

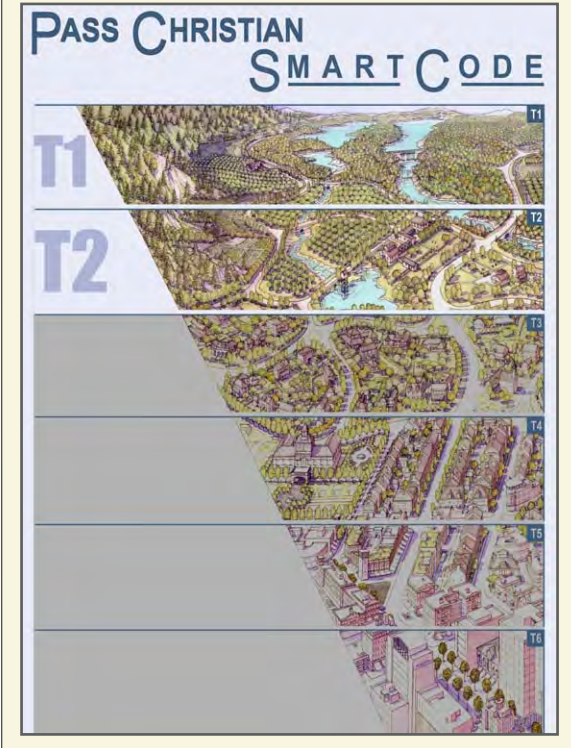


SMARTCODE ZONING OFFICE
 203 FLEITAS AVE.
 PASS CHRISTIAN, MS 39571

CITY OF PASS CHRISTIAN, MS

SMARTCODE

TRANSECT ZONES T1 & T2



❧ T-ZONE DESCRIPTION ❧

T1 and T2 are the most rural zones of the transect. Zone T1 consists of generally untouched land approximating a wilderness condition, including land unsuitable for development due to wetlands, flood hazard or other criteria. Zone T2 characterizes open or sparsely settled land that may be cultivated or otherwise adapted for human use in a semi-natural state.



T1 Natural Transect Zone

In T1 Zones, only buildings for educational or similar facilitative purposes are allowed, and these require approval of the Mayor and City Council.

Building Uses Allowed By Right in T1:

- Rest Stop
- Roadside Stand



T2 Rural Transect Zone

In T2 Zones, one residence per 10 acres is allowed with Planning Commission approval.

Building Uses Allowed By Right in T2:

- Open-Market Building
- Grain Storage
- Livestock Pen
- Greenhouse
- Stable, barn
- Kennel
- Rest Stop
- Roadside Stand
- Cemetery
- Childcare Center



Within Zones O-2, G-1, G-2, or G-3, existing parcels are treated exactly as under T2, with the exception that any subdivision must follow the requirements of the corresponding Sector (O-2, G1, G2, or G3) for a New Community Plan (see Article 2 of the city's SmartCode).



Disposition, configuration, function, parking, architectural, environmental and ambient standards shall be determined concurrently, in public hearing of the Planning Commission under advisement of the City Architect, and with approval of the Mayor and Board of Aldermen.