall not proceed unless and until a new building permit has been obtained.

505. Required Conformance

505.01 Building permits are issued on the basis of plans and applications approved by the Zoning Administrator and authorize only the use, arrangement, and construction set forth in such approved plans and applications; and any other use, arrangement, or construction at variance with that authorized shall be deemed violation of this ordinance.

506. Duties of the Planning and Zoning Board

506.01 The Houston Planning and Zoning Board is hereby authorized to assist in administration of this ordinance. In carrying out its functions and duties, the Planning and Zoning Board shall have authority to review applications for conditional uses and variances, and to review any question concerning interpretation of the zoning text or map. The Planning and Zoning Board shall also have the authority to review applications for rezoning and amendments to the text of this ordinance. All matters submitted to the Planning and Zoning Board for review shall be duly entered upon the minutes of the Planning and Zoning Board and shall show the vote of each member present at such meeting.

507. Powers, Conditional Uses

507.01 The Planning and Zoning Board, shall have the power and original jurisdiction to hear and decide, in accordance with the provisions of this ordinance, applications filed for conditional uses. In considering an application for a conditional use, the Planning and Zoning Board shall give due regard to the nature and condition of all adjacent uses and structures and the consistency here with of the proposed use and development. Before authorizing a use as a conditional use, the Planning and Zoning Board shall determine whether the proposed use would be hazardous, harmful, noxious, offensive, or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, and aesthetic and psychological effects. Upon authorizing a conditional use, the Planning and Zoning Board may impose such requirements and conditions with respect to location, construction, maintenance, and operation, in addition to those expressly stipulated in this ordinance for the particular conditional use, as the Planning and Zoning Board deems necessary for the protection of adjacent properties and public interest. A conditional use shall not be granted by the Planning and Zoning Board unless and until:

507.01-01 A written application for conditional use is submitted to the Zoning Administrator indicating the section of this ordinance under which the conditional use is sought and stating the grounds on which it is requested.

507.01-02 The Planning and Zoning Board shall make a finding that granting the conditional use will not adversely affect the surrounding neighborhood or the public interest.

507.02 The Planning and Zoning Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this ordinance.

508. Powers, Variances

508.01 The Planning and Zoning Board, shall have the power to authorize such variances from the provisions or requirements of this ordinance as will not be contrary to the public interest, but only in the case of peculiar conditions involving irregular, abnormally narrow, shallow, or steep lots or other unusual physical conditions, whereby strict application of such provisions or requirements would result in practical difficulty and unnecessary hardship that would deprive the owner of the reasonable use of the land or buildings involved, but in no other case. No variance from the strict application of any provision of this ordinance shall be granted by the Planning and Zoning Board unless they find, beyond reasonable doubt, that all the following facts and conditions exist:

508.01-01 Written application for a variance has been submitted.

508.01-02 Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, buildings, or structures within the same district.

508.01-03 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.

508.01-04 The special conditions and circumstances do not result from the actions of the applicant.

508.01-05 Granting the variance requested will not confer on the applicant any special privilege which is denied by this ordinance to other lands, structures, or buildings in the same district.

508.01-06 Granting the variance will be in harmony with the general purpose and intent of this ordinance and will not be

injurious to the neighborhood or otherwise detrimental to the public welfare.

508.02 In no case shall the Planning and Zoning Board approve a variance for a use which is not a permitted use in the district in which the property, building, or structure is located.

509. Expiration of Variances and Conditional Use Permits

509.01 Every conditional use permit or variation of the application of the literal provisions of this ordinance, allowed or granted, as provided in this article, shall expire and be of no force or effect six (6) months from the date thereof, unless the beneficiary of such variation or conditional use permit shall have actually, within said period, put the subject property to the purpose for which such variation or conditional use permit shall have been granted or allowed.

ARTICLE VI: AMENDMENTS

600. Declaration of Policy

600.01 For the purpose of establishing and maintaining sound, stable, and desirable development within the City of Houston, Mississippi, this ordinance, and as here used the term "ordinance" shall be deemed to include the official zoning map, shall not be amended except to correct a manifest error in the ordinance, or because of changed or changing conditions in a particular area or in the city generally, Amendments shall be limited strictly to those necessary to the promotion of public health, safety, or general welfare, Subject to the above limitations, an amendment to this ordinance may be initiated by the Mayor and Board of Aldermen, the Planning and Zoning Board, or by any person, firm, or corporation filing application therefor,

600.02 No amendment to this ordinance shall be adopted whereby the regulations and restrictions so established are not uniform for each district having the same zoning classification and bearing the same symbol or designation on the official zoning map. No amendment to this ordinance shall be adopted which establishes a new zone, regardless of size, which permits uses not compatible with the uses of surrounding zones or which violates the purposes and intent of this ordinance, No amendment to this ordinance shall be adopted whereby the zoning classification of an area is changed unless the area meets the following requirements as to minimum size, For the purpose of co putting the size of an area for compliance herewith there shall be added to such area: (1) the area of public right-of-way interior to the area being changed; (2) one-half the area of public right-of-way abutting the area being changed; and (3) the area of any land within the corporate limits of the City of Houston which is contiguous to the area being changed and which land already bears the zoning classification sought for the area being changed, Subject to the foregoing limitations, an area proposed to bear the following zoning classifications shall be of at least the following size: The zoning map shall not be amended, changed or modified in such manner as to create a free standing zone of less than 90,000 square feet except where specific area restrictions are stipulated in the ordinance.

601. Procedure

601.01 No amendment to this ordinance shall be adopted until the proposed amendment has been examined by the Planning and Zoning Board and a recommendation from the Planning and Zoning Board has been received by the Mayor and Board of Aldermen.

601.02 No amendment to this ordinance shall become effective until after a public hearing in relation thereto has been held by the Mayor and Board of Aldermen. Notice of the time and place of such hearing shall be published at least once in a newspaper of general circulation in the city at least fifteen (15) days prior to such hearing. Said notice shall read generally as follows:

PUBLIC NOTICE

Pursuant to the order of the (Mayor and Board of Aldermen), notice is hereby given to all persons interested in or in any way affected thereby that (name of applicant) has filed an application with the undersigned to have rezoned the following described property from (zone) to (Zone).

Map of property
and surrounding
area or other legal
notification and description

Said application will be heard by the (Mayor and Board of Alderman), at (Place), (time), (date), (year), at which time all parties interested in or affected thereby will be heard. Any objection thereto may be made by any person and if made in writing must be filled with the undersigned before said time of hearing.

This the _____ day of _____, (_____.)

_____(Zoning administrator)_____

601.03 Any area for which an application for a change in zoning classification is being considered shall be posted for at least fifteen (15) days prior to the hearing. Such posting shall be by means of a sign or signs erected in a conspicuous location on the property, using at least one (1) sign for every two hundred (200) feet of frontage on each street upon which the property abuts. The sign shall be at least two (2) feet by three (3) feet in size, with the lower edge of the sign at least three (3) feet above ground level, in letters legible from the nearest street as follows:

PUBLIC NOTICE

This property is being considered for REZONING. For further information

contact the Zoning Administrator, City of Houston, (telephone number).

601.04 In the event of written protest such amendment signed by twenty (20) percent or more the owners of property either within the area to be rezoned, or within one hundred sixty (160) feet therefrom, such amendment shall not become effective except by the favorable vote of two-thirds (2/3) of all the members of the Board of Aldermen.

602. Applications

602.01 All applications for amendments to this ordinance shall be filled with the Zoning Administrator and shall contain the following information:

602.01-01 The applicant's name, address and telephone number; a description of the proposed amendment and, if the amendment involves the official zoning map, a map showing the land area to be included in the rezoning; the present zoning of the area, and the location of all streets, alleys, and rights-of-way bounding and/or intersecting the area and abutting properties; and the error in the ordinance, if-any, that would be corrected by the proposed amendment or the changing conditions in the area or in the municipality which would make the proposed amendment reasonable necessary for the promotion of the public health, safety, or general welfare,

602.03 Upon receipt of an application for an amendment, properly made as herein set forth, the Zoning Administrator shall transmit copies of the application to the Planning and Zoning Board for consideration. Upon receipt of application, the Planning and Zoning Board shall consider the proposed amendment and forward written notice of its findings and recommendations to the Mayor and Board of Aldermen. Upon receipt of the application, the Mayor and Board of Aldermen shall set the time, date, and place for the public hearing and order that such notice be published, and signs erected.

602.04 At the time of filing either an application for rezoning or an application for amendment to the text of the zoning ordinance, there shall be paid to the City Clerk the sum of twenty-five (25) dollars to cover the cost of advertising, posting property, and other expenses incidental to the determination of such matters. Such filing fees are not refundable to the applicant.

602.05 If such amendments are made either to the text of this ordinance or to the official zoning map, the text of this ordinance shall

promptly reflect such amendment or the official zoning map shall be promptly amended, Amendments to the official zoning map shall contain an entry on the map stating the date of the amendment, the nature of the amendment, and the signature of the Mayor and City Clerk. Such amendments shall not become effective until they have been entered in the text of the ordinance or upon the official zoning map.

602.06 Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map which shall be located in the Zoning Administrator's office shall be the final authority to the current zoning of land within the city, In the event the official zoning map becomes damaged, destroyed, lost, or difficult to interpret, the Mayor and Board of Aldermen may, by ordinance, adopt a new official zoning map which shall supersede the prior official zoning map.

ARTICLE VII: DEFINITIONS

700. General

700.01 Certain words and phrases used in this regulation are defined for purpose thereof as follows: Words used in the present tense include the future; the singular number includes the plural, and the plural includes the singular; "person" includes a corporation as well as an individual; "lot" includes "Plot"; "structure" includes "building"; "occupied" includes "designed" or "intended to be occupied"; "used" includes "arranged", "designed", or "intended to be used"; "shall" is mandatory and not directory. Wherever the term "regulation" appears or shall appear, it shall be interpreted to mean and to refer to the Zoning Ordinance: Houston, Mississippi, inclusive of all amendments and supplemental sections which have been or may be added thereto.

700.02 Accessory Use of Structure: A use of a structure subordinate to the principal use of a building or use on the same lot and serving a purpose customary and incidental to the use of the principal building or use.

700.03 Alterations, Structural: Any change in the supporting members of a building such as walls, floors, columns, beams, or girders.

700.04 Apartment: Two (2) or more rooms, designed for, arranged for, intended for, or occupied as a residence by one (1) family.

700.05 Apartment House: Any building housing three (3) or more apartment units, providing said units are the principal use of the building.

700.06 Board: The Planning and Zoning Board appointed by the Mayor and Board of Aldermen of the City of Houston, Mississippi.

700.07 Boarding House, Rooming House, Lodging House, or Dormitory: A building or part thereof, other than a hotel or restaurant, where meals and/or lodging are provided for compensation, for three (3) or more persons, and where no cooking or dining facilities are provided in individual rooms.

700.08 Building: Any structure having a roof supported by walls, used or

intended to be used for the shelter or enclosure of persons, animals, or property.

700.09 Building, Height of: The vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the ridge for gable, hip, or gambrel roofs.

700.10 Building Permit: A permit issued of any building by the Zoning Administrator for the construction or alteration of any building or structure.

700.11 City: The City of Houston, Mississippi.

700.12 Dwelling: Any building or portion thereof designed or used as the residence of one (1) or more persons, but not including a tent, cabin, trailer or trailer coach, mobile home, tree house, or a room in a hotel or motel.

700.13 Dwelling, Multi-Family: A building or portion thereof designed for or used by three (3) or more families or housekeeping units.

700.14 Dwelling, Single-Family: A building designed for or used for residence purposes by one (1) family or housekeeping unit, but not to include mobile homes as defined herein.

700.15 Dwelling, Two-Family: A building designed for or used for two (2) families or housekeeping units.

700.16 Dwelling Unit: One (1) room or suite of two (2) or more rooms designed for or used by one (1) family for living and sleeping purposes and having only one (1) kitchen or kitchenette.

700.17 Family: One (1) or more persons living as a single housekeeping unit in a dwelling unit, as distinguished from a group occupying a boarding house, lodging house, dormitory, motel, or hotel.

700.18 Flood-Proofing: Any combination of structural and nonstructural additions, changes, or adjustments to properties and structures which reduce or eliminate flood damage to lands, water and sanitary sewerage facilities, structures, and contents of buildings.

700.19 Garage, Private: A detached accessory building or a portion of the principal building used only for the storage of vehicles and incidental personal property.

700.20 Garage, Public: A building or portion thereof, other than a private garage or filling station, used for equipping, servicing, repairing, hiring, selling, or storing vehicles or similar equipment.

700.21 Home Occupation: An occupation conducted in a dwelling unit, provided that: no person other than members of the family residing on the premises shall be engaged in such occupation; the use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants; there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding one (1) square foot in area, nonilluminated, and mounted flat against the wall of the principal building. No home occupation shall be conducted in any accessory building; no traffic shall be generated by such home occupation in volumes greater than would normally be expected in a residential neighborhood; and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable off the lot to the normal senses. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.

700.22 Junkyard: A place where waste, discarded, or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto-wrecking yards, house-wrecking yards, used lumberyards, and places or yards for storage of salvaged house-wrecking and structural steel materials and equipment; but not including such 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.

700.23 Lot: A piece, parcel, or tract of land occupied or intended to be occupied by a principal building or a group of such buildings and accessory buildings or utilized for a principal use and uses accessory thereto, together with such open spaces as required by this ordinance and having frontage on a public street.

700.24 Lot, Area: The computed area contained within the lot lines.

700.25. Lot, Corner: A lot at the juncture of and fronting on two (2) or more intersecting streets.

700.26 Lot Depth: The mean horizontal distance between the front and the rear lot lines.

700.27 Lot Lines: The property lines bounding the lot.

700.28 Lot Line, Front: The property line separating the lot from a street right-of-way.

700.29 Lot Line, Rear: The lot line opposite and most distant from the front lot line.

700.30 Lot Line, Side: Any lot line other than a front or rear lot line, A side lot line separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.

700.31 Lot Width: The width of the lot measured at the setback line.

700.32 Mobile Home: Any vehicle or structure, not including camp or travel trailers, designed for transportation after fabrication on streets, highways, land, air, or water, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy after location on the site whether the location be by wheels, jacks, or permanent foundation, and connected to utilities.

700.33 Motel or Tourist Court: A building or. group of buildings comprising individual sleeping or living units for the accommodation of transient guests and not containing individual cooking or kitchen facilities.

700.34 Nonconforming Use: A building, structure, or premises legally existing or used at the time of adoption of this ordinance which does not conform with the use or area regulations prescribed by this ordinance for the district in which it is located.

700.35 One Hundred (100) Year Flood: The highest level of flooding that, on the average, is likely to occur once every one hundred (100) years (i.e., that has a one (1) percent chance of occurring each year).

700.36 Parking Space: The area required for parking one (1) automobile, not less than eight (8) feet wide and eighteen (18) feet long,

either within a structure or in the open, exclusive of driveways or access drives.

700.37 Planning and Zoning Board: The Houston Planning and Zoning Board as appointed by the Mayor and Board of Aldermen of the City of Houston, Mississippi, and in the absence of a Planning and Zoning Board shall mean the Mayor and Board of Aldermen.

700.38 Setback Line: The closest point at which a building may be constructed in relation to the lot line.

700.39 Story: The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

700.40 Structure: Anything constructed, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

700.41 Substantial Improvement: Any repair, reconstruction, or improvements of a structure, the cost of which equals or exceeds fifty (50) percent of the actual cash value of the structure either (a) before the improvement is started, or (b) if the structure has been damaged and is being restored, before the damage occurred.

700.42 Tourist Home: A building or part thereof, other than a hotel, boarding house, lodging house, or motel, where lodging is provided by a resident family in its home for compensation, mainly for transients.

700.43 Yard: An open space at grade between the edges of a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

700.44 Yard, Rear: An open space extending the full width of the lot between the edge of a building and the rear lot line, unoccupied and unobstructed from the ground upward except as otherwise provided herein.

700.45 Yard, Side: An open space extending from the front yard to the rear yard between the edge of a building and the nearest side lot line, unoccupied and unobstructed from the ground upward except as otherwise provided herein.

700.46 Zoning Administrator: The person authorized to issue building permits and to enforce the Zoning Ordinance of the City of Houston, Mississippi.

700.47 Livestock: any farm or tame animals owned, kept or raised for profit or pleasure, with the exception of domestic dogs and cats owned or kept as pets.

700.48 Exterior surfaces, parking and loading areas, pedestrian circulation and landscaping. All future All future structures and buildings in commercial and light Industrial zones shall be built in strict compliance with the following regulations. These regulations also apply to any existing structure or building that is remodeled at a cost of fifty (50) percent of the value of the building or structure.

700.48-01 Exterior surfaces.

a. "Stage-set" facades are prohibited. The continuity of design goes beyond the primary elevations of the building. The material and color of the street face shall continue on the sides and rear of the building.

b. No flat-faced cement block, vinyl siding or metal surfaces shall be visible upon the exterior of any building.

c. Parapet facades may be used when of unified construction of the primary surface of the wall and of the same material and color. The parapet shall be designed such that the reverse side of all elements shall not be visible to public view.

d. Required exterior surface material; brick, cement stucco, "split-faced" concrete block, integrally colored unit masonry (ICUM), vertical board and batten, wood siding, wood simulated materials.

700.48-02 Parking and loading.

a. All areas used for access, parking, maneuvering, standing or display of motorized vehicles, trailers, boats, recreational vehicles, or manufactured or mobile homes, whether; for customer or business purposes, shall be concrete or asphalt, maintained for all-weather use, and so drained as to avoid the flow of water across sidewalks.

b. All vehicular parking shall be delineated by white, reflectorized pavement striping.

700.48-03 Pedestrian circulation.

a. Where the property does not already provide public sidewalks, a five-foot sidewalk shall be constructed along the entire street frontage of the property.

b. The sidewalk shall be constructed to align with existing sidewalks on adjacent properties.

c. Where sidewalks are not yet present on adjacent properties, the sidewalk shall be constructed at least five (5) feet back from the curb to allow for green space.

d. In the instance of a corner lot, the sidewalk will be constructed along both street frontages, and handicapped access ramps will be constructed at the street corner.

i. Sidewalks are not required to cross driveways, provided that appropriate handicapped access ramps are provided on either side of the driveway access.

f. Asphalt sidewalks are prohibited.

700.48-04 Perimeter landscaping.

a. Parking areas shall be organized as a series of small parking bays with landscape Islands separating them.

b. A landscape Island shall be placed for each one hundred (100) lineal feet of parking. The Island shall contain a minimum of one (1) deciduous shade tree.

ARTICLE VIII: MISCELLANEOUS

800. Validity

800.01 If for any reason, any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be held invalid, it shall not affect the remaining provisions of this, or any other ordinance or regulation of the city, to which these rules and regulations relate.

801. Repeal of Conflicting Ordinances

801.01 All ordinances or parts of ordinances in conflict with this zoning ordinance, or inconsistent with the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect.

802. Penalty for Violation

802.01 Any person, firm, or corporation who violates, neglects, or refuses to comply with any of the provisions of this ordinance shall be fined not less than thirty (30) dollars or more than three hundred (300) dollars for each offense, day that a violation is permitted to exist shall constitute a separate offense.

803. Effective Date

803.01 This ordinance shall become effective on the 7th day of December, 1976. Adopted this 7th day of December, 1976.
Amended on 08/29/23.

