

APPENDIX 1

DIMENSIONAL STANDARDS

Appendix 1 presents the Dimensional Standards referred to in Section 501 of these Regulations. This appendix defines the minimum lot size, maximum development density, minimum lot dimensions, required setbacks, maximum building height, and lot coverage for each zoning district.

Adoption of Appendix 1

The provisions of this Appendix are mandatory and incorporated fully within the Land Development Code of Fulton, Mississippi. Appendix 1 is considered adopted and shall become effective concurrently with the adoption of the Land Development Code, regardless of whether the adoptive ordinance specifically references the incorporation of Appendix 1 or not.

Amending the Site Standards

Amendments to Appendix 1 Dimensional Standards shall be considered a Text Amendment to the Land Development Code, and shall be performed in accordance with Section 304 of these regulations.

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Site Standards by Zoning District									
District	Minimum Lot Size (sq.ft.)	Maximum Density (units/acre)	Lot Dimensions		Required Setbacks			Maximum Building Height (feet)	Maximum Lot Coverage
			Minimum Lot Width (feet of street frontage)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)		
A – Agricultural District	1 Acre	1 u/a	150	200	65	30	30	35	15%
R-1 Estate Residential District	1 Acre	1 u/a	120	200	50	25	30	35	25%
R-2 Low Density Residential District	17,500	2 u/a	100	150	30	20	20	35	35%
R-3 Med. Density Residential District	10,000	4 u/a	90	100	25	15	20	35	40%
R-4 High Density Residential District	7,000	6 u/a	60	100	25	10	20	35	50%
R-5 Multifamily Residential District	5,000	8 u/a	50	75	15	5	15	35	80%
CBD – Central Business District	2,500	n/a	25	90	0	0	20	55	80%
C-1 General Commercial District	10,000	n/a	75	100	30	15	20	35	50%
C-2 Highway Commercial District	15,000	n/a	100	125	40	15	25	55	50%
PS Public Service District	10,000	n/a	75	100	30	15	25	-	50%
I Industrial District	1 Acre	n/a	200	200	50	30	35	80	65%

Notes regarding use of this table.

Properties within the R-1 and R-2 zoning districts are restricted to one principal building per lot and shall meet the minimum requirements of this table.

Properties within all other zoning districts may have multiple principal structures per lot. In those cases, each structure shall meet the required setbacks requirements of this table, between buildings and the lot shall be of sufficient size so as to not exceed the Maximum Density, as specified within this table.

Parking areas and greenspace may be located within required setbacks in all zoning districts.

Variances to any of the dimensional requirements specified in this table shall be done in accordance with Section 303 of these regulations.

