

CHAPTER 10. GENERAL DEVELOPMENT STANDARDS

10.1.1. Number of Principal Buildings per Lot

In any district, except R-1L, R-1M, R-1S and R-2, more than one (1) structure containing a permitted or conditional principal use may be erected on a single lot, provided yard requirements are met around the group of buildings and provided the maximum lot coverage standards are not exceeded.

10.1.2. Minimum Lot Dimensions

Any lot that is created, developed, used or occupied shall meet the minimum lot area and lot width requirements set forth in Chapter 8 for the zoning district in which it is located, except as otherwise established in this Ordinance for particular uses. These standards are summarized in Table 10.1.1. In the event of a conflict or inconsistency between Table 10.1.1 and the standards in Chapter 8, the standards in Chapter 8 shall control.

**TABLE 10.1.1
GENERAL DEVELOPMENT STANDARDS**

District	Minimums					Maximums	
	Lot Size	Width	Yards			Coverage	Height
Front			Side	Rear			
A-O	2 acres	150 ft.	50 ft.	25 ft.	50 ft.	25%	35 ft.
R-1 E	1 acre	125 ft.	50 ft.	25 ft.	50 ft.	25%	35 ft.
R-1 L	12,500 sq. ft. (1 acre w/septic tank)	90 ft.	40 ft.	12 ft.	30 ft.	35%	35 ft.
R-1 M	8,500 sq. ft.	75 ft.	30 ft.	8 ft.	20 ft.	35%	35 ft.
R-1 S	4,000 sq. ft.	40 ft.	25 ft.	5 ft.	20 ft.	40%	35 ft.
R-2	4,000 sq. ft./unit	40/unit	25 ft.	10 ft.	20 ft.	40%	35 ft.
R-3	2,000 sq. ft./unit	20/unit	25 ft.	10 ft.	20 ft.	50%	35 ft.
R/O	8,500 sq. ft.	75 ft.	30 ft.	8 ft.	20 ft.	35%	35 ft.
O	5,000 sq. ft.	50 ft.	25 ft.	10 ft.	20 ft.	50%	50 ft.
C-1	5,000 sq. ft.	50 ft.	30 ft.	10 ft.	20 ft.	50%	35 ft.
C-2	10,000 sq. ft.	75 ft.	40 ft.	10 ft.	20 ft.	40%	50 ft.
C-3	10,000 sq. ft.	75 ft.	50 ft.	15 ft.	20 ft.	50%	50 ft.
CBD	AS PER OVERLAY ZONE						
M-1	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	20 ft.	50%	50 ft.
I-1	10,000 sq. ft.	100 ft.	50 ft.	15 ft.	30 ft.	75%	50 ft.
I-2	25,000 sq. ft.	150 ft.	50 ft.	25 ft.	50 ft.	75%	50 ft.

10.1.3. Required Yards; Allowable Encroachments into Required Yards.

- (1) A building, structure, or lot shall not be developed, used, or occupied unless it meets the minimum yard requirements set forth in Chapters 8 and 10 for the zoning district in which it is located, except as otherwise established in this Ordinance for particular uses. These standards are summarized in Table 10.1.1 In the event of a conflict or inconsistency between Table 10.1.1 and the standards in Chapters 8 and 10, the standards in Chapter 8 and 10 shall control.
- (2) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point.
- (3) For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) The minimum front yard requirement for a lot with buildings on both sides which are less than required by this Ordinance shall be calculated by averaging the setback of said adjoining buildings. This exception to the normal front yard requirements applies only where both adjacent buildings are located within fifty (50) feet of the side lot line of the lots sought to be built upon.

- (5) A yard, court, or other open space required by this Ordinance shall not be included as part of a yard or other open space required by this Ordinance for another building or structure.
- (6) The buildings or structures on a lot shall not be located in whole or in part in a required yard, except as follows:
 - (a) Sills, cornices, and similar ornamental features projecting from the principal building may encroach up to eighteen (18) inches into any required yard or building restriction line shown on the subdivision plat for the property;
 - (b) Bay windows, covered porches, balconies, and similar features projecting from the principal building may encroach up to three (3) feet into any required yard or building restriction line shown on the subdivision plat for the property;
 - (c) Decks, uncovered porches, patios, terraces, and similar features, may encroach into required yard or building restriction line shown on the subdivision plat for the property, but no closer than five (5) feet to the property line;
 - (d) Accessory buildings and structures may encroach into the required yard or building restriction line shown on the subdivision plat for the property, but no closer than five (5) feet to the rear lot line or side lot lines. An accessory building or structure shall be located in the rear yard or side yard and not the front yard. An accessory building or structure shall be located at least fifteen (15) feet from the principal building, otherwise, it shall be considered a part of the principal building and shall conform to the yard setback requirements of the principal building;
 - (e) The Director of Planning and Development may approve encroachments of a principal building into any required yard up to a maximum of fifteen percent (15%) of the applicable required yard setback, provided that:
 - (i) The requested encroachment is not in a required side yard;
 - (ii) The request involves only one (1) encroachment into one required yard per lot;
 - (iii) The encroachment, if approved, will not substantially interfere with the convenient and enjoyable use of adjacent properties and will not pose any substantial danger to the public health and safety.

10.1.4. Height Limits

- (1) All R, AO, RO and C1 districts. Buildings and structures in residential zoning districts and the C-1 zoning district shall not exceed thirty-five (35) feet in height unless, in addition to the front yard, side yards, and rear yard required for the district in Chapter 8, the building or structure is set back an additional one (1) foot from the property line for each foot of height in excess of thirty-five (35) feet not to exceed forty-five (45) feet.
- (2) All other zoning districts. Buildings and structures in C-2, C-3, M-1, I-1, I-2 zoning districts shall not exceed fifty (50) feet in height unless, in addition to any setback necessary to accommodate the yard requirements set forth in Chapter 8, the building or structure is set back an additional one (1) foot from the property line for each one (1) foot of height in excess of fifty (50) feet up to a maximum of seventy-five (75) feet. Furthermore, where a building or structure in a non-residential district is located within one hundred (100) feet of the boundary of a residential zoning district, the height of the building shall not exceed thirty-five (35) feet.

10.1.5. Lot Coverage Limits

A building, structure, or lot shall not be developed, used, or occupied in any manner which exceeds the maximum lot coverage limit set forth in Chapters 8 and 10 for the zoning district in which it is located, except as otherwise established in this Ordinance for particular uses. These standards are summarized in Table 10.1.1. In the event of a conflict or inconsistency between Table 10.1.1 and the standards in Chapter 8 and 10, the standards in Chapters 8 and 10 shall control.

10.1.6. Corner Visibility

On a corner lot in any zoning district except the CBD District, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of two and one-half (2½) and ten (10) feet above the center line grades of the intersected streets in the area bounded by the street lines of such corner lots and a line adjoining points along said street lines fifty (50) feet from the point of the intersection.

10.1.7. Required Public Water and Sanitary Systems

- (1) All permitted and conditional uses shall be connected to and served by public water and sanitary sewer facilities; however, uses in

areas with no sanitary sewer within five hundred (500) feet may be served by private wells and/or septic systems. Where connection to public water and sanitary sewer systems is required, such systems shall be constructed to City Standards, sizes, and specifications and dedicated to the City for operation and maintenance, thus allowing for the orderly expansion of the City, its water systems, fire protection services and sanitary sewer systems which protect the health and protection of the citizens of the City and its environs.

- (2) All septic tanks or other alternate means of sewage disposal shall be approved by the required state agency. Under no terms shall septic tanks be permitted on sites of less than one (1) acre.

