

# **Unified Development Code for the City of Canton, Mississippi**



Prepared by

## **CMPDD**

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## **SECTION 1.300 - HISTORIC COMMERCIAL DISTRICT (HC-1)**

**1.300.01**     **PURPOSE OF THIS DISTRICT:** In accordance with the adopted Goals and Objectives Element of a Comprehensive Plan for the City of Canton, an "Historic Commercial District" (HC-1) is hereby created to promote this area, as delineated on the Official Zoning Map, as a major focal point of community life in Canton. The purpose of this district is to preserve the character of historic buildings within the Historic Preservation District by review of architectural style, materials and colors, including the properties nominated by the Mississippi Department of Archives and Historic for listing on the National Register of Historic Places.

It is further the purpose of this district to prevent the deterioration of the Canton central business district as the result of inappropriate land uses and incompatible architectural design. This district is intended to encourage the development of selected commercial activities that are compatible with historic structures, public/quasi-public sector uses. Uses first permitted in the C-2 General Commercial District, or C-3 Major Thoroughfares Commercial districts shall not be permitted here.

Finally, it is the purpose of this district to alleviate the substandard building conditions and preserve property values in the HC-1 district by requiring that any person proposing additions or rehabilitation to existing buildings not only comply with the Building Code but also apply for a Certificate of Appropriateness as required by Canton Historic Preservation Ordinance. This requirement is intended to ensure compatibility of such additions or repairs with other uses in the district, thereby, preserving the property values of other dwellings and businesses.

**1.300.02**     **LAND USES PERMITTED WITHIN HISTORIC COMMERCIAL DISTRICT:** The following uses are permitted outright in the HC-1 district, subject to the regulations prescribed herein:

- A. Specialty Shops i.e. antique stores, hand crafted stores. These types of uses are not allowed in other districts.
- B. All uses permitted outright in C-1 Restricted Commercial Zones.
- C. Commercial uses in which the services performed and merchandise offered for sale are conducted or displayed within enclosed structures, EXCEPT FOR THE DISPLAY OF SMALL ARTICLES (i.e., those that can generally be hand-carried by one or two persons OUTSIDE THE

COMMERCIAL USE that are for sale.

- D. Full service restaurants. Tables located on sidewalks shall not impede pedestrian traffic, except perhaps during the Canton Flea Market Days. Fast food restaurants, as defined by this ordinance, are prohibited in this district.
- E. Accessory buildings and uses customarily incidental to the aforementioned uses. See also Section 1.31.05: Accessory Buildings or Uses.
- F. Single-family detached residences. (Only one main structure per lot).

**1.300.03 SPECIAL EXCEPTIONS/CONDITIONAL USES AS PROVIDED UNDER SECTION 1.600.09:**

- A. Public or quasi-public facilities and utilities in compliance with Section 1.33 and other regulations of this ordinance.
- B. Inns or “bed and breakfast inns.”
- C. Railroads and railroad spur tracks.

Minimum space between separate (detached) buildings on the same lot: Must meet requirements of the Southern Standard Building Code.

**1.300.04 DIMENSIONAL REQUIREMENTS FOR HISTORIC COMMERCIAL DISTRICT (INCLUDING SINGLE-FAMILY RESIDENTIAL USES):**

- A. Maximum Building Height: 35 feet, unless greater height is approved by the Mayor and Board of Aldermen.
- B. Minimum Lot Area: No minimum lot area required.
- C. Minimum Lot Width: No minimum lot width required.
- D. Minimum Yards: No required, as approved by the Historic Preservation Commission.

**1.300.05 LAND USES NOT SPECIFICALLY PROHIBITED OR PERMITTED**

Proposed land uses not specifically prohibited under the provisions of this

subsection shall be subjected to administrative interpretation by the Zoning Administrator pursuant to section 1.700.02 of the Unified Development Code. In the event there is a question as to the general intent or specific meaning of district designations or other matters relating to the Official Zoning Administrator shall have the power to make such administrative decisions. Section 1.700.02 in any case where the Zoning Administrator in the exercise of administrative interpretation of a proposed use believes it is in the best interest of the City of Canton to hold a public hearing on the proposed use, the Zoning Administrator shall call for a public hearing pursuant to provisions of the Unified Development Code.