

SECTION 406. "A - 1" AGRICULTURAL DISTRICT

406.1 General Description

The Agricultural Districts are established to protect and maintain the rural character and agriculture uses of which most of the County is still devoted to. Residential uses are considered a secondary use and other various districts are created to more readily accommodate future residential growth. All proposed developments in this district should be carefully examined to ensure that any future changes continue to protect the rural integrity of the County. Due to the lack of availability of central water and sanitary sewer service, this district should continue to maintain a rural residential density.

This Ordinance recognizes the importance of and need for affordable types of housing within the County and recognizes that manufactured housing meets the affordability needs for many County residents. For these reasons, manufactured housing is permitted within this district and is governed by Article V, Section 505.

Certain commercial uses are also allowed as conditional uses as long as they preserve the agricultural character, serve the basic needs of residents, and meet the regulations and requirements under the C-C district.

406.2 Permitted Uses

- | | |
|--|---|
| 1. Single Family Detached Residential | 9. Parks and Recreation |
| 2. Modular Homes | 10. Public Building |
| 3. Manufactured Homes, Doublewide,
Either new or less than 20 years old | 11. School |
| 4. Manufactured Homes, Singlewide,
Either new or less than 20 years old | 12. Agricultural Production |
| 5. Accessory Buildings | 13. Forestry uses |
| 6. Home Occupations | 14. Livestock, Horse and Dairy |
| 7. Cemetery | 15. Riding Academy or Commercial Stable |
| 8. Church | 16. Greenhouse or Nursery |
| | 17. Lumberyard |

406.3. Conditional Uses

- | | |
|--|---|
| 1. Lodge, Club, Golf Course | 9. Convenience Store |
| 2. Nursery School | 10. Grocery and Food Markets |
| 3. Utility Substation or
Treatment Facility | 11. Restaurant, Sit Down |
| 4. Wireless Communications
Structure/Tower | 12. Asphalt or Concrete Plant |
| 5. Veterinarians and Kennels | 13. Billboards |
| 6. Automobile Service and Repair Station | 14. Recreational Vehicle Park |
| 7. Bank | 15. Surface mining or extraction of coal, sand,
dirt, gravel, oil or gas |
| 8. Barber or Beauty Shop | 16. Plumbing Shop |

406.4. Bulk Regulations for Residential Uses

1. Minimum Lot Area: 3 acres
2. Minimum Lot Width: 200 feet
3. Minimum Front Setback: 100 feet
4. Minimum Side Setback: 30 feet
5. Minimum Rear Setback: 50 feet
6. Maximum Height: 35 feet
7. Maximum Density: 0.33 du/ac
8. Maximum Lot Coverage: 30%

406.5. Bulk Regulations for Agricultural or Other Uses

1. Minimum Lot Area: 5 acres
2. Minimum Lot Width: 250 feet
3. Minimum Front Setback: 100 feet
4. Minimum Side Setback: 30 feet
5. Minimum Rear Setback: 30 feet
6. Maximum Height: 35 feet
7. Maximum Density: N/A
8. Maximum Lot Coverage: 30%

406.6. Bulk Regulations for Commercial Uses

1. Minimum Lot Area : 1.5 acres*
2. Minimum Lot Width: 100 feet
3. Minimum Front Setback: 100 feet
4. Minimum Side Setback: 20 feet
5. Minimum Rear Setback: 30 feet
6. Maximum Height: 35 feet
7. Maximum Density: N/A
8. Maximum Lot Coverage: 45%

* A minimum lot area of 1 acre is allowed for commercial uses only when public water is provided. If public water is not available, a minimum lot area of 1.5 acres is required. Lot size is subject to Tate County Health Department or MS Department of Environmental Quality (DEQ) approval.

SECTION 408. "AR - 1" AGRICULTURAL RESIDENTIAL DISTRICT

408.1 General Description

Both Agricultural Residential Districts are intended to be more residential in character than rural agriculture and farmland. While some agricultural uses are still allowed, the primary use shall be residential. This particular district is intended to protect existing residential areas where there is a comfortable mixture of manufactured housing and conventional single family residential. These areas should be allowed to continue developing with a mixture of residential housing types.

As with other rural areas of the County, the lack of central water and sewer available services restricts dense developments from this district. The existing low population density shall be protected and further encouraged by future development.

408.2 Permitted Uses

1. Single Family Detached Residential
2. Modular Homes
3. Manufactured Homes, Doublewide,
Either new or less than 20 years old
4. Manufactured Homes, Singlewide
Either new or less than 20 years old
5. Accessory Buildings
6. Home Occupations
7. Church
8. Parks and Recreation
9. Public Building
10. School
11. Agricultural Production
12. Forestry uses
13. Livestock, Horse and Dairy

408.3. Conditional Uses

1. Lodge, Club, Golf Course
2. Nursery School
3. Wireless Communications Structure/Tower

408.4. Bulk Regulations for Residential Uses

1. Minimum Lot Area: 1.5 acres*
2. Minimum Lot Width: 150 feet
3. Minimum Front Setback: 100 feet
4. Minimum Side Setback: 30 feet
5. Minimum Rear Setback: 50 feet
6. Maximum Height: 35 feet
7. Maximum Density: 0.66 du/ac
8. Maximum Lot Coverage: 30%

* A minimum lot area of 1 acre is allowed when public water is provided. If public water is not available, a minimum lot area of 1.5 acres is required. Lot size is subject to Tate County Health Department or MS Department of Environmental Quality (DEQ) approval.

408.5. Bulk Regulations for Agricultural or Other Uses

1. Minimum Lot Area: 5 acres
2. Minimum Lot Width: 250 feet
3. Minimum Front Setback: 100 feet
4. Minimum Side Setback: 30 feet
5. Minimum Rear Setback: 30 feet
6. Maximum Height: 35 feet
7. Maximum Density: N/A
8. Maximum Lot Coverage: 30%

SECTION 409. "AR - 2" AGRICULTURAL RESIDENTIAL DISTRICT

409.1 General Description

Both Agricultural Residential Districts are intended to be more residential in character than rural agriculture and farmland. While some agricultural uses are still allowed, the primary use shall be residential. However, the "AR-2" district is established in areas where more development is anticipated. This district recognizes the importance of affordable housing options while also encouraging more permanent residential development. This district allows different residential housing types than "AR-1" in order to provide more variety for low density areas.

The lack of available central water and sewer services also restricts dense developments from this district. The existing low population density shall be protected and further encouraged by future development.

409.2 Permitted Uses

1. Single Family Detached Residential
2. Modular Homes
3. Manufactured Homes, Doublewide, Either new or less than 20 years old
4. Accessory Buildings
5. Home Occupations
6. Church
7. Parks and Recreation
8. Public Building
9. School
10. Agricultural Production
11. Forestry uses
12. Livestock, Horse and Dairy

409.3. Conditional Uses

1. Nursery School
2. Lodge, Club, Golf Course
3. Wireless Communications Structure/Tower

409.4. Bulk Regulations for Residential Uses

1. Minimum Lot Area: 1.5 acres*
2. Minimum Lot Width: 150 feet
3. Minimum Front Setback: 100 feet
4. Minimum Side Setback: 30 feet
5. Minimum Rear Setback: 50 feet
6. Maximum Height: 35 feet
7. Maximum Density: 0.66 du/ac
8. Maximum Lot Coverage: 30%

* A minimum lot area of 1 acre is allowed when public water is provided. If public water is not available, a minimum lot area of 1.5 acres is required. Lot size is subject to Tate County Health Department or MS Department of Environmental Quality (DEQ) approval.

409.5. Bulk Regulations for Agricultural or Other Uses

1. Minimum Lot Area: 5 acres
2. Minimum Lot Width: 250 feet
3. Minimum Front Setback: 100 feet
4. Minimum Side Setback: 30 feet
5. Minimum Rear Setback: 30 feet
6. Maximum Height: 35 feet
7. Maximum Density: N/A
8. Maximum Lot Coverage: 30%