

APPENDIX 2

LAND USE MATRIX

Appendix 2 presents the Land Use Matrix referred to in Section 501 of these Regulations. Instructions for using the Land Use Matrix are at the end of this section.

Adoption of Appendix 2

The provisions of this Appendix are mandatory and incorporated fully within the Land Development Code of Fulton, Mississippi. Appendix 2 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 2 or not.

Amending the Land Use Matrix

Amendments to Appendix 2 Land Use Matrix 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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Use	A	R-1	R-2	R-3	R-4	R-5	CBD	C-1	C-2	PS	I
Accessory building or structure	P	P	P	P	P	P	P	P	P	P	P
Accessory dwelling unit	S	S	S	S							
Accessory farm	P	P	P	P							
Accessory use	S	S	S	S	S	S	S	S	S	S	S
Adult business uses											S
Agriculture	P	S									
Aircraft sales and service	S									P	P
Airport	S									P	S
Amusement center								S	P	P	S
Animal hospital	S							S	P		P
Animal shelter	S							S	P		P
Asphalt and/or concrete plant	S								S		P
Assisted living home	S	S	S	S	S	S					
Automotive repair, major	S							S	S		P
Automotive repair, minor	S							P	P		P
Automotive sales and service	S							P	P		P
Automobile service stations	S							P	P	P	P
Banks and other registered financial institutions							P	P	P	P	S
Bar							S	S	S		S
Bar and Grill							S	P	P		
Bed and Breakfast inn	P	P	S	S	S	S	S				
Big box retail							S	P	P		S
Boarding house	S	S		S	S	S					
Bowling alley							S	P	P	P	P
Broadcast studio	S						S	P	P	P	P
Brown bag establishment							S	S	S		
Building materials and supply sales								S	P		P
Business or financial service							P	P	P	P	P
Campground and/or RV park	S									P	S
Car wash facility								S	S		P
Cemetery or mausoleum	S	S							S	P	
Check cashing/Title loan business								S	P		
Clubs and lodges (civic & fraternal)	S						S	P	P	P	S
Coin laundry business									P		
Coliseum/Stadium	S						S	P	P	P	S
College	S						S	P	P	P	S
Commercial, heavy							S	S	P		P
Commercial, light							P	P	P		P
Commercial strip center							S	P	P		S
Conference center	S						S	S	S	P	S

Use	A	R-1	R-2	R-3	R-4	R-5	CBD	C-1	C-2	PS	I
Congregate residence	P	S		S	S	S					
Contractor shop	S							S	S		P
Convenience store							S	P	P		P
Convention center	S							S	S	P	S
Country club	P	S	S								
Crematory	S										S
Day care center	S	S	S	S	S	S	S	P	P	P	S
Day care, family	P	P	P	P	P	P					
Dwelling, detached single-family	P	P	P	P	P	P					S
Dwelling, condominium				S	P	P					
Dwelling, duplex	S	S		S	P	P					
Dwelling, modular home	S	S	S	S							
Dwelling, multi-family					S	P	S				
Farm Fowl	P	S	S								
Farmer's Market	P						S	S	S	P	S
Flea Market									S		
Funeral Home	S							P	P	P	S
Furniture sales and showroom								P	P		P
Gas Station								P	P		S
Golf course and/or driving range	P	S									S
Grain elevator, gin, or silo	P										S
Group care facility (Group home)				S	S						
Halfway house				S	S						
Health and fitness facility						S	S	P	P		P
Home business	S	S	S	S	S	S					
Home occupation	P	P	P	P	P	P	S				
Hospital							P	P	P	P	P
Hotel							S	P	P		S
Industrial or research park											P
Junkyard											S
Kennel	S							S	S		S
Library		S	S	S	S		P	P	P	P	
Life care community		S	S	S	S	S		P	P		
Lifestyle center								P	P		S
Livestock	P	S									P
Liquor store								S	P		
Lumber yard	P										P
Machine shop	S								S		P
Manufactured building for non-residential use	S	S						S	S	P	S
Manufacturing, heavy											P
Manufacturing, light								S	S	S	P
Medical Marijuana, Cultivation	P										P

Use	A	R-1	R-2	R-3	R-4	R-5	CBD	C-1	C-2	PS	I
Medical Marijuana, Dispensary							P	P	P		S
Medical Marijuana, Research	P									S	P
Mini-storage, self storage	S							S	S	S	S
Miniature golf course	P							S	P	P	P
Motel							P	P	P		S
Museum	S						S	P	P	P	S
Newspaper, and other publishing, printing, distribution facilities							S	P	P	P	P
Nightclub									S		S
Non-conforming use (reestablishment of)	S	S	S	S	S	S	S	S	S	S	S
Nursing home and convalescent center	S	S	S	S	S						
Nursery or greenhouse (commercial)	P							S	S		P
Offices - medical							S	P	P		S
Offices - nonmedical							P	P	P		S
Office park								P	P	P	S
Outdoor cafe							P	P	P	P	
Outlet mall							S	S	P	P	S
Park and greenspace	P	P	P	P	P	P	P	P	S	P	S
Parking lots on separate lots	S	S	S	S	S	S	S	S	S	P	S
Paper mill											S
Pawn shop/Consignment									P		
Personal service establishment							P	P	P		S
Pharmacy							P	P	P		S
Physical fitness center							P	P	P		S
Psychic/palm reader									S		
Pool hall or arcade							S	P	P		S
Public safety station	P	S	S	S	S	S	P	P	P	P	P
Public utility facility	S	S	S	S	S	S	S	S	S	P	S
Race track	S									P	S
Radio and television studio	S						P	P	P	P	S
Railroad yard	S							S	S	S	S
Real estate sales office	S						P	P	P		P
Recreational center	S	S	S	S	S	S	P	P	P	P	S
RV, motorcycle, trailer, and boat sales/service	S							P	P		S
Recycling and salvage operation	S									P	P
Recycling drop-off station	S							S	S	P	P
Rehabilitation center							S	P	P	P	S
Regular place of worship	P	P	S	S	S	S	S	P	P	P	S

Use	A	R-1	R-2	R-3	R-4	R-5	CBD	C-1	C-2	PS	I
Residential Commercial multi-use						S	P	S	S		
Resource conservation facility	S								S	P	S
Resource extractions	S										S
Restaurant (dine-in)							P	P	P	P	S
Restaurant (fast food)	S						S	S	P	P	S
Restaurant (take out)	S						P	P	P	P	S
Retail store, sales, service							P	P	P	P	S
Salon	S	S	S	S	S	S	P	P	P	P	S
Sawmill											S
School	S	S	S	S	S	S		P	P	P	S
School, trade	S							P	P	P	S
Shooting range (indoor)								P	P		S
Shooting range (outdoor)	S										S
Shopping center							P	P	P		S
Shopping mall (indoor)							S	P	P		P
Sign, Billboard	P							P	P		P
Sign, Electronic/Digital								S	S		S
Small engine repair	P	S						S	P		P
Special event center	P	S		S	S	S	S	S	P	P	S
Stage (outdoor)	S						P	S	S	P	S
Swimming pool	P	P	P	P	P	P	P	P	P	P	P
Swine	S										
Tattoo parlor								S	P		
Telecommunication structure	S						S	S	S	S	S
Telecommunication tower	S								P	S	P
Theater (indoor)							P	P	P	P	S
Thrift store							S	S	P		S
Tire recapping									P		P
Towing Company											S
Trade market and show	S						S	P	P	P	P
Transportation facility								S	S	S	P
Truck and heavy equipment sales and service								S	S		P
Trucking company									S		P
Truck stop								S	P		S
Utility substation	S	S	S	S	S	S	S	S	S	P	P
Vehicle sales/rental								S	P		P
Vending, Christmas Trees							P	P	P		
Vending, Fireworks Sales								P	P		
Vending, Mobile Food							P	P	P	P	P
Veterinary clinic	S						S	P	P	P	P

Use	A	R-1	R-2	R-3	R-4	R-5	CBD	C-1	C-2	PS	I
Warehousing, distribution, storage	S						S	S	S		P
Wholesale establishment								P	P		P
Woodworking or cabinet shop	S						S	S	S		P

HOW TO USE THE LAND USE MATRIX

Land use categories are listed on the left column of the Land Use Matrix and are defined in Section 1601 of these regulations. Zoning Districts are listed across the top row of the Land Use Matrix and are defined in Section 501 of these regulations.

Permitted uses, which are allowed by right, are designated with a "P" in the column below the specific Zoning District category.

Conditional Uses, which require a Special Exception as described in Section 302 of these regulations, are designated with a "S" in the column below the specific Zoning District Category.

Uses which are not permitted within a specific zoning district are designated with a blank entry on the column below the specific Zoning District category.

Please refer to the *Official Zoning Map* of the City of Fulton, MS, as described in section 401.2 of these regulations, to determine the zoning district category for a specific parcel.

