

NOTICE OF PUBLIC HEARING ON  
PROPOSED ZONING ORDINANCE AMENDMENTS  
FOR TATE COUNTY, MISSISSIPPI

The following information is intended to inform the public of the proposed amendments introduced by the Tate County Board of Supervisors on April 18, 2022. These amendments will be considered for adoption at 9:00 o'clock a.m., on Friday, May 20, 2022, in the Board of Supervisors Meeting Room at the Tate County Courthouse located at 201 South Ward Street, Senatobia, MS. This document is a summary of proposed changes and should be used together with the adopted Zoning Ordinance dated April 22, 2022. It is not intended to be a complete document.

**SECTION 202. DEFINITIONS:**

- Conditional Use: delete the reference to Chart 1.
- Home Occupation: delete "There shall be no accessory building used."

**SECTION 303. FUTURE STREETS AND PLANNED RIGHT OF WAYS** shall be deleted in its entirety.

**SECTION 305. NON-CONFORMING USES** add clarifying language that a transfer of ownership includes sale, gift, or inheritance and the transfer of ownership does not create a non-conforming use.

**SECTION 305.2 NON-CONFORMING STRUCTURES** add all existing structures, including manufactured homes, are grandfathered in.

**SECTION 306. NUISANCES AND PROPERTY MAINTENANCE** delete all items listed after the paragraph in this section.

**SECTION 406. AGRICULTURAL DISTRICT** move nursery school from conditional use to permitted use.

**SECTION 407. "AR - 1" AGRICULTURAL RESIDENTIAL DISTRICT**

- Add the following to permitted uses:
  - o "manufactured and modular homes either new or less than 5 years old, which replaces an existing modular or manufactured home that has not been abandoned and has not been removed from the parcel"
  - o Home Occupation
  - o Nursery School

- Modify Conditional Uses as follows:
  - o Add new modular and/or manufactured homes, either new or less than five years old, for the purposes of a medical hardship.
    - o Add new modular and/or manufactured homes in certain platted subdivisions as noted in Section 505.16
    - o Delete Home Occupation
    - o Delete Nursery School

**SECTION 408. “R-1” RURAL RESIDENTIAL DISTRICT** move Nursery School and Home Occupation from Conditional Use to Permitted Use.

- Move the following from Conditional Use to Permitted Use:
  - o Agricultural Production,
  - o Forestry Uses,
  - o Livestock, Horse, and Dairy
  - o Nursery School
  - o Home Occupation
- Add to Conditional Use: “Modular and/or Manufactured Homes, either new or less than 5 years old, for purposes of a medical hardship as noted in Section 505.16”
- 408.5 Bulk Regulations for Agricultural Uses shall be increased from 5 acres to 10 acres.

**SECTION 409. “R-2” LOW-MEDIUM DENSITY RESIDENTIAL DISTRICT** move Nursery School from Conditional Use to Permitted Use.

- Add to Permitted Uses:
  - o Home Occupation
  - o Agricultural Production
  - o Forestry Uses
  - o Livestock, Horse and Dairy
- Add a new Section: 409.6 Bulk Regulations for Agricultural Uses which shall match Section 408.5 including a lot minimum of 10 acres.

#### **SECTION 410. "C-C" COMMUNITY COMMERCIAL MIX**

- Add the following to permitted uses:
  - o Modular and/or Manufactured Homes, either new or less than 5 years old, which replaces an existing modular or manufactured home that has not been abandoned and has not been removed from the parcel.

#### **SECTION 501. HOME OCCUPATIONS**

- Delete "No person other than family members of the family residing on the premise shall be engaged in such occupation."
- Add: "Any home occupation in existence at the effective date of this Ordinance shall be considered "grandfathered in" and allowed to continue."
- 501.2 Maximum Area: delete, "and not more than ten (10) percent of the floor area of the dwelling unit or a maximum of 400 square feet shall be used in the conduct of the home occupation."
- 501.4 Accessory Buildings: delete this section.
- 501.5 Customers Prohibited: delete this section.
- 501.6 Traffic Volumes: delete parking regulations.
- 501.7 Equipment and Processes: delete sentence regarding electrical interference.

#### **SECTION 505. MANUFACTURED HOMES**

- 505.8. Delete this section regarding landscaping.
- 505.9. Delete this section regarding roof.
- 505.10. Delete this section regarding Eaves and/or gutters.
- 505.16. Revise this section to the following:
  - o New Manufactured homes and modular homes are allowed outright in A-1 zone
  - o Replacement manufactured homes and modular homes are allowed outright in AR-1 and C-C zones.
  - o Non-replacement, new manufactured homes and modular homes shall be allowed to locate in any platted subdivision that currently allows manufactured and modular homes, was in existence prior to the effective date of this Ordinance (April 22, 2022) and is located in an AR-1 zone. The County Planner has the authority to issue such permits to fill any vacant lots with manufactured or modular homes that meet

the requirements of this Ordinance until all lots are occupied. However, the plat may not be expanded.

- o Non-replacement, new manufactured homes and modular homes may be approved as a conditional use in AR-1 zones when the applicant proves a medical hardship.
- o The County Planner has the authority to approve the replacement of Manufactured homes and Modular homes in R-1 zones, when the applicant's existing Manufactured home or Modular home is damaged by natural disaster or accidental fire.

Published by order of the Tate County Board of Supervisors on this the 18th day of April, 2022.

/s/ Tim Hale  
Chancery Clerk  
Clerk of the Board

Publish one (1) time on May 4, 2022