

**Harrison County, Mississippi Unified Development Code**

SECTION 415 - TABLE OF USES R = Uses permitted by right C = Uses requiring conditional approval S = Uses requiring establishment of a Special Use District B = Uses requiring Board of Supervisors' Approval	A-1	E-1	R-1	R-2	R-3	O-1	C-1	C-2	C-3	C-4	I-1	I-2
Accessory uses and structures that are customarily incidental to any permitted use subject to the requirements of all pertinent sections of this Code; does not include secondary living units *0811HC294 12/08/08	R	R	R	R	R	R	R	R	R	R	R	R
Agricultural produce stands. a. Such use shall comply with the front yard setback established for the district in which it is located b. There shall be a minimum of four off-street parking spaces *0901HC017 02/02/09	R	C					C	R				
Agriculture and related farming operations, including horticulture, plant nurseries, market gardening, field crops and orchards	R	R										
Airport District as provided in Section 500.02.04	S										S	S
Airport											R	R
Amusement park								S	R		S	S
Animal clinic or veterinary service for large animals *0902HC055 02/02/09	R							C			R	
Animal clinic or veterinary for small animals *0902HC055 02/02/09	C							R		R	R	
Antique vehicles * 0810HC268 12/08/08	R	R	R	R	R	R	R	R	R		R	R
Approved Private Treatment Facility *0811HC294 12/08/08	C	C				C	C	R				
Approved Public Treatment Facility *0811HC294 12/08/08	C	C				C	C	R				

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Armory								C			R	R
Asphalt products manufacture												R
Assembly halls. Including, civic halls, and activities of a similar nature *0709HC299 10/01/07	C					C	C	R	R		R	R
Auditoriums								S	R		S	S
Automobile and truck repair and maintenance. All conditional use permits for this activity shall meet the following criteria - a. The facility shall be primarily intended for minor repairs and the maintenance of automobiles and trucks b. Major repair such as engine dismantling, body work and vehicle painting shall not be permitted in connection with such use c. All minor repair, maintenance activity, storage and similar activities shall be carried on entirely within an enclosed building d. All materials intended for recycling shall be stored within an enclosed building; materials intended for disposal shall be placed within a container approved for the purpose e. Long term parking or storage of vehicles awaiting repair is prohibited *0209HC184 10/07/02 *0902HC055 02/02/09							C	R		R	R	R

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<p>Automotive and truck accessory retail sales and related services. All conditional use permits for this activity shall meet the following criteria -</p> <p>a. The facility shall be primarily intended for the retail sales of new components considered accessory to the maintenance and upkeep of automobiles and trucks, and the installation of such</p> <p>b. Major repair such as engine or body dismantling and vehicle painting shall not be permitted in connection with such use. Minor repairs and maintenance limited to the installation of tires, attachment of modularized components, and other minor service activities incidental to the normal upkeep of automobiles and trucks shall be permitted</p> <p>c. All minor repair, maintenance activity, storage and similar activities shall be carried on entirely within an enclosed building</p> <p>d. All materials intended for recycling shall be stored within an enclosed building; materials intended for disposal shall be placed within a container approved for the purpose.</p> <p>e. Long term parking or storage of vehicles awaiting repair is prohibited *0208HC174 08/26/02 *0902HC055 02/02/09</p>												
Automotive impound facility *0408HC159 09/07/04								C			R	R
Automobile parking lot or parking garage								R	R		R	R

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Automobile sales, including trucks							C	R			R	R
Automobile repair and maintenance shop of a minor nature a. Major auto repair shall not be permitted in connection with such uses. Minor auto repair and maintenance shall include the installation of tires, carburetors, ignition parts and other minor accessory parts as shall be incidental to the normal upkeep of an automobile, but shall not include engine or body dismantling b. There shall be no body or fender repair, painting or dismantling of vehicles on the premises c. All minor auto repair, maintenance, service, storage of materials or similar activities connected with such use shall be carried on entirely within an enclosed building							C	R			R	R
Automobile repair and paint shops. a. All activities shall be carried on entirely within an enclosed building b. Such use shall not be established on a lot which is either adjacent to or directly across the street from any residential district or any property used for a school, park, playground, or hospital								C			R	R
Automobile, truck and motorcycle race tracks *0902HC052 02/02/09										S	S	S

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Automobile wash service a. Provided that a paved area shall be located on the same lot for the storage of vehicles awaiting service b. Provided that all wastewater shall be discharged directly into a sewer system								C	R		R	R
Automobile wrecker service a. Provided that a storage area screened from public view shall be located on the same lot for the temporary storage of vehicles b. No vehicle shall be stored on the premises for more than 30 days 0902HC055 02/02/09											C	R
Automobile wrecking or junkyards a. Such use shall be enclosed by a fence or wall not less than eight feet in height which provides visual screening b. No such activity may be conducted within 200 feet of any property zoned or used for residential purposes											C	R
Bait store or sales (live bait) *0902HC055 02/02/09	C					C	R	R	R		C	
Bakery, wholesale											R	R
Banquet Hall *0709HC299 10/01/07						C	C	R	R		R	R
Bed and Breakfast	C	C		C	C	R	R	R	R		R	R
Bed & Breakfast Inn *0709HC299 10/01/07	C	C		C	C	C	R	R	R		R	R
Beverage distribution								C			R	R
Boarding or rooming house	C	C			C		C	R				
Boat construction, storage, service, and repair, wet and dry *0902HC055 02/02/09								C			C	R
Bottling plants											R	R

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Business school or college *0902HC055 02/02/09								C		R	C	C
Butane and other liquefied petroleum gas products sales								C			R	R
Cabinet or carpenter shop								C			R	R
Cannabis Cultivation Facility Tiers 1-6. Minimum site size in the A-1 District is 2 acres. *2203HC037 – 08/08/22	C							C			C	C
Cannabis Processing Facility *2203HC037 – 08/08/22	C							C			C	C
Cannabis Transportation Entity *2203HC037 – 08/08/22	C							C			C	C
Cannabis Disposal Facility *2203HC037 -08/08/22	C							C			C	C
Cannabis Research Facility *2203HC037 -08/08/22	C							C			C	C
Cannabis Research Facility on a College or University property *2203HC037 – 08/08/22	C							C			C	C
Cannabis Dispensaries: must be 1500 feet from another dispensary. All Medical Cannabis Establishments must be 1000 feet away from a School, Church or Day-Care or 500 feet if a waiver is granted by the School, Church or Day-Care. *2203HC037 – 08/08/22								C			C	C
Canvas products manufacture											R	R
Casinos									R			
Cemetery *0902HC055 - 02/02/09	C	C	C	C	C	C	C	R			C	C
Ceramic manufacture with dust, odor and fume control											C	R

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Chemical manufacture or processing (heavy, industrial) *0902HC055 - 02/02/09												R
Child Care Center *0810HC269 - 12/08/08	C					C	C	R	R		C	
Child Care Home *0810HC269 - 12/08/08	C	C										
Churches and related accessory buildings *0902HC055 - 02/02/09	C	C	C	C	C	C	R	R	R	R		
Clay and clay products manufacture											C	R
Clothing manufacture											R	R
Community garden, satellite farms, and similar small group and/or neighborhood farming operations  a. Off-street parking shall be permitted only for those garden sites exceeding 15,000 square feet in lot area. Such parking shall be limited in size to ten percent (10%) of the garden site lot area and shall be either unpaved or surfaced with gravel or similar loose material or shall be paved with pervious paving material. Walkways shall be unpaved except as necessary to meet the needs of individuals with disabilities b. Appropriate lighting shall be used, which shall be oriented to eliminate spillover onto adjacent property or create glare for any nearby right of ways c. Garden will be maintained in a way that will not produce excessive noise or act as a disturbance, particularly when located in a Residential District *0901HC017 02/02/09	R	R	C	C	C							

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Cold storage plant											R	R
College or university						S		S			S	S
College sorority or fraternity house *0902HC055 02/02/09				C	R	S		S			S	S
Community Scale Commercial *0902HC055 02/02/09								R			C	
Concrete and concrete products manufacture											C	R
Condotel 0902HC052 02/02/09								C	R	R		
Contractor's storage yard for vehicles, equipment, materials and supplies; need not be enclosed within a structure, but must be enclosed within a solid fence to screen view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct the view is provided											R	R
Dairy products processing, bottling and distribution, ice cream manufacture, all on a wholesale basis								C			R	R
Day care nurseries play school or kindergarten meeting all requirements of appropriate state regulations and standards, provided that all activities are carried on in an enclosed building or fenced yard	C	C				C	C	R	R		C	
Dog pound	C										C	R



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<p>Drinking establishment -</p> <p>a. When not accessory to a principal use, a drinking establishment must be located further than 1000 feet from a church, school, kindergarten, or non-profit daycare center. The distance shall be measured between buildings.</p> <p>b. Liquor, wine or beer sales not to be consumed on premises and meeting local and state requirements.</p> <p>c. Outdoor music, with a residence within 300 feet of the establishment shall only be allowed on Fridays, Saturdays, Sundays, and on National land/or Harrison County holidays (both actual and observed) during the hours of 2:00 p.m. and 8:00 p.m.</p> <p>d. Outdoor recorded background music played outside of a fully enclosed structure is allowed during all days and business hours, but when played other than during the hours permitted for Outdoor Music, shall not be heard continuously from a distance more than 100 feet from the property line from which it is emanating.</p> <p>e. Outdoor music shall be performed and broadcast in such a manner and within sound levels so as not to constitute an unreasonable nuisance and with reasonable consideration of its impact upon neighboring properties. In the event such music causes complaints, given the purpose of this ordinance is to allow regulated outdoor music, and/or this if this paragraph is violated, such outdoor music may be terminated or regulated by law enforcement officers. *0607HC242 07/20/06, *0902HC055 02/02/09, *0901HC016 02/02/09, *2207HC115 – 08/08/22</p>							C	C	R			
Dry cleaning plant											C	R

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Dry cleaning plants of not more than 2,500 square feet a. Such dry-cleaning plant shall comply with all of the requirements of the County Fire Prevention Code b. Such plant shall be designed to operate in a manner that will not emit smoke, odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant								C			R	R
Dwelling unit for proprietor, manager or night watchman as an accessory use to a conforming business or industrial use. One accessory unit may be permitted. *0305HC072 - 06/02/03							C	C			C	C
Dwelling, attached single-household *0902HC055 02/02/09				C	R	R	R					
Dwelling, detached single-household *0902HC055 02/02/09	R	R	R	R	R	R	R	R				
Dwelling, duplex *0902HC055 02/02/09				R	R	R	R	R				
Dwelling, reduced lot line *0303HC042 04/07/03, *0902HC055 02/02/09				C	R	R	R	R				

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<p>Dwelling, Secondary Living Unit All Secondary Living Units shall comply with the following conditions</p> <ul style="list-style-type: none"> <li>a. The size shall not exceed one half the size of the principal detached single household dwelling but shall not be required to be less than 750 square feet</li> <li>b. The exterior finish of the secondary living unit shall be compatible with the exterior finishes of the principal residence and other housing in the vicinity</li> <li>c. All applicable federal, state and local health and safety issues shall be addressed</li> <li>d. Secondary Living Units shall be used only for non-paying guests</li> <li>e. Mobile homes, manufactured homes, travel trailers, RV's, and similar structures shall not be used as Secondary Living Units</li> <li>f. A single Secondary Living Unit is allowed per principal detached single household dwelling</li> <li>g. The use of a Secondary Living Unit as a rental apartment is a violation of the zoning Code.*0205HC101 06/03/02, *0604HC124 04/20/06 and *0811HC294 12/08/08, *0902HC055 02/02/09</li> </ul>	C	C	C	C	R		R	R				

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Dwelling, Secondary Living Unit All Secondary Living Units shall comply with the following conditions h. The size shall not exceed one half the size of the principal detached single household dwelling but shall not be required to be less than 750 square feet i. The exterior finish of the secondary living unit shall be compatible with the exterior finishes of the principal residence and other housing in the vicinity j. All applicable federal, state and local health and safety issues shall be addressed k. Secondary Living Units shall be used only for non-paying guests l. Mobile homes, manufactured homes, travel trailers, RV's, and similar structures shall not be used as Secondary Living Units m. A single Secondary Living Unit is allowed per principal detached single household dwelling n. The use of a Secondary Living Unit as a rental apartment is a violation of the zoning Code. *0205HC101 06/03/02, *0604HC124 04/20/06 and *0811HC294 12/08/08, *0902HC055 02/02/09	C	C	C	C	R		R	R				
Dwelling, multi- household 15 units or less *0902HC055 02/02/09				C	R	R	R	R		R		
Dwelling, multi- household 15 units or more *0902HC055 02/02/09				C	R	R	R	C		R		

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Dwelling, multi-household 4 units or less *0902HC055 02/02/09				C	R	R	R	C		R		
Dwelling, townhouse *0902HC055 02/02/09				C	R	R	C	C		R		
Electrical equipment assembly											R	R
Electric equipment repair shop *0902HC055 02/02/09								C			C	
Electroplating or battery making with acid, fume & odor controls											C	R
Exterminator service office *0902HC055 02/02/09								C			R	
Extractive operations of rock, gravel, sand, clay, dirt, topsoil and mining of natural deposits. (See Section 814) *0203HC047 04/01/02, *0306HC097 06/07/03 & 1102HC027 04/04/11	C										C	R
Fairgrounds, circus or carnival *0902HC055 02/02/09								C				C
Family Boarding Home or Foster Home*0811HC294 12/8/08	R	R	R	R	R							
Farm and garden equipment and supplies *0902HC055 02/02/09	C	C						C			R	
Farmer's market *0902HC055 02/02/09	C						C	R				
Fertilizer manufacture and processing												R
Fireworks stand, operated as a temporary seasonal use for less than two (2) months a year *0212HC246 01/13/03								C			C	C
Fire station	C	C	C	C	C	R	R	R	R		R	R
Food locker plant including rental of lockers for the storage of food; cutting and packaging of meats and game, but not the slaughtering of animals or fowl											R	R

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Food processing in wholesale quantity but excluding meat, fish, poultry, vinegar and yeast											R	R
Food processing in wholesale quantity of meat, fish and poultry, but excluding slaughtering of meat or poultry											C	R
Food Truck Proof of MS State Tax ID Number. Copy of MS State Department of Health Food Service Permit. Copy of property lease or vendor approval in a fair, festival, or Flea Market. Site Plan demonstrating Food Truck is 1000' from a restaurant *2009HC162 10/05/20								R				
Foundry												R
Freight depot								C			R	R
Frozen food manufacture and packaging											C	R
Fruit and produce store excluding roadside stands *0902HC055- 02/02/09							C	R			R	
Fruit and produce, wholesale								C			R	R
Funeral home, mortuary, crematory or undertaking establishment								C				C
Furniture manufacture											C	R
Glass products manufacture											C	R
Golf course, miniature provided that lighting shall be established in such a way that adjacent properties and roadways are not adversely affected, and that no direct light is cast upon adjacent properties and roadways *0902HC055 - 02/02/09	C	C						C	R			
Golf course	R	C	S	S	S	S	S	S	R		S	S
Golf driving range provided that lighting shall be established in such a way that adjacent properties and roadways are not adversely affected, and that no direct light is cast upon adjacent properties and roadways *0405HC089 06/14/04, *0902HC055 02/02/09	C	C						C	R			

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Gun Dealer, Retail *0902HC055 02/02/09								R			R	
Group Care Home *0811HC294 12/08/08	C	C	C	C	C							
Hatchery, poultry or fish	R										C	R
Heavy Equipment, sales and service - In the C-2 and I-1 districts, all equipment that is offered for sale, awaiting service, or required for transport shall be parked on a heavy- duty crushed limestone pad; repair and servicing shall take place within an enclosed building; displayed equipment shall not impede a safe sight margin for traffic, and abandoned or equipment used for parts shall not be stored in the open *0602HC046 12/11/06								C			R	R
Home business, rural *0710HC338 01/04/08	C	C										
Home employment *0710HC338 01/04/08	R	R	C	C	C							
Home occupation *0710HC338 01/04/08	R	R	R	R	R	R	R	R	R		R	R
Hospice includes freestanding hospice. *0210HC211 11/04/02, *0811HC294 08/12/08	C	C				C	C	R				
Hospital						S		S			S	S
Hotel or Motel								R	R	R	R	R
Ice plant											C	R

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Incidental accessory retail uses and services such as food service, gift or novelty shops, soda bars, barber and beauty shops, children's day care facilities, and similar activities, conducted primarily for the convenience of employees, patients, patrons, or visitors, provided these activities are carried on wholly within a principal building and are not advertised to the general public by exterior signs or other advertising display						R		R	R		R	R
Industrial park											R	R
Industrial research and educational facilities											R	R
Junk yard including storage, baling or sale of rags, paper, iron or junk; need not be enclosed within a structure but must be enclosed within a fence of sufficient height to obstruct view and noise; chain link or similar fence may be permitted if screen planting is provided												R
Kennel, Dog Boarding The following conditions must be met at all times during operation of a boarding kennel: a. Animals will be housed within buildings having adequate ventilation and protection from weather. b. Exercise runs shall be provided. c. Confined animals shall be in areas of adequate size and allowed regular access of exercise runs. d. The kennel shall not be within 100' of an adjoining residential lot or residence. e. Proper sanitation and odor control shall be observed. f. Animals shall be humanely treated and shall not be deprived of clean water, proper food, and clean surroundings. g. Unless a public sewer connection is available, the sewer serving the facility must be installed as specified by the Mississippi State Department of Health. *0212HC245 01/13/03	C	C						C			R	R



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Kennel, Commercial The following conditions must be met at all times during operation of a boarding kennel - a. Animals will be housed within buildings having adequate ventilation and protection from weather b. Exercise runs shall be provided c. Confined animals shall be in areas of adequate size and allowed regular access to exercise runs. d. The kennel shall not be within 100' of an adjoining residential lot or residence e. Proper sanitation and odor control shall be observed f. Animals shall be humanely treated and shall not be deprived of clean water, proper food, and clean surroundings g. Unless a public sewer connection is available, the sewer serving the facility must be installed as specified by the Mississippi State Department of Health *0212HC245 01/13/03, *0902HC055 02/02/09, *1207HC079 08/06/12	C	C						C			R	R
Laboratory, scientific or testing						C		R			R	R
Landfills											S	S
Laundry plant							C	R			R	R
Leather goods, manufacture											C	R
Library *0902HC055 02/02/09	C	C	C	C	C	R	R	R	R			C
Linen supply or diaper service. *0902HC055 02/02/09								R			R	
Livestock (sheep and goats only)	R	C									C	R

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Livestock Cattle, horses, and swine a. stocking densities not to exceed one animal per 1½ acres b. no building or enclosure for animals is located closer than 100 feet to any district other than A-1 c. a 10' buffer is established and maintained (mowed) between the pasture fence and adjoining property line whichever pasture abuts a district other than A-1 *0810HC270 03/09/09	R	R										
Livestock: concentrated feeding operations (not including aquaculture operations) a. located on a minimum parcel size of 100-acres b. stocking densities not to exceed one animal per 1½ - acres c. no building or enclosure for animals is located closer than 500 feet from any district other than A-1 d. a 100 foot buffer is established between the pasture fence and adjoining property line wherever pasture abuts a district other than A-1 e. there are proper animal waste management systems on-site, as stated in the Mississippi State Code Title 49, Chapter 17, Section 29 f. proper site screening to prevent movement of odors offsite *0810HC270 03/09/09	C	C										
Lodges, fraternal and social organizations, union halls headquarters for scout and other youth organizations *0902HC055 02/02/09						C	C	R				

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Long-term Care Facility *0811HC294 12/08/08	C	C				C	C	R				
Lumber and other building material establishment *0902HC055 02/02/09								C			C	R
<p>Machine shop</p> <p>All applicants for a Conditional Use shall demonstrate compliance the following criteria -</p> <ol style="list-style-type: none"> <li>The activities of the business shall be contained within an enclosed building</li> <li>There shall be no outdoor storage of material used in production, material retained for recycling, material awaiting processing, or material ready for pickup/shipping. Dumpsters and refuse containers for onsite generated litter are exempt</li> <li>No noise shall be produced by the operation of the business that is greater than the general background noise for the area</li> <li>No air born pollutants or irritants that may cause a public nuisance shall be discharged</li> <li>There shall be no surface contamination of soil, underground disposal of byproduct substances, or disposal of by-product substances into a public sewer</li> <li>The building shall be in harmony with the surrounding structures</li> <li>The proposed use of the property shall be in harmony with surrounding uses *0206HC114 07/01/02</li> </ol>								C		R	R	

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Machinery, tools, construction equipment, sales and service											R	R
Manufactured or modular home for proprietor, manager or night watchman as an accessory use to a conforming business or industrial use. One accessory manufactured or modular home may be permitted *0305HC072 06/02/03, *0902HC055 02/02/09								C				
Manufactured/Modular home sales *0902HC055 02/02/09								C		R		
Manufactured home park *0604HC124 04/20/06	C				C							
Manufactured/Modular home sales								C			R	R
Manufactured home on individual lot: a. Must be installed on a permanent foundation constructed of brick or block and meeting current building code requirements b. The general shape and appearance of the manufactured home shall conform to housing in adjacent or nearby locations to insure compatibility of site built houses and manufactured housing c. The general shape and appearance of the roof of the manufactured home shall be compatible with the exterior appearance of the roofs of housing in adjacent or nearby locations d. The exterior finish of the manufactured home shall be compatible with the exterior finishes of other housing in the vicinity *0504HC061 05/09/05 and 0604HC124 04/20/06	C	C		C	R							

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<p>Manufactured home subdivision</p> <p>a. Must be installed according to the manufacturer's recommendations</p> <p>b. The general shape and appearance of the manufactured home shall conform to housing in adjacent or nearby locations to insure compatibility of site built houses and factory-built housing</p> <p>c. The general shape and appearance of the roof of the manufactured home shall be compatible with the exterior appearance of the roofs of housing in adjacent or nearby locations</p> <p>d. The exterior finish of the manufactured home shall be compatible with the exterior finishes of other housing in the vicinity *0604HC124 04/20/06</p>												
<p>Manufacturing incidental to a retail business where articles are sold at retail on the premises</p>								C			R	R
<p>Manufacturing or industrial operations of any type which do not emit detectable dust, odor, smoke, gas or fumes beyond the bounding property lines of the lot or tract upon which the use is located and which do not generate noises or vibrations perceptible in frequency or pressure above the ambient level of noise in areas lying beyond the zone district boundaries in which such operations are located</p>											C	R

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Manufacturing, repair, assembly or processing establishments of a light industrial nature which do not use water in the manufacturing operation either for processing, cooling, or heating, and which shall emit no smoke, noise, odor, dust, vibrations or fumes beyond walls of building in which housed											R	R
Marina including service and repair, wet and dry; boat sales, accessories and service, boat rentals, charter boat facilities, bait and concessions related to boating and outdoor activities. *2207HC115 – 08/08/22								R	R		R	R
Master Planned Community District	B	B	B	B	B	B	B	B	B		B	B
Maternity Home *0811HC294 12/8/08	C	C				C	C	R				
Meat slaughtering and/or packing house *2010HC169 11/2/20	C	C										R
Metal products fabrication											C	R
Millwork and similar wood products manufacture											C	R

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<p>Mini-warehouse storage facilities for the storage of personal property provided that -</p> <ul style="list-style-type: none"> <li>a. The storage building(s) shall be subdivided by permanent partitions into individual storage compartments with no single storage compartment having a floor area exceeding 300 square feet</li> <li>b. Each storage compartment shall have an exterior independent entrance under the exclusive control of the tenant thereof</li> <li>c. The use of the storage compartments shall be limited to the storage of personal property and no other use shall be permitted except a manager's office which is clearly incidental to the principal use</li> <li>d. There shall be no outside storage of goods or materials of any type on the site of a mini storage facility</li> <li>e. Building coverage may equal no more than 40 percent of total lot area</li> <li>f. No part of any fence enclosure shall be located within any required front yard</li> <li>g. The design of facades and landscaping of premises shall be compatible with the purposes of the zone district in which the mini storage facility is located</li> </ul> <p>*0902HC055 02/02/09</p>							C	R		R	R	R
Mobile home *0504HC061 05/09/05	C	C										

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Modular home on an individual lot a. The exterior finish of the modular home shall be compatible with the exterior finishes of other housing in the vicinity b. The general shape and appearance of the roof and foundation of the modular home shall be compatible with the exterior appearance of the roofs of housing in adjacent or nearby locations c. Conditional use application must be accompanied by architectural elevations of the proposed structure *0604HC124 04/20/06	R	R	C	R	R							
Modular home sales with no manufactured or mobile home storage on the premises *0604HC124 04/20/06								R			R	R
Monument sales establishment, with incidental processing to order, but excluding the shaping of stones and similar processing *0902HC055 02/02/09								C			R	



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<p>Neighborhood recreation centers or swimming pool</p> <p>a. Site plans shall be approved by the planning commission to ensure that all the provisions of this Code and all other applicable laws are complied with</p> <p>b. Buildings and structures established in connection with such use shall be set back not less than 100 feet from any property line (exterior property line in a planned development) except when such property line is a street line. In such case the front yard setback of the district shall apply. When a property line is on a natural waterway, a property line setback shall not be required</p> <p>c. A swimming pool shall be enclosed by a fence having a height of not less than six feet</p> <p>d. Outdoor activity shall cease by 11:00 p.m.</p> <p>e. Lighting shall be established in such a way that adjacent 2properties and roadways are not adversely affected, and that no direct light is cast upon adjacent properties and roadways.</p> <p>f. Such use shall be permitted only upon written approval of the Health Department to indicate compliance with Health Department swimming pool regulations. *0902HC055 02/02/09</p>		C	C	C	C	C	R	R				
<p>Neighborhood Scale Commercial *0902HC055 02/02/09</p>							R	C		C		

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Newspaper or magazine distribution rack						R	R	R	R		R	R
Newspaper or magazine distribution								C			R	R
Newspaper publishing								C			R	R
Novelty and souvenir manufacture											R	R
Nursery (Plant) and garden centers *0902HC055 02/02/09	R	C					C	R			R	R
Nursing school						S		S			S	
Nursing, convalescent, rest and retirement home *0902HC055 02/02/09	S				S	S	S	S				
Office equipment and supplies, manufacture											R	R
Offices incidental to a permitted use						R	R	R	R		R	R
Oil and gas exploration and production activities	C	C									C	R
Oil well equipment, supplies and machinery sales											C	R
Optical and scientific instrument manufacture											R	R
Outdoor advertising services, including the construction, repair and maintenance of outdoor advertising signs. All activities shall be conducted within a building or fenced area											R	R
Oyster house. A conditional use permit for this activity shall meet the following criteria - a. An Oyster house shall only be allowed on property where the applicant makes his residence b. Shells resulting from the shucking of oysters shall be disposed of regularly c. Odor control measures shall be enacted *0407HC137 08/02/04	C	C									C	R

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Paint, oil, shellac and lacquer manufacture when hoods and fume destructors are used in the cooking process											C	R
Park, public *0902HC055 02/02/09	R	R	R	R	R	R	R	R	R			
Pawn or loan shop *0902HC055 02/02/09							C	R			R	
Petroleum and petroleum products, manufacture, processing or storage provided that all structures or buildings shall be located not less than 100 feet from any property line and not less than 200 feet from any property used or intended to be used for residential purposes												R
Pharmaceutical manufacturing											R	R
Pipe storage											C	R
Pistol or rifle range located wholly within an enclosed building									R		R	R
Pistol or rifle range *0902HC055 02/02/09											C	
Planned Unit Development (PUD) as described in Section 500.02.07	S	S		S	S	S	S	S	S		S	S
Plant shop							R	R	R		R	R
Plastic fabrication											R	R
Plastic products manufacture with dust and fume control											R	R
Police station or substation, including Highway Patrol						C	C	R	R		R	R

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Portable building sales or rentals; no outdoor display of stock or materials may encroach into any sight lines or sight triangles required for safe ingress and egress to commercial properties and or street intersections as defined in Section 801.04.02 *0101PC003 02/05/01, *0902HC055 02/02/09								C		C		
Pottery manufacture with dust, odor and fume control											R	R
Poultry processing, storage and/or dressing												R
Poultry raising	C											
Pre-fabricated and manufactured home sales											R	R
Public/Quasi-Public Facilities & Utilities Section 500.02.03	S	S	S	S	S	S	S	S	S		S	S
Radio and television broadcasting stations								R	R		R	R
Radio and television sales, service and repair store							C	R			R	R

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<p>Radio, television and other Communication transmission towers. See Section 805 Excess Height for applicability</p> <ol style="list-style-type: none"> <li>1. All self-support towers in excess of 100 feet and less than 175 feet must be set back from any street and any lot used or intended to be used for a residential structure a distance equal to or greater than the height of the tower</li> <li>2. All guyed towers in excess of 100 feet and self-support towers in excess of 175 feet must be set back from any street and any lot used or intended to be used for a residential structure a distance equal to one-half the height of the tower or 500 feet, whichever is greater</li> <li>3. All towers in excess of 100 feet must be set back from any structure located on the premises and any structures on adjacent properties a distance of one third the height of the tower or 100 feet, whichever is greater</li> <li>4. All towers in excess of 100 feet not adjacent to any lot used or intended to be used for a residential structure shall be set back from all other lot lines as required in the zoning district with the additional requirements of Section 805 Excess Height</li> <li>5. All towers less than 100 feet must be set back from any street a distance equal to or greater than the height of the tower, and set back from all other lot lines as required in the zoning district with the additional requirements of Section 805 Excess Height</li> </ol>											C	C

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<p>6. All towers within the view of the driving public along a State of Mississippi Scenic Byway shall be designed to blend in with the surrounding environment through the use of color, camouflage and architecture, unless the FAA or other federal or state authorities require otherwise</p> <p>7. To allow and promote antenna colocation and to minimize the adverse visual impacts associated with the proliferation and clustering of telecommunication towers, co-location of facilities on existing or new towers shall be encouraged by:</p> <p>a. Towers existing and legally permitted prior to the enactment of this Code, may be increased in height, one time, upon application and consideration for a conditional use permit. The maximum allowed increase shall be no greater than 20% of the originally approved tower height or as otherwise directed at the discretion of the Planning Commission. *0512HC208 03/16/06</p> <p>b. All new towers shall have the capacity to permit multiple users, at a minimum; towers shall be designed and constructed to accommodate not less than three telecommunication users.</p>												

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8. All applicants shall provide a scaled map identifying the exact location of all telecommunication towers and tall structures suitable for antenna placement within a two mile radius of the proposed tower. Information detailing the availability of co-location space on each tower or structure within the prescribed area shall be included. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Planning Commission or Board of Supervisors that no existing tower or other tall structure can accommodate the applicant's proposed antenna												
9. The Planning Commission shall apply the Radio, Television, and Communication Tower Standards in its consideration of applications for Conditional Use approval *1309HC115 10/07/13												
Railroad car classification yard												R
Railroad station											R	R
Recreational District as provided in 500.02.01	S	S	S	S	S	S	S	S	S		S	S
Recreational vehicles, temporary use in hunting camps and along waterfront property *0311HC198 02/02/04	C	C	C									
Recreational vehicles, temporary use while constructing a home, for a period not to exceed six (6) months *0901HC014 02/02/09	C	C										
Recreational vehicle park *0201HC013 01/28/02;*0311HC198 02/02/04*0902HC055 02/02/09	C							C	R			
Regional Scale Commercial *0902HC055 02/02/09										R		

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Religious meeting, temporary, for a period not to exceed 14 days and tents shall be allowed after approval by the Planning Commission *0902HC055 02/02/09						C	C	C			C	
Rental or sale of trucks, trailers, and heavy equipment *0902HC055 02/02/09								C			R	
Restaurant, excluding drive-in restaurant							R	R	R		R	R
Restaurant; drive-in							C	R	R		R	R
Restaurant, Outdoor Music a. Outdoor music, with a residence within 300 feet of the establishment shall only be allowed on Fridays, Saturdays, Sundays, and on National land/or Harrison County holidays (both actual and observed) during the hours of 2:00 p.m. and 8:00 p.m b. Outdoor recorded background music played outside of a fully enclosed structure is allowed during all days and business hours, but when played other than during the hours permitted for Outdoor Music, shall not be heard continuously from a distance more than 100 feet from the property line from which it is emanating. c. Outdoor music shall be performed and broadcast in such a manner and within sound levels so as not to constitute an unreasonable nuisance and with reasonable consideration of its impact upon neighboring properties. In the event such music causes complaints, given the purpose of this ordinance is to allow regulated outdoor music, and/or this if this paragraph is violated, such outdoor music may be terminated or regulated by law enforcement officers. *2207HC115 – 08/08/22								R				



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Riding stable or academy a. Such stable shall be established on a lot having an area of not less than 10 acres b. Any structure shall be located at least 200 feet from any property line c. All animals shall be maintained at least 100 feet from any property line *0902HC055 02/02/09	R	C							R			
Roofing and sheet metal shop								C			R	R
Rural resort *0709HC299 10/01/07	C	C										
Sand and gravel storage yard											C	R
Sawmill or planing mill												R
Schools, for grades one to twelve inclusive and no other, public and/or private, elementary and/or secondary meeting the requirements of the education laws of the State of Mississippi	C	C	C	C	C	R	C	R				
Sewage treatment plant *0902HC055 02/02/09	S	S	S					S	S			S

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<p>Short term rentals-</p> <p>All Permits for this activity shall meet the following:</p> <p>a. Maximum of 10 overnight guests for houses with four or fewer full bathrooms and five bedrooms or less. A maximum of 16 overnight guests are possible with houses that have four or more full bathrooms and six or more bedrooms.</p> <p>b. The maximum number of short-term rental units per parcel is one with the exception of duplexes or condominiums.</p> <p>c. Activities at a short-term rental unit must be compatible with neighboring properties with no outdoor noise between the hours of 10:00 pm and 7:00 am.</p> <p>d. All guest and visitor parking must be on site.</p> <p>e. Short term rentals are subject to all state “room sales” taxes based on per room occupancy. Additionally, a Harrison County Tax Privilege “Business” License is required.</p> <p>See Section 834 for complete regulations. *2011HC186 - 08/09/21</p>	R	R	R	R								

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Sign manufacture											R	R
Skeet/Trap outdoor shooting range a. Outdoor shooting ranges shall not be less than 40-acres in size b. The applicant for an outdoor shooting range shall submit a detailed written narrative describing the proposed use. This narrative shall at a minimum describe the type of firearms and targets expected to be used and the days and hours of operation c. The Board of Supervisors is authorized to impose any additional restrictions or conditions in the conditional use permit on the layout and design of the range *0406HC120 07/06/04	C											
Solar Energy Systems *0811HC295 12/08/08	R	R	R	R	R	R	R	R	R		R	R
Snowball Stand								R				
Stockyard											C	R
Stone monument sales, retail; may include cutting and processing merchandise sold at retail											C	R
Storage yards, but not including the parking of vehicles or equipment for sale or lease. Such yards, whether a primary use or accessory to a permitted use, shall be enclosed by a fence not less than six feet in height to provide visual screening											C	R
Storage Yard *0902HC055 02/02/09											C	R
Surgical or dental supplies manufacture *0902HC055 02/02/09								C			R	
Subdivision, with a private access easement, 2 lots or more; require a conditional Use Permit *1010HC169 11/09/10	C	C	C	C								

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Subdivisions, Single family 6 lots or more and new construction on vacant lots in a Platted Subdivision recorded more than 5 years from the date of building permit request; *1010HC169 11/09/10 *2009HC162 10/05/20 *2206HC106 09/12/22		C	C	C	C							
Subdivisions, Conservation Single family a. A conservation subdivision shall permanently preserve by easement a minimum of ten (10) percent of the land area of the development or phase of the development with Type 1 development standards. b. Land to be permanently preserved may consist of wetlands excluded from lots and property conserved for no development by easement such as wetlands, parks, stormwater ponds, significant trees or tree stands. c. The maximum number of single-family residential lots is three units per acre for the total number of acres in areas that will be served by a franchised water and sewer system. d. Conservation subdivisions or phases thereof may be allowed to have 50% of the total lots that are smaller than 10,000 square feet but no smaller than 6,000 feet. For example, if the size of the subdivision is 100 acres then 300 lots is the maximum number of lots and 150 lots shall be 10,000 square feet and 150 lots may be smaller than 10,000 square feet, but no smaller than 6,000 square feet. *2206HC106 09/12/22			C	C	C							

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Swimming pool/hot tub may occupy a portion of the yard as an accessory structure. In no case shall the outer walls of an above ground pool be less than required setbacks per the district's regulations to a property line. An inground swimming pool or hot tubs minimum setback is equal to the maximum depth from the coping of the pool to the nearest property line, except those areas bound by the Steam Corridor Buffer. Any support structures and/or decks must meet traditional setbacks as required by the zoning and/or plat. All mechanical equipment needs to be screened from public view. Fencing will be necessary as required by building codes. *2207HC114 – 08/08/22	R	R	R	R	R	R	R	R	R	R		
Tattoo Parlors *1307HC087 08/05/13								C				
Taxi stands and dispatching station *0902HC055 02/02/09						C	R	R	R			
Taxi terminal; storage and repair of vehicles *0902HC055 02/02/09								C		C	R	R
Taxidermy shop							C	R			R	R
Teen club or youth center *0902HC055 02/02/09						C	R	R		R		
Telephone equipment storage including shops and garage; need not be enclosed within a structure but must provide adequate screening												R
Telephone exchange								R			R	R

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Temporary uses, including the sale of Christmas trees, seasonal fruit and vegetables from roadside stands, and similar uses, for a period not to exceed two (2) months in any calendar year	C							C	C		C	C
Textile manufacture with dust and odor control											C	R
Trade, business or vocational school or college, non-campus *0902HC055 02/02/09								C		C	C	C
Tire recapping and retreading											R	R
Transit Station *0902HC055 02/02/09								R	R	R		
Transit vehicle storage and servicing *0902HC055 02/02/09											R	
Treatment Facility *0811HC294 12/8/08	C	C				C	C	R				
Treatment Facility *0811HC294 12/8/08	C	C				C	C	R				
Truck Stop *0902HC055 02/02/09								C		R	R	R
Truck terminal *0902HC055 02/02/09											R	
Truck wrecker service and repair *0902HC055 02/02/09											R	
Union hall *0902HC055 02/02/09						C		R		R	R	
Utility facilities, such as distribution lines and transmission lines. Unless elsewhere permitted in the district, such facility shall not include a business office or storage yards	R	R	R	R	R	R	R	R	R		R	R
Utility substation, electrical, gas, water, sewage, telephone	C	C	C	C	C	C	C	C	R		R	R
Veterinary service (see animal clinic)												
Vocational school								S			S	S
Warehousing and storage facilities. *0902HC055 02/02/09								C		C	R	R

**Harrison County, Mississippi Unified Development Code**

SECTION 415 - TABLE OF USES R = Uses permitted by right C = Uses requiring conditional approval S = Uses requiring establishment of a Special Use District B = Uses requiring Board of Supervisors' Approval	A-1	E-1	R-1	R-2	R-3	O-1	C-1	C-2	C-3	C-4	I-1	I-2
Warehousing and storage facilities, no outside storage *0902HC055 02/02/09								C		C	R	R
Waste, solid or recycling transfer station											C	R
Waterfront District as provided in Section 500.02.05	S	S					S	S	S		S	S
Welding shop											R	R
Well drilling company												R
Wholesaling or distribution, including the handling of stock and incidental retail with all outside storage of goods, material and equipment screened from public view by an approved fence of uniform construction, not less than six feet in height, or by other acceptable buffering. Such fence or buffering shall not intrude upon any required front or street side yard											C	R
Wholesaling or distribution, including the handling of stock and incidental retail with all operations conducted wholly within a permanently enclosed building											R	R
Wholesaling or distribution											C	R
Wind Energy Systems a. Systems producing less than 3kw are permitted in all zones b. Systems producing no more than 10kw are permitted on residential lots of 1 or more acres c. Systems producing 100kw or less are permitted in agriculture, commercial and industrial zones *0811HC295 12/08/08	R	R	R	R	R	R	R	R	R		R	R
Wood preserving by creosote or other impregnation treatment												R
Woodworking and planing mill with dust and noise control											C	R