

# Town of Walnut – Zoning Ordinance

shall be used until the building inspector shall have issued a certificate of occupancy as required by subsection (900.3). Applications for building permits and certificates of occupancy shall be accompanied by a plat, drawn to scale, showing the actual dimensions of the lot to be built upon; the size, shape, and location of buildings to be erected and their estimated cost; and such other information as may be required by the building inspector.

(900.3) *Certificate of occupancy required.* Subsequent to the effective date of this ordinance, no change in the use or occupancy of land, nor any change of use or occupancy in an existing building shall be made (other than for single-family dwelling purposes), nor shall any new building be occupied, unless a certificate of occupancy has been issued by the building inspector. Every such certificate of occupancy shall certify that the new structure complies with all provisions of this zoning ordinance. No permit for any excavation or for the erection or alteration of any building shall be issued before application has been made and approval granted for a building permit. No building or premises shall be occupied until a certificate of occupancy has been issued by the building inspector.

### Sec. 901. - Penalties for violation.

Any person, corporation, partnership, or association of persons violating any of the provisions of this ordinance shall be guilty of a misdemeanor, and upon conviction, shall be fined not less than ten dollars (\$10.00), nor more than one hundred dollars (\$100.00) for each offense. In addition, he shall pay all costs and expenses involved in the conviction. Each day such violation continues shall constitute a separate offense.

In case any building or structure is erected, constructed, reconstructed, altered, or repaired in violation of this ordinance or of the plat showing the proposed lot and building to be erected thereon, the building inspector, in addition to any other remedies, may institute appropriate action or proceedings in the name of the Town of Walnut to prevent and prohibit such unlawful erection, construction, reconstruction, alteration, or repair, and each day such violation continues shall constitute a separate offense.

### Sec. 902. - Repeal of conflicting ordinances.

All ordinances or parts of ordinances in conflict herewith or inconsistent with the provisions of this ordinance are hereby repealed.

### Sec. 903. - Effective date.

This ordinance shall take effect and be in force thirty (30) days after the date of its adoption.

PASSED AND ADOPTED at the (Month Day, Year) meeting of the mayor and board of aldermen of the Town of Walnut, Mississippi, by the following vote:

Voting Aye 4  
Absent 1  
Voting Nay   

APPROVED:

/s/             
Vicki J. Skinner  
(Mayor)  
14 day of Jan., 2019

ATTEST:

/s/ Dana Hopkins  
Dana Crowell Hopkins

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(Town Clerk)

14 day of Jan., 2019

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## ZONING

AN ORDINANCE REGULATING THE LOCATION, HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES; THE SIZE OF YARDS AND OTHER OPEN SPACES; THE DENSITY AND DISTRIBUTION OF POPULATION; AND THE USES OF BUILDINGS, STRUCTURES, AND LAND FOR BUSINESS, INDUSTRY, RESIDENCE, AND OTHER PURPOSES FOR THE TOWN OF WALNUT, MISSISSIPPI; AND FOR SAID PURPOSES TO DIVIDE THE TOWN OF WALNUT, MISSISSIPPI, INTO A NUMBER OF ZONING DISTRICTS OF SUCH SHAPE AND AREA AS MAY BE DEEMED BEST TO CARRY OUT THESE REGULATIONS; ALSO, TO PRESCRIBE THE PROCEDURE FOR THE ADMINISTRATION, ENFORCEMENT, AND REPEAL OF REGULATIONS CONTAINED HEREIN.

## ARTICLE I. - TITLE AND PURPOSE

### Sec. 100. - Enactment clause.

Whereas, the mayor and board of aldermen of the Town of Walnut, Tippah County, Mississippi, are authorized by sections 3590 through 3597 of the Mississippi Code of 1942, recompiled, to provide for the preparation, adoption, amendment, extension, and implementation of an official plan, in whole or in part, for the purpose of bringing about coordinated physical development in accordance with present and future needs, and to create a planning commission with authority to prepare and propose:

- (1) A master plan of physical development for the municipality,
- (2) A proposed zoning ordinance and official zoning map,
- (3) Subdivision regulations, and
- (4) Building or setback lines on roads and highways;

Whereas, pursuant to the aforesaid sections of the Mississippi Code of 1942, recompiled, the mayor and board of aldermen of the Town of Walnut, Mississippi, have, heretofore, by resolution duly and legally adopted and entered upon their respective minutes as provided by law, created a planning commission;

Whereas, said planning commission has proposed and filed with the town clerk of the Town of Walnut, Mississippi, and the clerk of the board of supervisors of Tippah County, an official plan consisting of a zoning ordinance and zoning map containing pages numbered from 1 through \_\_, each inclusive, which plan covers and affects the entire area lying within the corporate limits of the Town of Walnut, Mississippi;

Whereas, property owners, parties in interest, and citizens, were given notice of the consideration by the mayor and board of aldermen of this resolution or ordinance in The Sentinel, a newspaper published in and having general circulation in the Town of Walnut, Mississippi, on the \_\_th day of \_\_\_\_\_, 201\_\_, and of public hearing in relation to it at which parties in interest and citizens were given an opportunity to be heard. As shown by proof of publication on file with the town clerk of the Town of Walnut, Mississippi, said public hearing was held in the town hall at Walnut, Mississippi, at \_\_\_\_\_ p.m. the \_\_th day of \_\_\_\_\_, 201\_\_, at which time all protests and objections were received and heard;

Whereas, the mayor and board of aldermen of the Town of Walnut, having met at the time fixed in said notice, which time was more than fifteen (15) days after the first publication of said notice, and having received, heard, and considered all protests and objections presented to it, disposed of same, and performed all things required by law to be done as a condition precedent to the adoption of this resolution or ordinance;

Whereas, the mayor and board of aldermen of the Town of Walnut did affirmatively find and adjudicate that it was necessary and in the best interest of the Town of Walnut, Mississippi, that the aforesaid proposals of said planning commission be adopted and enforced in whole, except as hereinafter provided, for the purposes of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of the Town of Walnut; lessening congestion in the streets; securing

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safety from fire, panic and other dangers; providing adequate light and air; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provision of transportation, water, sewage, schools, parks and other public requirements; and with a reasonable consideration, among other things, of the character of each district within the town and its peculiar suitability for particular uses; and with a view to promoting desirable living conditions and the sustained stability of neighborhoods, protecting property against blight and depreciation, securing economy in governmental expenditures, conserving the value of buildings and encouraging the most appropriate use of land and other buildings and structures throughout the town, all in accordance with the comprehensive plan:

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF WALNUT, MISSISSIPPI:

## **Sec. 101. - Short title.**

This ordinance shall be known as the "Zoning Ordinance, Walnut, Mississippi," and may be so cited.

## **Sec. 102. - Purpose.**

The provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public safety, health, morals, and general welfare. It is not the intention of this ordinance to interfere with, abrogate, or annul any easements, covenants, or other agreements between private parties.

## **Sec. 103. - Conflict.**

Where this ordinance imposes a greater restriction upon the use of buildings or premises, or upon the height of buildings, or requires larger open spaces than those imposed or required by other ordinances, rules, regulations, permits, easements, covenants, or agreements, the provisions of this ordinance shall govern.

## **Sec. 104. - Validity.**

If for any reason one or more articles, sections, or subsections of this ordinance is held invalid or unconstitutional, such judgment shall not affect, invalidate, or prejudice any remaining article, section, or subsection of this ordinance.

## **ARTICLE II. - INTERPRETATIONS AND DEFINITIONS**

### **Sec. 200. - Interpretations.**

This ordinance has been prepared in accordance with a comprehensive plan and is enacted to promote the general welfare of the citizens of Walnut, Mississippi. More specifically, this ordinance is designed to:

- (1) Lessen congestion in the streets;
- (2) Secure safety from fire, panic, and other dangers;
- (3) Provide adequate light and air;
- (4) Prevent overcrowding of land and the mixing of land uses; and
- (5) Facilitate the provision of transportation, public utilities, and community facilities.

The regulations contained herein have been made with reasonable consideration to the character of the individual zoning district and its suitability for particular uses, and with the intention of conserving the values of buildings and encouraging the appropriate use of land throughout the Town of Walnut.

In interpreting and applying the provisions of this ordinance, the said provisions shall be held to be minimum requirements for the promotion of public health, safety, and the general welfare.

### **Sec. 201. - Definitions.**

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For purposes of this ordinance, certain words and terms shall be defined as follows:

- (1) Words used in the singular shall include the plural.
- (2) Words used in the present tense shall also include the future tense.
- (3) The word "person" shall include a firm or corporation, as well as an individual.
- (4) The word "lot" shall include the words "plot" or "parcel."
- (5) The term "shall" will always be mandatory.
- (6) The words "used" or "occupied" as applied to any land or building shall be construed to include the words intended, arranged, or designed to be used or occupied.

*Abut:* In reference to a building or use, to touch or be situated immediately adjacent to another building or use.

*Accessory building:* A subordinate building, not used for residential purposes, the use of which is incidental to that of a main building, and located on the same lot therewith.

*Accessory use:* A use customarily incidental, appropriate, and subordinate to the principal use of land or buildings, and located on the same lot therewith.

*Adjoin:* In reference to a building or use, to be located near another building or use.

*Adult arcade:* An establishment where, for any form of consideration, one or more motion picture projectors, slide projectors, or similar machines, for on premises viewing by five (5) or fewer persons each, are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

*Adult bookstore:* An establishment which has a substantial portion of its stock-in-trade and offers for sale for any form of consideration any one (1) or more of the following:

- A. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes or slides or other visual representations which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or
- B. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

*Adult cabaret:* A nightclub, bar, restaurant, theater, or similar establishment which regularly features live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities; or films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas. This definition shall not include R-rated films so defined by the Motion Picture Association.

*Adult entertainment establishment:* An adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, or similar establishment which regularly features or depicts behavior which is characterized by the exposure of specified anatomical areas, or where any employee, operator or owner exposes his/her specified anatomical area for viewing by patrons.

*Adult motel:* A motel or similar establishment which includes the word "adult" in any name it uses or otherwise advertises the presentation of adult material, offering public accommodations for any form of consideration which provides patrons with on premises viewing of closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas. This definition shall not include R-rated films so defined by the Motion Picture Association.

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**Adult motion picture theater:** An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown for on premises viewing, and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas. This definition shall not include R-rated films so defined by the Motion Picture Association.

**Advertising:** Any writing, printing, painting, display, emblem[,] drawing, sign, or other device designed, used or intended for advertising, whether placed on the ground, rocks, trees, tree stumps, or other natural structures, or on a building, structure, milestone, signboard, billboard, wallboard, roofboard, frame, support, fence, or other manmade structure. Any such advertising is a structure within the meaning of the word "structure" as used in this ordinance.

**Agricultural use, accessory:** That equipment on those structures which are normally required in the operation of agricultural uses. No more than two (2) dwellings on each farm shall be classed as agricultural accessory uses, except by specific approval of the board of adjustment, who shall determine all questions of fact in such instances.

**Alley:** A minor right-of-way, dedicated to public use, which affords a means of vehicular access to the back side of properties otherwise abutting a street, and which may also be used for public utility purposes.

**Alterations:** As applied to a building or structure, a change or rearrangement in the structural parts, or an enlargement, whether by extending on a side or by increasing in height.

**Apartment house:** See "Dwelling, multiple."

**Automobile wrecking:** The dismantling, storage, sale, or dumping of used motor vehicles or parts thereof which are not in running condition.

**Average ground elevation:** The elevation of the mean finished grade at the front of a structure.

**Basement:** A story located partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story when more than one-half ( $\frac{1}{2}$ ) its height is above the average ground elevation, or when subdivided and used for commercial activities or dwelling purposes by other than a janitor employed on the premises. [Illustration[s] included in the zoning ordinance at this point are not set out herein, but are on file in the office of the town clerk.]

**Block:** A parcel of land intended to be used for urban purposes which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks or green strips, rural land or drainage channels, or a combination thereof.

**Board of adjustment:** The Walnut Board of Adjustment appointed by the mayor and board of aldermen to hear and decide any appeals to the regulations spelled out by this ordinance.

**Board of aldermen:** The governing body of the Town of Walnut, Mississippi.

**Boardinghouse:** A dwelling other than a hotel, where, for compensation and by prearrangement for definite periods, meals and/or lodging are provided for three (3) or more but not exceeding twelve (12) persons on a weekly or monthly basis.

**Buildable area of a lot:** That portion of a lot bounded by the front setback line and the required side and rear building setback lines, upon which a structure may be placed.

**Building:** Any enclosed structure intended for shelter, housing, or enclosure of persons, animals, or chattel.

**Building area.** The total area, taken on a horizontal plane, at the average ground level of the principal building and all accessory buildings, exclusive of uncovered porches, carports, terraces and steps.

**Building height:** The vertical distance measured from the average ground elevation to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the mean height between eaves



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and ridge for gable, hip, and gambrel roofs. (See illustration on this page.) [The illustration included in the zoning ordinance at this point is not set out herein, but is on file in the office of the town clerk.]

*Building inspector:* Whenever used in this ordinance, the person, or his authorized representative, appointed by the mayor and board of aldermen to enforce the provisions of this ordinance.

*Building, main or principal:* A building in which is conducted the principal use of the lot on which it is situated in all residential districts.

*Building setback line:* A line delineating the minimum allowable distance between the street right-of-way and the front of a structure within which no building or other structure shall be placed, except as provided in Article V, section 502. (The building setback line is parallel to or concentric with the street right-of-way.) (See illustration on the following page.) [The illustration to which reference is made is not included herein, but is on file in the office of the town clerk.]

*Business service:* Any activity conducted for gain which renders services primarily to other commercial and industrial enterprises, or which services and repairs appliances and machines used in a home or business.

*Camp:* Any land, including buildings, cabins, tents, or shelters, commonly known as a camp or day camp for the purpose of assembly of persons, whether such structures or other accommodations actually are occupied seasonally or otherwise; provided, further, that such operation is of noncommercial nature.

*Camping ground:* A parcel of land used or intended to be used, let, or rented for occupancy by campers, or for occupancy by camping trailers, tents, or movable or temporary dwellings, rooms, or sleeping quarters of any kind.

*Town:* Whenever used in the text of this zoning ordinance, the Town of Walnut, Mississippi.

*Community facilities plan:* The part of the Walnut Comprehensive Plan now or hereafter adopted which shows the locations of existing and proposed schools, parks, recreational sites, fire and police stations, libraries and other similar uses.

*Comprehensive plan (or general plan):* The comprehensive (development) plan for the Town of Walnut which has been officially adopted to provide long-range development policies for the area subject to urbanization in Walnut, Mississippi.

*Coverage:* That part of a lot that is covered by buildings, including the area covered by overhanging roofs,

*Country club:* A chartered, nonprofit membership club, with or without dining facilities and cocktail lounge, catering primarily to its membership, and providing one or more of the following recreational and social facilities: clubhouse, locker room, pro shop, golf course, horseback riding, swimming, boating, tennis and other similar facilities.

*Cul-de-sac (court or dead-end street):* A short street having one end open to traffic, and permanently terminated by a vehicle turnaround.

*Customary home occupation:* A gainful occupation or profession conducted by members of a family residing on the premises, and conducted entirely within the dwelling. No stock in trade shall be displayed outside the dwelling, and no alteration to any building shall indicate from the exterior that the building is being utilized in whole or in part for any purpose other than a residential unit, including permitted accessory buildings.

Uses permitted: The following occupations, subject to the requirements of the above paragraph, are permitted as customary home occupations:

- (1) Antique sales, provided that outdoor display shall be prohibited;
- (2) Professional offices, provided that not more than one paid assistant shall be employed;
- (3) Barber shop and/or beauty shop operated by only two (2) persons, one of whom must be a resident of the home

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- (4) Dressmaker, milliner, seamstress, tailor, interior decorator;
- (5) Teaching, including tutoring, musical instruction, or dancing; this shall be limited to one performing pupil per teacher at any one time; and
- (6) Other similar uses which the board of adjustment shall determine to be customary home occupations.

Uses prohibited: Dancing and band instrument performance in groups, tearooms, tourist homes, convalescent homes, mortuary establishments, animal hospitals, and all stores, shops, and businesses of all kinds not specifically enumerated above.

*Day nurseries, private:* Any place, home, or institution which receives six (6) or more young nonresident children for the purpose of cultivating the normal educational aptitude for exercise, play, observation, imitation, and construction.

*Dead-end street:* Any local street, other than a cul-de-sac which has only one outlet.

*Design capacity:* The maximum number of persons which can be accommodated at any one time with a reasonable degree of comfort, safety, and convenience.

*Developer:* Any person engaged in developing or improving a lot or group of lots, or placing structures thereon for use or occupancy.

*Development:* The act of building structures or installing site improvements.

*District:* Any section or sections of the Town of Walnut for which the regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are uniform.

*Dog kennel:* See "Kennel."

*Dormitory:* A building containing sleeping rooms and possibly eating facilities for either transient or permanent occupants.

*Drive-in commercial uses:* Any retail commercial use requiring off-street parking facilities, and catering primarily to vehicular trade such as drive-in restaurants, drive-in theaters, drive-in banks and similar uses.

*Dump:* A lot or parcel of land or part thereof used primarily for the disposal by abandonment, dumping, burial, burning, or any other means and for whatever purpose of garbage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

*Dwelling:* A building or portion thereof, exclusive of mobile homes as herein defined, used for residential purposes.

*Dwelling, attached:* A dwelling with two (2) or more party walls, or one party wall in the case of a dwelling at the end of a group of attached dwellings. (See illustration on the following page.) [The illustration to which reference is made is not included herein, but is on file in the office of the town clerk.]

*Dwelling, multiple:* A building or portion thereof used for occupancy by three (3) or more families living independently of each other.

*Dwelling, semi-attached:* Two (2) dwellings with a common single party wall. (See illustration on the following page.) [The illustration to which reference is made is not included herein, but is on file in the office of the town clerk.]

*Dwelling, single-family:* A detached building designed to be occupied exclusively by one family.

*Dwelling, two-family:* A detached building designed to be occupied by two (2) families living independently of each other.

*Dwelling unit:* One or more rooms and a single kitchen, designed as a unit for occupancy by only one family for cooking, living, and sleeping.

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*Easement:* A grant by the property owner of the use of a strip of land by the public, a corporation, or persons, for specified purposes.

*Family:* One or more persons related by blood, marriage, or adoption, or a group of not to exceed five (5) persons not all related by blood or marriage, occupying the premises and living as a single nonprofit housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall be deemed to include domestic servants employed by said family when these servants are on-premises residents.

*Fill:* The placing, storing, or dumping of any material, such as earth, clay, sand, concrete, rubble, or waste of any kind upon the surface of the ground which results in increasing the natural surface elevation.

*Floodway:* The channel of a river or stream, and those parts of the floodplain adjoining the channel which are reasonably required to carry and discharge the flood flow of the various creeks.

*Floodway fringe area:* The low area or flatlands adjoining the channel of a river, stream, watercourse, ocean, lake, or other body of standing water which has been or may be covered by floodwater.

*Floor area:* The sum of the gross floor area for each of the several stories under one roof, measured from the interior limits of the structure.

*Fraternity house:* A building housing the members of a fraternity or sorority group living together under a cooperative arrangement as distinguished from a boarding or loading house or private club.

*Frontage:* All the property on one side of a street between two (2) intersecting streets (crossing or terminating), measured along the line of the street, or if the street is deadended, then all the property abutting on one side between an intersecting street and the dead-end of the street.

*Garage apartment:* A dwelling unit for one family erected above a private garage.

*Garage, private:* An accessory building or a part of a main building used for storage purposes for not more than three (3) vehicles, or for a number of vehicles which does not exceed two (2) times the number of families occupying the dwelling unit to which such garage is accessory, whichever number is the greater.

*Garage, repair:* A building in which are provided facilities for the care, servicing, repair, or equipping of motor vehicles.

*Gasoline service station:* Any area of land, including structures thereon, that is used for the retail sale of gasoline or oil (but not butane or propane fuels), or automobile accessories and incidental services including facilities for lubricating, hand washing or cleaning, or otherwise servicing automobiles (but not including painting, major repair, or fully automatic washing).

*Governing body:* Whenever used in the text of this zoning ordinance, the mayor and board of aldermen of the Town of Walnut, Mississippi.

*Grade, finished:* The completed surfaces of lawns, walks, and roads as shown on official plans or designs relating thereto.

*Health department:* When used in the text of this ordinance, the county health department.

*Historical monuments and/or structures:* Any structure or building existing contemporaneously with and commonly associated with an outstanding person, event, or period of history, and any structure or building in which the relies and/or mementos of such event or period are housed and preserved.

*Home occupation:* See "Customary home occupation."

*Hotel:* A building occupied as the temporary abiding place of individuals who are lodged with or without meals, and in which there are more than twelve (12) sleeping rooms usually occupied singly, and in which no cooking facilities are provided in any individual room or apartment.

*House apartment:* An apartment building under resident supervision which maintains an inner lobby through which all tenants must pass to gain access to the apartments and which may furnish for the exclusive use of its tenants by previous arrangements, services ordinarily furnished by hotels.

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*House trailer:* See "Mobile home."

*House trailer park:* See "Mobile home park."

*Junior department store:* A department store which does not carry hard goods such as furniture, or household furnishings other than a token representation of the line.

*Junkyard or salvage yard:* A lot, parcel of land, or structure, or part thereof, used primarily for the collecting, storage and sale of wastepaper, rags, furs, hides, scrap metal, or discarded material; or for the collecting, dismantling, storage or salvaging of machinery or vehicles not in running condition, or for the sale of parts thereof.

*Kennel:* Any lot or premises on which four (4) or more animals more than six (6) months of age are confined.

*Limited access street:* Major thoroughfares to which ingress and egress are provided only at controlled intersections, and which deny access to abutting properties.

*Loading space:* A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of a vehicle.

*Local street (or minor street):* A street designed primarily to provide access to abutting properties.

*Lot:* A parcel of land which is or may be occupied by a building and its accessory buildings and uses customarily incident thereto, together with such yards or open spaces within the lot lines as may be required by this ordinance, and fronting upon a public dedicated street.

*Lot area:* The total area included within lot lines.

*Lot, corner:* A lot of which at least two (2) adjoining sides abut for their full lengths on a public street. (See illustration on this page.) [The illustration to which reference is made is not included herein, but is on file in the office of the town clerk.]

*Lot depth:* The average distance from the street right-of-way line to the rear lot line, measured along the side lines of the lot.

*Lot, double frontage:* A lot which runs through a block from street to street, and has two (2) nonintersecting sides abutting on two (2) or more streets. (See illustration on preceding page.) [The illustration to which reference is made is not included herein, but is on file in the office of the town clerk.]

*Lot frontage:* That measurement of a lot or portion thereof abutting on a public street, measured along the street right-of-way line from side lot line to side lot line. (Structures on corner lots fronting on a particular street shall be deemed to have frontage on that street.)

*Lot[, ] interior:* A lot other than a corner lot. (See illustration on preceding page.) [The illustration to which reference is made is not included herein, but is on file in the office of the town clerk.]

*Lot lines:* The lines bounding a lot as defined herein.

*Lot line, front:* In the case of an interior lot, the line separating said lot from the street. In the case of a corner or double frontage lot, the line separating said lot from the street which the house will face, to be determined from the request for a building permit.

*Lot line, rear:* The lot boundary opposite and most distant from the front lot line. In the case of a pointed or irregular lot, it shall be an imaginary line parallel to and farthest from the front lot line.

*Lot line, side:* A side lot line is the boundary line situated between the front and rear lot lines.

*Lot width:* The width of a lot at the front building setback line, measured along the street right-of-way.

*Major thoroughfare:* A street designed for large volumes of traffic. Major traffic arteries may be classified by the comprehensive plan into several types.

*Marginal access street:* A local street parallel to and adjacent to a major thoroughfare which provides access to abutting properties and protection from through traffic.