

## ARTICLE V

### AGRICULTURAL/ GENERAL AREAS (UNZONED)

#### SECTION 500 - AGRICULTURAL OR GENERAL AREAS OF LAMAR COUNTY

In accordance with House Bill 1661 passed by the Mississippi Legislature in 2006, Lamar County may enact zoning for portions of the unincorporated County, and “--- such zoning ordinances, regulations and requirements need not be made in accordance with a Comprehensive Plan embracing the entire county but may be made in accordance with a plan applicable to any part or portion of the county, including one or more supervisor’s districts or beats, or part or portion thereof, or any other clearly defined geographic area of the county. Accordingly, those areas shown on the adopted Land Use Plan map, color-coded **white**, shall not be subject to any provisions of this Ordinance. However, in accordance with the “Site Plan Review Ordinance” of Lamar County, site plan review and approval shall be required IN ALL PARTS OF UNINCORPORATED LAMAR COUNTY for all development proposals for new construction of, demolition of, change in use of, substantial enlargement of, and/or alteration of: (1) commercial, retail, multi-family, industrial, institutional buildings and structures; (2) campgrounds; (3) mobile home parks; (4) their accessory uses and structures.

Furthermore, minimum lot sizes for any use in such areas shall be subject to State Health Department requirements for the installation of on-site wastewater disposal systems.

Developers shall also comply with the following in all parts of unincorporated Lamar County:

- ▶ the Lamar County Ordinance for Stormwater Runoff, Illicit Discharges, and Illegal Connections;
- ▶ the Lamar County Flood Damage Prevention Ordinance; and
- ▶ the Subdivision Regulations of Lamar County.