

SECTION 202 SCOPE

202.01. The jurisdiction of these regulations includes all unincorporated land in Lamar County, Mississippi

202.02. The Board of Supervisors will withhold improvements of any nature whatsoever, including acceptance and maintenance of streets, until a final plat of the subdivision has been approved by the Board and fully recorded in the Chancery Clerk's office. No lots may be sold nor any plat recorded until it has been approved as required in these regulations.

SECTION 203. COMPLIANCE

203.01. These subdivision regulations apply to all subdivisions of land, as defined in these regulations, located within the unincorporated area of Lamar County, Mississippi. No land may be subdivided within Lamar County until:

- (1) The subdivider or his agent has submitted a preapplication plat of the parcel to the Lamar County Planning Department through the county planner.
- (2) The subdivider or his agent obtains approval of the preliminary plans and the final plat by the Board of Supervisors.
- (3) The approved final plat is filed and recorded in the office of the Chancery Clerk.

203.02. No building construction will be allowed in a subdivision until the requirements of these regulations are complied with. Additionally, no construction of any public or private improvements will be allowed except in conformity with these regulations.

SECTION 204 PREPARED BY PROFESSIONAL ENGINEERS

Every plat must be prepared by a registered professional engineer or surveyor who must endorse upon each plat a certificate signed by him setting forth the source of the title of the owner of the land subdivided, and must cause his seal to be affixed on the face of the plat.

ARTICLE III

DEFINITIONS

SECTION 300 RULES FOR WORDS AND PHRASES

Except where specifically defined in Section 301, all words used in these regulations will carry their customary meaning. Words used in the present tense include the future, and the plural includes the singular.

SECTION 301 DEFINITIONS

301.01. ALLEY A minor way which is used primarily for vehicular service to the back or to the side of properties otherwise abutting on a street.

301.02. BOARD Board of Supervisors of Lamar County, Mississippi.

301.03. BOND Any form of security including a cash deposit, surety bond, collateral, or property in an amount and form satisfactory to the Board. All bonds must be approved by the Board wherever a bond is required by these regulations.

301.04. BUILDING LINE A line beyond which buildings must be set back from the street or road right-of-way line on which the property abuts.

301.05. COLLECTOR STREET Streets that carry traffic from local streets to arterial streets or highways, including the principal entrance streets of the subdivision.

301.06 LEFT BLANK INTENTIONALLY.

301.07. CUL-DE-SAC A short minor street having but one vehicular access to another street and terminated with a vehicular turnaround, and not intended to be extended in the future.

301.08. DEVELOPER The owner of land proposed to be subdivided or his representative. Consent shall be required from the legal owner of the premises.

301.09. DOUBLE FRONTAGE A lot with access to two parallel streets.

301.10. EASEMENT A grant by the owner for the use of a strip of land by another for specific points.

301.11. LOCAL STREET Streets that are used primarily for access to abutting properties.

301.12. LIMITED ACCESS HIGHWAY A street to which access is prohibited except at specific points.

301.13. LOT A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

301.14. LOT, CORNER A lot abutting on two or more streets at their intersection, where the interior angle of the intersection does not exceed one hundred and thirty-five (135) degrees.

301.15. MARGINAL ACCESS STREET A street, which is parallel to, and adjacent to major streets, which provides access to abutting properties and protection from through traffic.

301.16. PLANNING DEPARTMENT The Lamar County Planning Department.

301.17. PLAT, FINAL That plat submitted to the Planning Department for final approval and subsequently to be recorded with the Chancery Clerk's Office of Lamar County, Mississippi.

301.18. PLAT, PREAPPLICATION That plat which is submitted to the county planner at the preapplication conference.

301.19. PLAT, PRELIMINARY That plat or layout of a proposed subdivision submitted to the Lamar County Planning Department and the county engineer and Emergency Services for approval prior to submission of the final plan.

301.20. PRELIMINARY PLAN The preliminary plat and construction plans for required improvements that are submitted prior to the final plat.

301.21. RESUBDIVISION The redivision of any part or all of any block or blocks of a previously platted subdivision, addition, lot, or tract.

301.22. SUBDIVISION Any division, for the purpose of offer, sale, lease, or development, either on the installment plan or upon any and all other plans, terms, and conditions, of any tract or parcel of land within one calendar year into more than two (2) lots or parcels. It also includes resubdivision or replatting of land, lots, or tracts.

301.23 Common Driveway: A shared residential entrance that serves only residences. Adding a 3rd residence on a common driveway at anytime, shall constitute a private road and require the lots to be platted.

301.24 Road, Private: A privately built and maintained road within a subdivision. Access Easements that serve 3 or more residences shall be considered private roads.