



Some Common Specific Functions Allowed By Right:

- Single-Family House
- Childcare Center
- Fire Station

No automotive functions are permitted in T3R.

For a more complete listing, refer to Table 10 of the city's SmartCode.

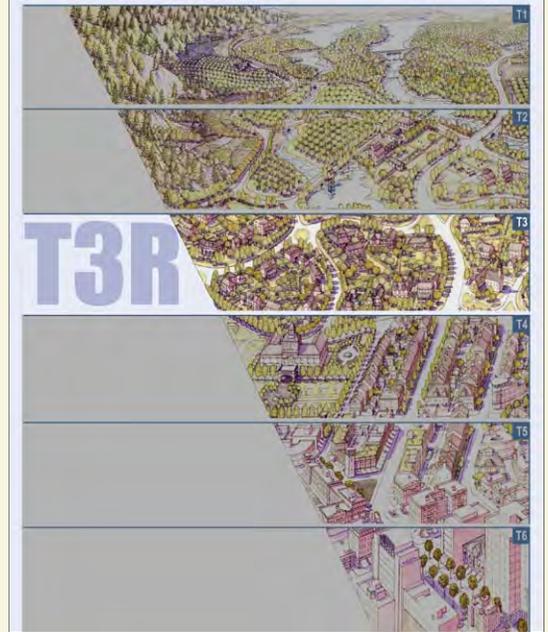
SMARTCODE ZONING OFFICE
203 FLEITAS AVE.
PASS CHRISTIAN, MS 39571

CITY OF PASS CHRISTIAN, MS

SMARTCODE

TRANSECT ZONE T3R

PASS CHRISTIAN
SMART CODE



❁ T-ZONE DESCRIPTION ❁

This zone allows only detached single-family houses surrounded by lawns and landscaped yards. Each lot may have one primary building with a maximum height of 2 stories and one outbuilding behind the primary building with a maximum height of 2 stories. Home occupation is allowed (no walk-in trade); otherwise no nonresidential uses are permitted.



Standard Sub-Urban, Transect Zone T-3R

T3R is the densest of the rural zones, and is typically located at the extreme edges of a settlement near the true countryside. In existing neighborhoods, T3R allows one independent dwelling unit per lot (not counting a dependent granny flat or guest house), regardless of whether the lot meets minimum frontage requirements. However, no new lot may be created in T3R which does not meet the zone lot requirements indicated.

Min. Lot Area 7,260 sq. ft.
 Minimum Lot Width 60'
 Maximum Lot Width 0'
 Principal Building Setbacks:
 Front 20' min.
 Side 5' min.,
 Rear 5' min.

Elevated structures must be screened from the street below the first floor by an approved screening.



REQUIRED PARKING	
Residential	2.0 spaces per dwelling
Retail	N/A
Lodging	1.0 spaces per bedroom
Office	N/A
Home Occupation	2.0 spaces per dwelling

The SmartCode requires all parking to be at least 20 feet behind the façade wall of the principle building on a lot.

For elevated buildings, parking underneath is permitted, but must be screened from the street, and entry must be from at least 20 feet behind the façade wall of the building.

Allowed Building Uses

In zone T3R, all types of Building Functions (Residential, Lodging, Office, Retail) must follow the Restricted Intensity rules from Table 11 of the city's SmartCode:

- Restricted Residential Intensity rules allow only single family housing, with the exception that one dependent Ancillary Dwelling Unit is permitted within an outbuilding on the lot if the owner is resident in one of the structures on the lot.
- Restricted Lodging Intensity rules allow Bed & Breakfast use with up to 5 bedrooms subject to Planning Commission Approval.
- Restricted Office Intensity rules allow Home Occupation offices only, with office space limited to a single floor of the principal or an outbuilding, and not identifiable from the street.
- Retail uses are **not** permitted within T3R zones in existing neighborhoods.

For more information, refer to Table 11 of the city's SmartCode.

