

CHAPTER 5

SCHEDULE OF DISTRICT REGULATIONS

SECTION ALL DISTRICTS 501

Except as hereinafter provided, no land and no buildings shall be used except for a purpose permitted in the district in which it is located. No building shall be erected, converted, placed, enlarged, reconstructed, structurally altered or used except for a purpose and in a manner permitted in the district in which the building is located.

All setbacks and other bulk regulations are shown in Appendix 1, Dimensional Standards. All permitted uses and conditional uses in each district are shown in Appendix 2, Land Use Matrix.

TABLE 501 - ZONING DISTRICTS

Zoning Map Symbol	Name of Zoning District
Residential Districts	
A	General Agricultural District
R-1	Estate Residential (Single-Family)
R-2	Low-Density Residential (Single-Family)
R-3	Medium-Density Residential
R-4	High-Density Residential
R-5	Multi-Family Residential
Commercial Districts	
CBD	Central Business District (Downtown Commercial)
C-1	General Commercial
C-2	Highway Commercial
Special Use and Overlay Districts	
PS	Public Service
FP	Floodplain Overlay District
PUD	Planned Unit Development
Industrial Districts	
I	Industrial

501.1 A Agricultural District. This district is intended to provide an area primarily for agricultural purposes and low density residential development. Because of the rural nature, it is the purpose of this district to encourage and protect such uses from urbanization until such is warranted and the appropriate change in district classification

is made. This district does not allow campers, travel trailers, tents or recreational vehicles to be used for living purposes, except within designated campground and/or RV parks.

501.2 R-1 Estate Residential District. This district is intended to provide an area for single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Because of the rural nature, it is the purpose of this district to encourage and protect such uses from urbanization. These areas are intended to be defined and protected from encroachment of uses not performing a function appropriate to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationships of each element. This district also does not allow multi-family dwelling units, nor does it allow campers, travel trailers, tents or recreational vehicles to be used for living purposes. No farm animals are allowed in this residential district except on parcels of land of one (1) acre or more. Farm fowl are only allowed on parcels of land of one half (½) acre or more.

501.3 R-2 Low-Density Residential District. This is the most restrictive residential district. The principal use of land is for single family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationships of each element. No farm animals are allowed in this residential district except on parcels of land of one (1) acre or more. Farm fowl are only allowed on parcels of land of one half (½) acre or more. This district also does not allow manufactured homes, mobile homes, or trailers, nor does it allow campers, travel trailers, tents or recreational vehicles to be used for living purposes.

501.4 R-3 Medium-Density Residential District. This is a residential district to provide for medium population density. The principal use of land may range from single-family to two-family dwelling units. No farm animals or fowl are allowed in this residential district. This district also does not allow manufactured homes, mobile homes, or trailers, nor does it allow campers, travel trailers, tents or recreational vehicles to be used for living purposes.

501.5 R-4 High-Density Residential District. This is a district to provide for high density residential living. No farm animals or fowl are allowed in this residential district. This district does not allow campers, travel trailers, tents or recreational vehicles to be used for living purposes.

501.6 R-5 Multifamily Residential District. This is a residential district to provide for medium and high population density. The principal use of land may range from two-family dwelling units to compact single-family, multi-family and cottage style dwelling units (including garden apartments) at a density of 8 units per gross acre. No farm animals or fowl are allowed in this residential district. This district also does not allow manufactured homes, mobile homes, or trailers, nor does it allow campers, travel trailers, tents or recreational vehicles to be used for living purposes. Certain uses which are more

compatible functionally with intensive residential uses than with commercial uses are permitted.

501.7 CBD Central Business District. This a mixed-use high-density commercial district to accommodate new and infill mixed-use commercial within the downtown area. The principal use of the Central Business District is urban commercial development that may be in the form of street-side storefront buildings, commercial annex buildings, or warehouse infill with various commercial, office and residential uses. This district allows for zero-lot line developments with on-street parking and additional parking in the rear accessible via alleys. Residential developments are typically accessory to commercial uses, being located in the rear of the building or above the ground floor.

501.8 C-1 General Commercial District. This commercial district is intended for the conduct of personal and business services, professional offices, and retail business of individual neighborhoods and the community in general. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

501.9 C-2 Highway Commercial. This district is intended predominately for major mixed-use developments of a service nature, which typically have operating and traffic generation characteristics requiring location on major roads and highways. The district will permit combinations of office, service, commercial and business establishments.

501.10 PS Public Service. The Public Service District includes lands which are owned by the federal, state, or local government, and are used for purposes which are particularly and peculiarly related to governmental functions, and primarily for recreational or educational purposes. Buildings shall meet local building codes and inspections will be conducted by the City of Fulton. Any lands in a PS District which are sold or converted to private uses shall be rezoned to a district other than the PS District. The provisions of this district shall not prevent governmental uses in other districts, provided such use is in compliance with all provisions of this code applicable to such other districts.

501.11 FP Flood Plain Overlay District. This district is intended to comprise those areas which are subject to periodic or occasional inundation from stream and river overflows and are therefore usually unsuited for residential, commercial and industrial uses. All lands lying within this Overlay District are subject to inundation by the base (or 100 year) flood as defined on the Flood Insurance Rate Maps (DFIRMs) of the City of Fulton, Mississippi and Itawamba County, Mississippi, as adopted by the Board of Aldermen through the *Flood Damage Prevention Ordinance*. The underlying zoning dictates the principal uses and dimensional requirements for development in this overlay district, the overlay designation indicates that additional design review and construction methods are required as described in the *Flood Damage Prevention Ordinance*.

501.12 PUD Planned Unit Development Overlay District. The purpose of the Planned Unit Development District is to provide a means for developing open space areas in larger developments, to take advantage of natural features of the landscape in the design, to improve the quality of urban environment and to reduce the costs of developing and providing public resources and utilities. The owners of any tract of land containing at least five (5) acres may submit a plan for the use and development of the entire tract for residential, compatible commercial and related uses as a single and unified project. The

basic control development intensity shall be one (1) or more residential districts. The Planned Unit Development shall be a superimposed designation providing a broader latitude of design to achieve the above stated goals. No farm animals or fowl are allowed in a Planned Unit Development. This district does not allow campers, travel trailers, tents or recreational vehicles to be used for living purposes.

501.13 I Industrial District. This district is established to accommodate for the new development and expansion of industrial buildings, industrial parks, and accessory functions. The principal use of the Industrial District is for manufacturing of goods for distribution or wholesale. The type, area, and intensity of development permitted in this district are factors designed to allow for expansive industrial uses located to enhance existing industrial resources and be compatible with surrounding land uses.