

ARTICLE XV

HAZLEHURST HERITAGE DISTRICT (HHD)

SECTION 1500 - PURPOSE OF THIS DISTRICT

In accordance with the adopted Goals and Objectives Element of a Comprehensive Plan for the City of Hazlehurst, a "Hazlehurst Heritage District" ("HHD") is hereby created to promote this area, as delineated on the Official Zoning Map, as a major focal point of community life in Hazlehurst. The purposes of this district are: 1) to preserve the character of Hazlehurst's Heritage District by preventing the location of inappropriate land uses and by prohibiting incompatible architectural design in that area; and 2) to promote the development of the Hazlehurst Heritage District (HHD) as one of the major focal points of community life, also protecting properties nominated by the Mississippi Department of Archives and History for listing on the National Register of Historic Places.

Within this district any person proposing the construction of new structures, reconstruction or relocation, exterior architectural alterations, or additions to existing structures (as "structures" are defined by this Ordinance) shall comply with the site plan review requirements of this Ordinance and other requirements of the Hazlehurst Heritage District section of this ordinance.

It is further the purpose of this district to prevent the deterioration of the Hazlehurst 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, single-family detached residences and public/quasi-public sector uses.

Within the Hazlehurst Heritage District there is hereby created a "subdistrict", to be known as the "Downtown Subdistrict". The "Downtown Subdistrict" is the core of the central business district and contains residences and businesses that developed in Hazlehurst's early days.

Because many of the businesses in the "Downtown Subdistrict" were constructed very near or directly upon the right-of-way line of downtown streets and with little, if any, side or rear yard setbacks, special provisions are included in the district regulations for this area.

SECTION 1501 - LAND USES PERMITTED WITHIN HAZLEHURST HERITAGE DISTRICT, INCLUDING THE DOWNTOWN SUBDISTRICT

The following uses are permitted outright in the HHD district, including the "Downtown Subdistrict", subject to the regulations prescribed herein:

- A. Single-family detached residences (only one main structure per lot).
- 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)
- D. Full service restaurants. Fast food restaurants, as defined by this Ordinance, are prohibited in this district.
- E. Accessory buildings and uses customarily incidental to the aforementioned uses.
- F. Streets and highways.

SECTION 1502 - CONDITIONAL USES (SPECIAL EXCEPTIONS) AND STRUCTURES AS PROVIDED UNDER SECTION 2505

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Inns or "bed and breakfast inns".
- C. Railroads and railroad spur tracks.
- D. Automotive service centers ONLY IN THE HAZLEHURST HERITAGE DISTRICT OUTSIDE OF THE DOWNTOWN SUBDISTRICT.

SECTION 1503 - LAND USES NOT PERMITTED

Within the Downtown Subdistrict the land uses that are not permitted, regardless of zoning classification, are as follows: Bail Bonds, Check Cashing/Cash for Titles, Game Room/Pool Hall, Pawn Shop, Used Car Lot, Cell or Radio Towers, Tattoo Parlor, Massage Parlor, Bar, Nightclub, Adult Entertainment Business, Manufactured Homes, Dance Hall, Teen Centers, Amusement Park, or any Recreation Facility other than City Parks.

SECTION 1504 - DIMENSIONAL REQUIREMENTS FOR ALL USES IN THE DOWNTOWN SUBDISTRICT, HAZLEHURST HERITAGE DISTRICT (INCLUDING SINGLE-FAMILY RESIDENTIAL USES):

"Because many of the businesses and other land uses in the "Downtown Subdistrict", as delineated on the Official Zoning Map: City of Hazlehurst, Mississippi, were constructed very near or directly upon the right-of-way line, the following dimensional regulations shall apply to

said "Downtown Subdistrict":

- 1504.01 **Maximum Building Height:** 35 feet, unless greater height is approved by the Mayor and Board of Aldermen.
- 1504.02 **Minimum Lot Area:** No minimum.
- 1504.03 **Minimum Lot Width:** No minimum.
- 1504.04 **Minimum Yards:** No minimum.
- 1504.05 **Minimum Space between Separate (Detached) Buildings on the Same Lot:** No minimum.

SECTION 1505 - DIMENSIONAL REQUIREMENTS FOR THE HAZLEHURST HERITAGE DISTRICT OUTSIDE OF THE DOWNTOWN SUBDISTRICT (INCLUDING SINGLE-FAMILY RESIDENTIAL USES):

- 1505.01 **Maximum Building Height:** 35 feet, unless greater height is approved by the Mayor and Board of Aldermen.
- 1505.02 **Minimum Lot Area:**
 - (a) **Single-family detached residences:** 11,200 square feet (same as R-1 districts).
 - (b) **Shopping centers:** Three (3) acres.
 - (c) **Independent commercial uses:** No minimum lot area is required.
- 1505.03 **Minimum Lot Width:**
 - (a) **Single-family detached residences:** 90 feet (same as R-1 district).
 - (b) **Shopping centers:** 200 feet.
 - (c) **Independent commercial uses:** No minimum lot area is required.
- 1505.04 **Minimum Yards:**
 - (a) **Front yard:** 30 feet from the street right-of-way line to the building setback line. (Same as R-1).

- (b) Side yards for all single-family detached residences: 8 feet (same as R-1).
- (c) Rear yard for all single-family detached residences: 25 feet (same as R-1).
- (d) Front yard for ALL USES OTHER THAN SINGLE-FAMILY RESIDENTIAL USES: 30 feet. The first ten (10) feet inside this front yard setback shall remain open except for entrance/ exit driveways and shall be landscaped in accordance with standards adopted by the City of Hazlehurst; no parking shall be permitted in the first ten (10) feet of these driveways.

(NOTE: This front yard setback for commercial and other uses is consistent with front yard setbacks for single-family detached residences.)

- (e) Side yards for ALL USES OTHER THAN SINGLE-FAMILY RESIDENTIAL USES: Fifteen (15) feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall remain open and be landscaped in accordance with standards adopted by the City of Hazlehurst. The remainder of the side yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas.
- (f) Rear yards for ALL USES OTHER THAN SINGLE-FAMILY RESIDENTIAL USES: Twenty (20) feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall remain open and be landscaped in accordance with standards adopted by the City of Hazlehurst. The remainder of the rear yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas.

1505.05 Minimum Space between Separate (Detached) Principal Buildings on the Same Lot: 30 feet. No more than two-thirds (66 2/3 %) of the space between principal buildings shall be paved; the remaining area shall be landscaped in accordance with standards adopted by the City of Hazlehurst.

SECTION 1506 - SITE PLAN REQUIRED

The developer of any use in Hazlehurst Heritage District or the Downtown Subdistrict shall submit a site plan to the Planning/Zoning Commission in accordance with Sections 2507 through 2510 of this Ordinance.

**SECTION 1507 - REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND
ACCESS CONTROL**

See Article XXII for off-street parking, loading and access control requirements.