



# Acknowledgments

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## 1.0 PURPOSE AND SCOPE

### 1.1 Purpose and Authority.

These Land Development Standards have been adopted to encourage the orderly and efficient development of land within Grenada County, when proposed. These standards establish provisions for adequate storm-water management, road construction, sewage disposal, public utilities and facilities, and land uses that pose nuisance risks to Grenada County. The Board of Supervisors have determined that these standards are necessary to ensure healthy, attractive, and safe living environments, the conservation of natural resources, and the general stewardship of Grenada County. These standards are established to promote the health, safety and general welfare of the citizens of Grenada County under Title 17-1-1 and following of the Mississippi Code of 1973, annotated.

### 1.2 Findings.

The Grenada Board of Supervisors Court hereby makes the following findings regarding the development of Grenada County:

- 1.2.1 The Board of Supervisors has been enabled to regulate the land subdivision and development processes pursuant to Mississippi Code 17-1-1 et.seq.;
- 1.2.2 The Board of Supervisors has the authority and obligation to protect the public health, safety and welfare of the citizens of Grenada County;
- 1.2.3 The Board of Supervisors has commissioned and adopted a County Plan known as Stewardship Grenada which has recommended land development standards to help achieve the development vision and goals of Grenada County;
- 1.2.4 The Department of Environmental Quality has established standards for on-site sewage facilities within the State of Mississippi and Grenada County, and these standards are a vital component of the Grenada County Land Development Standards;
- 1.2.5 The Board of Supervisors has considered the potential pollution, nuisances and injury to public health that could be caused by the use of private sewage facilities within Grenada County, and has adopted these Standards in part to abate or prevent the potential pollution, nuisances or injury to public health;
- 1.2.6 The Board of Supervisors has the authority and obligation to exercise general control over the roads, highways, bridges and related drainage structures and development within Grenada County, and these Standards are a necessary component of these duties;
- 1.2.7 The Board of Supervisors has been granted authority and responsibility under the Federal Emergency Management Agency (FEMA) to administer floodplain development standards within Grenada County, and to regulate building and development in floodplains;
- 1.2.8 The Board of Supervisors has considered the potential burden upon landowners and taxpayers of substandard development practices, substandard road construction, land uses that pose a high nuisance risk, and substandard environmental practice; and,
- 1.2.9 These Standards are adopted to preserve and protect the resources, public health and private prop-

erty interests within Grenada County.

### 1.3 Geographic Scope.

These standards apply to areas within Grenada County located outside of the corporate limits of a municipality. Additionally, these standards exclude areas within Grenada County that are owned, or controlled by, the United States of America or the State of Mississippi.

### 1.4 General Intent.

It is the intent of the Board of Supervisors that the principles, standards and requirements provided shall be the minimum requirements for the platting and developing of subdivisions within Grenada County, and for the establishment of the specifically identified activities for which standards are listed.

### 1.5 Compliance Required.

Compliance with the standards set forth in this ordinance shall be required in any of the following development conditions:

- 1.5.1 Subdivision of Land - Unless other wise exempt. The subdivision of land is defined as the division of a tract of land, after the effective date of this ordinance, which results in the following:
  - 1.5.1.1 at least one parcel of land less than 10 acres in size, or;
  - 1.5.1.2 proposes the construction of a public road, or;
  - 1.5.1.3 creates a private access easement.
- 1.5.2 Special Land Use Activity Activities - The establishment, creation, or commencement of any of the following land use activities:
  - 3.5.2.1 Surface or Gravel Mining
  - 3.5.2.2 Manufactured Home Parks
  - 3.5.2.3 Salvage Yards
  - 3.5.2.4 Taverns
  - 3.5.2.5 Multiple Family Dwellings Structures
  - 1.5.2.6 Recreational Vehicle Parks

### 1.6 Exemptions.

- 1.6.1 The division of a tract of land shall be exempt from the standards of this ordinance under one of the following conditions:
  - 1.6.1.1 The tract of land is to be used exclusively for agricultural use.
  - 1.6.1.2 The tract of land is divided into four (4) or fewer parcels, each to sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity. Construction of roads, streets or access easements to serve only the four (4) or fewer parcels in compliance with the standards of this ordinance shall not terminate this exemption.
  - 1.6.1.3 Division that result in tracts of land 10 or more acres in size;
  - 1.6.1.4 Division of tracts of land owned by Grenada County, the State of Mississippi, Federal Gov-

ernment, or agency thereof.

- 1.6.1.5 One division of the tract is to be retained by its owner, and the second division is to be transferred to a new owner who will subdivide the second tract according to these Standards;
- 1.6.2 Land divisions that are initially exempt or development on tracts which were a part of a division that was initially exempt, shall require approval under these Land Development Standards at the time that subdivision of the land is proposed to occur or at the time that the intended development on the tract exceeds the terms of the original exemption.
- 1.6.3 No land division or development activity shall be exempt from the requirements of Grenada County's floodplain development standards, the State of Mississippi's on-site sewage facility Standards, or the Special Land Use Activity Standards if this ordinance.

## **1.7 Status of Existing Conditions Approved.**

- 1.7.1 Existing parcel divisions in existence as of the effective date of these Standards and otherwise subject to these Standards are considered "Lots of Record" and are deemed approved.
- 1.7.2 Special Land Use Activities in existence as of the effective date of these standards and otherwise subject to these standards are considered approved with the exception of:
  - 1.7.2.1 Development subject to the Flood Damage Prevention Ordinance but not having a Development Permit
  - 3.7.2.2 Surface or Gravel Mining
  - 1.7.2.3 Salvage Yards
- 1.7.3 Any unapproved development subject to these standards shall conform to these standards within 180 days of adoption.

## **1.8 Issuance of 911 Addresses.**

As of the effective date of the standards, no 911 address shall be issued for any property subject to these standards as set forth in section 1.5 prior to compliance. .

## **1.9 Issuance of Flood Development Permit.**

As of the effective date of the Standards, no Flood Development Permit shall be issued for any property subject to these Standards prior to compliance with these Standards.

## **1.10 Appendices Incorporated.**

The appendices to these standards are incorporated herein by reference and are made a part of these standards.

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## 2.0 LAND SUBDIVISION DEVELOPMENT STANDARDS

### 2.1 Land Division Standards.

This section sets forth the standards by which a subdivision may be created in Grenada County. The standards address lots and lot patterns, road layout and construction, easements, storm water management and land care.

2.1.1 Improvements Generally - All improvements shall be designed and installed to provide, to the maximum extent feasible, a logical system of utilities, drainage and streets to permit continuation of improvements to adjacent properties.

#### 2.1.2 Lot Standards

##### 2.1.2.1 General Lot Standards

- a. Lots shall be of sufficient size and shape to allow for the construction of the buildings that will meet the requirements of established building or construction codes, on site waste water requirements and any other applicable codes or standards.
- b. Lots shall be of sufficient size and shape to accommodate easements for all public and private utility services and facilities that are to serve the subdivision.

##### 2.1.2.2 Minimum Lot Size and Number of Units

- a. With Centralized Sewer - The minimum size for lots with centralized sewer shall be 12,000 square feet and shall only be permitted in the area designated as Interstate Mixed Use or Town Edge as illustrated in Stewardship Grenada Our County Plan.
- b. Without Centralized Sewer - The minimum size for lots without centralized sanitary sewer shall be the same as permitted by the Mississippi Department of Health for onsite treatment. However, in no case shall a lot be less than one acre in size.
- c. No more than three dwelling may be placed on a lot. Where more than one dwelling is placed on a lot, the dwellings shall be situated in such a way so that minimum lot size is met per dwelling and all setbacks and access requirements are observed.

2.1.2.3 Required Utility Easements - Utility easements of not less than ten (10) feet shall be provided along the front of each lot or street frontage and along each side of rear lot lines. A utility easement of ten (10) feet on each side of side lot lines shall also be provided if required by the County Engineer.

##### 2.1.2.4 Lot Frontage

- d. Generally, lots shall be of sufficient width along roadways so as not to create any adverse drainage conditions or traffic hazards.
- e. Specifically, lots shall be a minimum of 100 feet wide at their road frontage except for Flag Lots, which shall be a minimum of 30 feet at road frontage.
- f. Access to lots fronting State maintained roadways shall be governed by the requirements of Mississippi Department of Transportation.

2.1.2.5 Lot Monuments - Monuments shall be established at the corners of each block and lot in all the subdivisions> the monument shall consist of an iron rod or pipe that is easily distinguish-

able from any other markers, set flush with the top of the ground.

#### 2.1.2.6 Flag Lots and Access Easements

- a. When permitted - Flag lots shall only be permitted when adequately justified by existing parcel configuration, topography, geographical feature, or other such factor. Flag lots shall not be permitted as a means to circumvent the principles of good lot layout design as expressed in these standards.
- b. Flag Lot Standards - The narrow portion, or stem, of a flag lot, or an ingress/egress easement to a lot, shall not exceed seven hundred fifty (750) feet in length and shall be separated a minimum of two hundred (200) feet from the narrow portion of any other adjacent flag lot or easement. The stem of the lot shall be for access only and the construction of buildings or structures within this portion is prohibited.
- c. The minimum width an access easement shall be 30 feet. Lots in which the access portion is at least one hundred (100) feet wide shall not be considered flag or key lots.

#### 2.1.3 Road Standards

2.1.3.1 Paved roads dedicated to the public shall be required in all subdivisions except those satisfying the criteria for private streets as set out in Section 2.5. Any dedication to the public shall be accomplished by dedication language on the plat which conveys a perpetual right-of-way easement on the property for public use.

2.1.3.2 Roads Types - All roads serving a subdivision, whether maintained or designated to be maintained by the County or for private maintenance (e.g., by homeowners association, etc.) shall be classified as one of the road types in Table 2.1.

#### 2.1.3.3 Road Layout

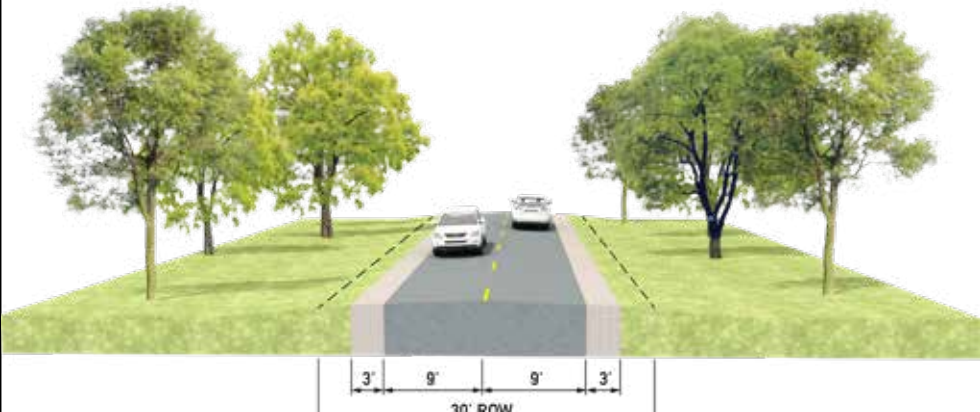
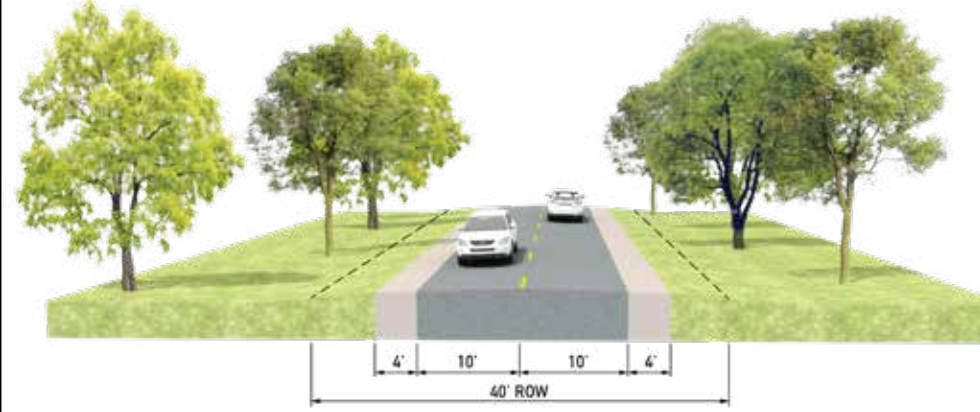
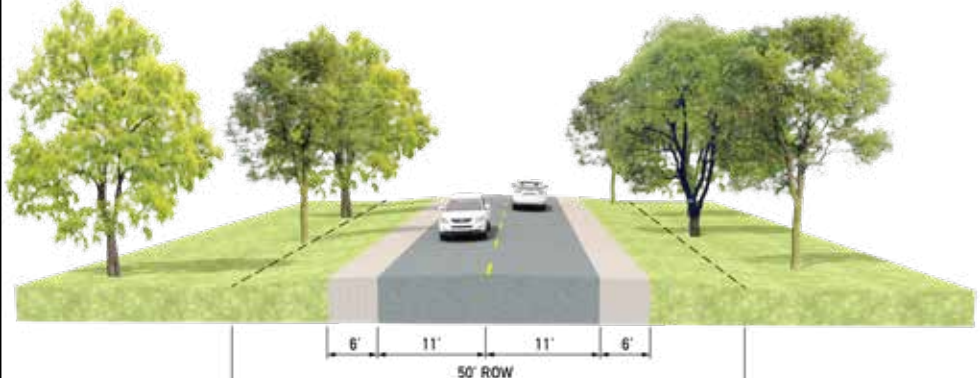
- a. The proposed preliminary or final plat shall satisfy the requirements of these Standards relating to the design of roadways, and shall contain a written certifications from a professional engineer or licensed surveyor that the locations and dimensions of roadways as set forth and laid out on the plat are in accordance with these Standards.
- b. Residential streets shall be so laid out that their use by through traffic will be discouraged, but access is provided to adjacent subdivisions.
- c. All residential subdivisions shall provide no less than one (1) point of access for each seventy-five (75) lots, including street stubs for future connections or extensions into a future development or phase and/or connection to an existing major collector or arterial or as required by the County Engineer.
- d. Unless otherwise approved by the Board of Supervisors, existing dead-end streets, or stub-outs, in an adjacent tract shall be connected and extended.
- e. Proposed roads should conform to existing topography, to the extent possible, in order to facilitate best practices in storm water management.

#### 2.1.4 Road Structural Construction Standards

2.1.4.1 All roads shall be constructed in accordance with the "Roadway Design and Construction Requirements" in Appendix A.3.

2.1.4.2 All terminating roads, whether public or private, shall be constructed with a "school bus turnaround" at their terminus and built to the standards in Appendix A.3.

Table 2.1 Road Types and Basic Design Parameters

Road Type	Illustration
a. Rural Lane - Accessing less than 4 lots.	
b. Rural Local - Accessing more than 4 lots.	
c. Rural Collector - determined based on projected traffic flow	

## 2.2 Access Easements

- 2.2.1 Purpose - Access easements are intended to provide flexibility in the development process and to preserve the rural character of the land. Access easements are not intended to serve as a substitute for roads and excessive use is prohibited.
- 2.2.2 A maximum of 4 lots without direct access to a public road be served by an access easement if approved. An additional 2 lots having direct road frontage on public road may also share the use of the easement.
- 2.2.3 Access easements shall be constructed to the standards set out in Appendix A.3.
- 2.2.4 Additional Requirements
- 2.2.4.1 A note shall be clearly displayed on the plat, containing the language provided in Appendix

### A.3. regarding shared access easements. .

- 2.2.4.2 Each lot using an access easement shall hold equal, indivisible, irrevocable and unrestricted rights in the shared access driveway, which rights shall be established by a note on the plat and shall run with the land of each lot. The easement instrument shall clearly state each lot's pro-rata responsibility for future maintenance of the shared access easement.
- 2.2.4.3 The maximum length of an access easement shall be 750 feet in length or as otherwise approved by the Board of Supervisors. The minimum width of a shared access easement shall be thirty (30) feet.
- 2.2.4.4 The address of each of the lots shall be based upon the public road to which a shared access easement connects and the mailboxes for each of the lots shall be located together (i.e., clustered) along the edge of the right-of-way.

## 2.3 Private Roads.

Private roads shall only be permitted under the following conditions:

- 2.3.1 Private streets shall not be intended for regional or local through traffic circulation.
- 2.3.2 Construction and Maintenance: The County shall not pay for any portion of the cost of constructing or maintaining a private street, or for any utilities or related facilities that are adjacent to private streets.
- 2.3.3 Infrastructure - All required water, sewer and drainage facilities and signs placed along private streets shall be installed in accordance with County standards.
- 2.3.4 Plans and Inspection - Subdivisions with private streets must include the same engineering consideration and plans required for public streets and utilities.
- 2.3.5 Petition to Convert Private Roads to Public Roads
  - 2.3.5.1 Lot owners along private roads may request that the County accept a private roads as a public road. Such dedication may be considered by the Board of Supervisors after submission of a written request signed by all property owners along said road to the County Engineer. There shall be no obligation, expressed or implied, for approval of such request.
  - 2.3.5.2 In making it determination the Board of Supervisors shall inspect, cause to be inspected, the subject road and determine the cost of needed repairs and rehabilitation. Any cost of repair and rehabilitation shall be borne by the lot owners prior to the acceptance of a private road as a public road. The County shall be the sole authority in determining the nature of repairs or rehabilitation. The County may also require, at the lot owners expense, removal of amenities such as guard houses, access control devices, landscaping or other aesthetic amenities located within the street rights-of-way prior to acceptance.

## 2.4 Mailboxes

- 2.4.1 Mailboxes should be set a minimum of three (3) feet from the edge of the pavement or one (1) foot behind curbs. When placement of the mailbox outside of the 3 foot minimum is not possible, a low impact, "break-away" design shall be required subject to approval of Grenada County.
- 2.4.2 All mailboxes within County rights-of-way shall meet current Mississippi Department of Transportation Standards if the speed limit on the County road is more than 40 miles per hour. Mailboxes in subdivisions with speed limits below 40 miles per hour must meet U.S. Post Office requirements, and

must be placed in a manner that does not interfere with the efficient movement of traffic or with visibility from driveways, side streets or other access points.

- 2.4.3 For the purpose of public safety, the use of clustered or community mail facilities, whenever possible, is encouraged.

## **2.5 Street Names and Signs**

- 2.5.1 All streets shall be named. Street names shall be approved by Grenada County 911 Emergency Assistance Director.
- 2.5.2 All signs required by the County Engineer, including street name signs, traffic control, warning signs, and informational signs, shall be installed by the owner or developer. All traffic control signs and devices shall be installed in accordance with the most current version of the "Mississippi Manual of Uniform Traffic Control Devices."

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## 3.0 SPECIAL LAND USE ACTIVITY STANDARDS

### 3.1 Special Land Use Activity (SLUA) Standards

The purpose of this section is to provide specific standards for the establishment of Special Land Use Activities in Grenada County. The following Special Land Use Activities have been identified as requiring such standards to protect the health, safety and welfare of Grenada County consistent with Steward Grenada County Plan.

- a. Mineral Extraction and Gravel Mining
- b. Manufactured Home Parks
- c. Salvage Yards
- d. Multiple Family Dwellings
- e. Recreational Vehicle Parks
- f. Taverns

### 3.2 Mineral Extraction and Gravel Mining Standards

3.2.1 Mineral Extraction and Gravel Mining Operations, including the extraction of any organic or inorganic material, is permitted provided that:

- 3.2.1.1 A designated route for all hauling and trucking activity is approved by the Board of Supervisors.
- 3.2.1.2 The operation is screened from surrounding property by means of berm or landscaping or combination thereof.
- 3.2.1.3 No material shall be extracted within fifty (50) feet of any property line.
- 3.2.1.4 No material shall be extracted below the grade of a road within one hundred (100) feet of a road center line.
- 3.2.1.5 All Surface Mining permits required by the Mississippi Department of Environmental Quality (MDEQ) are obtained.
- 3.2.1.6 The operations will not result in significant damage to important areas of historic, cultural or archaeological value or to important natural systems;
- 3.2.1.7 The operations will not affect renewable resource lands resulting in a substantial loss or reduction of long-range productivity of water supply or food or fiber products, including aquifers and aquifer recharge areas.
- 3.2.1.8 The operations are not located in areas of unstable geological formations and may reasonably be expected to endanger life and property.
- 3.2.1.9 The operations will not damage ecologically sensitive areas;
- 3.2.1.10 The operations will not significantly and adversely affect any national forest, resource lands, monument, historic landmark or site, property on the National Register of Historic Places,

national forest, wildlife refuge, state or local park.

- 3.2.1.11 The operations will not endanger any public road, public building, cemetery, school, church or similar structure or existing dwelling.
- 3.2.2 A bond is posted by the entity obtaining the use permit naming Grenada County as the beneficiary an amount to be determined by the County Engineer or his designee to guarantee the following:
  - 3.2.2.1 The operation shall be reclaimed within six months after excavation is complete, which reclamation shall include, but not be limited to, compliance with MDEQ requirements and all banks having not more than a 3 to 1 slope.
  - 3.2.2.2 All county roads, which are a part of the designated haul route, or are otherwise used transporting excavated materials, shall be properly maintained as determined by the County Engineer. Within six (6) months after excavation is complete such roads will be returned to standard condition as approved by the Board of Supervisors after inspection of the County Engineer.
  - 3.2.2.3 Adequate measures are established that assure that dust and other airborne products of the operation are controlled in such a way that neighboring parcels shall not be disturbed or otherwise negatively impacted by the operation.

### 3.3 Manufactured Home Park (MHP) Standards

- 3.3.1 The standards set forth in this section shall be minimum criteria. The Board of Supervisors may impose more restrictive conditions if determined necessary to further the intent and purpose of this section or the Stewardship Grenada Comprehensive Plan.
- 3.3.2 Subdividing an MHP site is not required if the site remains the property of a single entity.
- 3.3.3 Any applicant shall submit an application accompanied by plans, drawings, specifications and other information sufficient to determine whether the MHP complies with the design standards contained in section 3.3.4.
- 3.3.4 MHP Design Standards
  - 3.3.4.1 The minimum size of an MHP shall be 2 acres.
  - 3.3.4.2 Site for individual dwellings within an MHP shall be 5,000 square feet for each single-wide home, and 6,000 square feet for home double-wide homes and greater.
  - 3.3.4.3 Evidence of Water and Sewer Facilities. The developer shall present evidence to indicate the following:
    - g. The proposed development will meet the water and sewage disposal requirements of all state, county and city codes and regulations.
    - h. The proposed MHP will be served by a fire protection system meeting the requirements of all state, county, and city codes and regulations.
  - 3.3.4.4 Circulation System.
    - a. All interior MHP streets or drives shall be private.
    - b. The proposed MHP streets shall be constructed within an easement at least 30 feet in width and extending at least two feet beyond the paved surface on each side.
    - c. MHP streets shall have be constructed as follows:



- i. A minimum paved width of 20 feet with additional eight-foot parking lane(s) if on-street parking is proposed;
    - ii. Surfacing and surfacing thickness as recommended by a licensed engineer and approved by the County Engineer.
  - d. Cul-de-sacs shall meet requirements of the Development Guidelines and Public Works Standards.
- 3.3.4.5 **Site Buffering.** The site of an MHP shall be separated from all surrounding parcels by an undisturbed, perimeter buffer space of 50 feet in which no structure shall be permitted.
- 3.3.4.6 **Massing Requirements.**
  - a. **Setbacks.** All manufactured homes, together with their additions and secondary related structures, accessory structures and other structures on the site (excluding fences), shall observe the following setbacks (excluding any hitch or towing fixture).
    - i. Park streets, 25 feet from centerline of the MHPs access easement, but in no case less than 15 feet from the paved surfaced edge, whether street or parking lane pavement;
    - ii. Exterior site boundary, 20 feet; unless on an arterial, in which case exterior site boundary shall be 50 feet.
  - b. **Structure Separations.** A minimum 20 foot separation shall be maintained between all manufactured homes, together with their habitable additions and accessory structures.
    - i. A covered carport and bulk storage area shall be considered an accessory structure.
    - ii. When a side entrance door is adjacent to the parking areas, then the minimum width of the parking areas shall be 12 feet.
- 3.3.4.7 **Parking Requirements.**
  - a. Two off-street paved parking spaces, located adjacent to each respective manufactured home site shall be provided.
  - b. Off-street guest parking shall be provided at the ratio of one parking space for every four manufactured home sites and shall be provided by separate paved parking areas. Clubhouse and community building parking facilities may account for up to 50 percent of this requirement.
  - c. All off-street parking spaces shall be a minimum of 10 feet by 20 feet.
- 3.3.4.8 **Open Space.** All MHPs shall include a minimum of 15 percent of the site areas for open space. The open space shall be owned and maintained by the owners of the MHP.
- 3.3.4.9 **Lighting.** Adequate lighting shall be provided to illuminate streets, driveways and walkways for the safe movement of pedestrians and vehicles. Lighting shall be as required by the Land Development Coordinator.
- 3.3.4.10 **Storm Drainage.** Sites shall be constructed in compliance with the storm drainage requirements of the County Engineer. In no case, shall the post development flow rate of storm water discharge exceed the pre development flow rate based on a 25 year storm.
- 3.3.4.11 **Installation.** Except for homes placed in MHPs existing at the time of this chapter's adoption, all manufactured homes shall be installed in accordance with
- 3.3.4.12 **Storage.** Individual storage units shall be provided for each manufactured home lot and shall be a minimum of 6 feet by 9 feet. The storage units shall be incorporated into the parking carport design.

- 3.3.4.13 **Landing.** Each manufactured home entrance shall be provided with a landing and steps. The landing shall be a minimum of three feet by three feet or larger.
- 3.3.4.14 **Roof Slope.** Each manufactured home shall have a roof slope of 4 to 12.

### 3.4 Salvage Yard Standards

#### 3.4.1 The following standards shall apply to all new salvage yards:

- 3.4.1.1 Minimum parcel size shall be 5 acres and the maximum shall be 10 acres.
- 3.4.1.2 Salvage yards shall be located least 500 feet from any dwelling, school, church, public building, public recreation facility, hospital, nursing home or day care facility. On-site residences of the owner or operator are exempt from this provision.
- 3.4.1.3 In compliance with state and federal statute, salvage yards shall not be visible from a state or federally funded or maintained thoroughfare.
- 3.4.1.4 Salvage yards shall be enclosed by an opaque wood or masonry fence a minimum of 8 feet high.
- 3.4.1.5 In addition, salvage yards shall be surrounded by vegetation providing a year round opaque screen that attains a height of six feet within four years of planting. Plants shall be placed at regular intervals so as to provide a continuous screen without gaps or open spaces and be maintained as a continuous unbroken screen for the entire period the site is used as a salvage yard. Planting shall be within four feet outside of the required fence. Dead or diseased plants be replaced at the next planting season. Existing vegetation meeting this standard may be preserved as substitute to planting.
- 3.4.1.6 Salvage yards shall have a minimum setback from the front property line to the concealing fence of 50 feet. There shall be a minimum setback from the side and rear property lines to such fence of fifteen 30 feet.
- 3.4.1.7 The required fence shall enclose all operations, equipment, junk and inoperable motor vehicles at all times unless the junk, equipment or inoperable motor vehicles are in transport to or from the site.
- 3.4.1.8 All salvage yards shall be maintained to protect the public from health and safety nuisances and hazards. Types of maintenance actions may include upkeep of the vegetative screen, maintenance of the fence, keeping all junk and operations within the confines of the fence and keeping machinery in good working order.
- 3.4.1.9 Expansion of an existing salvage yard shall be comply with these standards.

#### 3.4.2 The following standards shall apply to all existing salvage yards

- 3.4.2.1 Salvage yards existing at the time of enactment of this ordinance shall be grandfathered as prior nonconforming uses so long as the salvage yard is registered within ninety days of enactment of this ordinance. There shall be no fee to register an existing salvage yard. To register an existing salvage yard the owner or operator must provide the following:
  - a. Name and address of the owner and operator
  - b. Address of the salvage yard
  - c. Size of the salvage yard

- d. A plat of the salvage yard
  - e. A detailed description or list of operations currently taking place
- 3.4.2.2 If a pre-existing salvage yard expands or is substantially modified, it shall be subject to the setback and screening requirements of this section.

### 3.5 Multiple-Family Dwelling Standards

3.5.1 The following standards shall apply to Multi-Family Dwellings.

- 3.5.1.1 The minimum Site size shall be 2 acres.
- 3.5.1.2 Setbacks - Units shall be set back a minimum of 50 feet from any property line.
- 3.5.1.3 **Open Space Requirements.** All multi-family residential projects except duplexes shall provide permanently maintained outdoor open space for each dwelling unit as private space, and for all residents as common space.
- 3.5.1.4 **Area Required.** Private open space shall be provided at a ratio of 200 square feet per dwelling unit. Common open space shall be provided based on the size of the project, as follows:

Project size	Common Open Space Required
3 to 4 units	600 sq. ft.
5 to 10 units	5,000 sq. ft.
11 to 30 units	10,000 sq. ft.
31 and more units	30,000 sq. ft.

3.5.2.1 **Configuration of Open Space.**

- a. **Location on Site.** Required open space areas:
  - i. Shall be designed to be easily accessible;
  - ii. Shall be provided as continuous, usable site elements, which shall not include setback areas at ground level but may be contiguous to required setbacks; and
  - iii. Private open space shall be at the same level as, and immediately accessible from, a kitchen, dining room, family room, master bedroom, or living room within the unit. Provision of private open space shall not reduce the common open space requirements of this section.
  - iv. **Dimensions.** All open space areas shall be of sufficient size to be usable by residents.

3.5.2.2 **Allowed Uses.** Required common open space:

- a. Shall be available for passive and active outdoor recreational purposes for the enjoyment of all residents of each multi-family project; and
- b. Shall not include driveways, public or private streets, or utility easements where the ground surface cannot be used appropriately for open space, parking spaces, or other areas primarily designed for other operational functions.
- c. **Maintenance and Control of Common Open Space.** Required common open space shall be controlled and permanently maintained by the owner of the property. Provisions for control and maintenance shall be included in any property covenants of common interest developments.

3.5.2.3 **Surfacing.** Open space areas shall be surfaced with any practical combination of lawn, paving, decking, or concrete.

- 3.5.2.4 **Landscaping.** The applicant shall submit a landscape plan subject to the approval of the County. The Landscape plan shall provide adequate shading of at least 50 percent of the space at plant maturity.
- 3.5.2.5 **Slope.** Required open space areas shall not exceed a slope of 10 percent.
- 3.5.2.6 **Facility and Design Requirements.**
  - a. **Accessory Structures.** Accessory structures and uses (e.g., car washing areas, bicycle storage, garages, laundry rooms, recreation facilities, etc.) shall incorporate a design, including materials and colors, similar to the dwelling units, and shall be located in an efficient manner in compliance with this subsection.
  - b. **Address Numbers.** Street address and or unit numbers shall be uniformly located throughout the development.
  - c. **Driveway Width.** Driveway width shall be limited to a maximum of twenty-four feet.
  - d. **Front yard paving.** No more than 45 percent of the total area of the front yard setback shall be paved for walkways, driveways, and other pavement.
  - e. **Laundry Facilities.** All residential developments with five or more dwelling units shall provide common laundry facilities unless provided within each unit.
    - i. Laundry facilities shall be provided with keyed access for “tenants only.”
    - ii. The facilities shall be evenly disbursed throughout the multi-family development and easily accessible to all tenants.
- 3.5.2.7 **Outdoor Lighting.** Outdoor lighting shall be installed and maintained along all vehicular access ways and major walkways. The lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties. All proposed lighting shall be shown on the required landscape plan.
- 3.5.3 **Solid Waste Facilities.** Solid waste a facilities shall be screened from public view by masonry gated structure and be located to the rear of the site.

### 3.6 Recreational Vehicle Park Standards

- 3.6.1 **General Requirements.**
  - 3.6.1.1 The design of a recreational vehicle park shall be adapted to individual site conditions and should account for topography, trees cover, and water courses and shall disturb the least amount of land possible.
  - 3.6.1.2 **Density Requirements.** Site density shall not exceed 15 recreational vehicle spaces per acre of gross site area. Density may be reduced under the following conditions:
    - a. A septic tank and drain field sewage disposal system is proposed for use and field inspection of soil conditions, groundwater conditions, relation to surface waters, proximity to groundwater supplies, and soils evaluations indicate that the density may result in a public health hazard.
    - b. Any other situation where the physical and locational characteristics of the site would indicate that the higher density could adversely affect the public health, safety and general welfare.
- 3.6.2 **Dimensional Standards.**
  - 3.6.2.1 All recreational vehicle sites shall be located at least 25 feet from any site property line

abutting upon a public road.

3.6.2.2 All recreational vehicle sites shall be located at least 20 from any site property line that does not abut upon a public road.

3.6.2.3 Recreational vehicle pads shall be a minimum of 20 feet wide.

3.6.3 Required Recreation Area. A minimum of 8% of the site shall be set aside as a recreational area easily accessible from all recreational vehicle spaces.

3.6.4 Water Supply. Water supply shall comply with standards of the Department of Environmental Quality.

3.6.5 Sewage Disposal Requirements.

3.6.5.1 A restroom facility shall be constructed in compliance with the most recent edition of the International Building Code for each 25 space and shall be located within 500 feet of any recreational vehicle site not provided with an individual sewer connection.

3.6.5.2 Sewage Disposal Systems shall comply with standards of the Department of Health.

3.6.5.3 Dump Station. - Each recreational vehicle park shall be provided with an approved dump station in the ratio of one for every 100 recreational vehicle spaces or fractional part thereof.

### 3.7 Taverns

3.7.1 The following standards shall apply to all new taverns:

3.7.1.1 Minimum parcel size shall be 2 acres.

3.7.1.2 Taverns shall be located a minimum of 1000 feet from any dwelling or 1500 feet from any church, school or place of assembly.

3.7.1.3 Noise at the property line of a lot accommodating a Tavern shall be limited to normal ambient levels associated with rural and suburban residential neighborhoods.

3.7.1.4 Parking shall be paved with asphalt or concrete

3.7.1.5 No outside consumption of alcohol is be permitted.

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## 4.0 ENVIRONMENTAL STANDARDS

### 4.1 Flood Damage Prevention

- 4.1.1 All land in Grenada County is subject to Grenada County Flood Damage Prevention Ordinance.
- 4.1.2 Land determined to be in a federally designated floodplain shall apply for a floodplain development permit and comply with the standards set forth therein as administered by the Grenada County Floodplain Manager.

### 4.2 Stormwater Management and Erosions Control

- 4.2.1 The State of Mississippi and the Mississippi Department of Environmental Quality's (MDEQ) General Permits Branch of the Environmental Permits Division (EPD) and the require that properly designed Best Management Practices (BMPs) and stormwater management to ensure that water quality is not compromised when discharge enters the waters of the State.
- 4.2.2 All development shall comply with the MDEQ standards.

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## 5.0 APPLICATION AND APPROVAL PROCEDURES

### 5.1 Land Subdivision Procedure

#### 5.1.1 Application and Board Approval Required

- 5.1.1.1 For any subdivision of land covered by these standards, application for approval shall be made to the Board of Supervisors or their designee.

#### 5.1.2 Submittal Materials

- 5.1.2.1 Each preliminary plat or final plat shall be submitted to the County Engineer and shall be accompanied by the following information and materials:
  - a. A complete application form as approved by the County (see Appendix) and all required information.
  - b. Any applicable review fee.
  - c. An original tax certificate showing that all taxes currently due for the land being subdivided or re-subdivided have been paid.
  - d. All required engineering and/or construction drawings, signed, dated and sealed by a registered engineer (must be provided with final plat submittal);
  - e. All required bonds and/or letters of credit (must be provided with final plat submittal).

#### 5.1.3 Complete Submittal Required

- 5.1.3.1 A preliminary or final plat shall be considered to be complete when all of the information required has been submitted and verified by the Planning Coordinator.
- 5.1.3.2 Acceptance of a plat by the Planning Coordinator not be construed as approval of the documentation or other information. In addition, acceptance of the plat shall not be construed as permission or approval to begin construction activities on the proposed development site.
- 5.1.3.3 If the Planning Coordinator determines that the plat submittal is incomplete the applicant shall be notified within 10 business days of the date the plat was received with a written explanation of missing or required information or documents.
- 5.1.3.4 The applicant shall address the Planning Coordinator's comments and shall revise and re-submit the plat along with any additional information as requested.
- 5.1.3.5 Upon compliance with these Standards, the Planning Coordinator shall schedule the plat for consideration and action by the Board of Supervisors not later than the 60 days after the date the plat was accepted as complete.

#### 5.1.4 Action by Board of Supervisors

##### 5.1.4.1 Action on Plats

- a. The Board of Supervisors shall consider and take action on preliminary and final plats based upon the standards set forth in this code, the recommendations of the Planning Coordinator, and the recommendations of the County Engineer, and any other appropri-

ate officials and agencies.

- b. The applicant will be given the opportunity to appear before the Board of Supervisors and be heard at the meetings at which the Preliminary and Final plats are considered.
- c. The applicant will be notified of the meeting dates and times by letter at least four days prior to the meeting.

5.1.4.2 The Board of Supervisors may approve, approve with conditions with reference to the requirements of these Standards, or disapprove the plat.

5.1.4.3 If the Board of Supervisors disapproves a plat, the applicant shall be provided the reason for such denial within ten business days from the date that the plat was disapproved.

5.1.4.4 It is the responsibility of the applicant to comply with all applicable state, federal and local environmental laws.

5.1.5 **Recording of Approved Plat** - Prior to construction, conveyance or 911 addressing of any lot in an approved subdivision, an 18" x 24" mylar plat, containing all original signatures, will be presented to the County Clerk by the Planning Coordinator for recording

## 5.2 **Special Activities Land Use Activity (SLUA) Procedures**

5.2.1 Application and Board Approval Required

5.2.1.1 For any covered Special Activity or Use of Land (SAUL) covered by these standards, application for approval shall be made to the Board of Supervisors.

5.2.2 Submittal Materials

5.2.2.1 Each SLUA application shall be submitted to the Planning Coordinator the following information and materials:

- a. A complete application form as approved by the County together with all the information as specified in Section 6.3.
- b. The applicable review fee.
- c. All required engineering or construction drawings and plans as required.

5.2.3 Action by Board of Supervisors

5.2.3.1 Grenada County Board of Supervisors shall consider an application for a SLUA with 30 days of the filing of a complete application with the Planning Coordinator.

5.2.3.2 Board Action Generally - The Board shall review the application and make a determination based on compliance with the standards set forth in Section 3, the recommendations of the Planning Coordinator and other appropriate officials and agencies.

5.2.3.3 Board Action Specifically - In acting on a SLUA Application, the Board of Supervisors shall consider the following criteria at a minimum:

- i. Completeness and legibility of the information submitted
- ii. Compliance with the applicable standards set forth in Section 3.
- iii. Compliance with *Stewardship Grenada County Plan*.

5.2.3.4 The Board of Supervisors may approve, approve with conditions with reference to the requirements of these Standards, or disapprove the application.

5.2.3.5 If the Board of Supervisors disapproves a SLUA application, applicant shall be given a writ-

ten list of the reasons for the disapproval within ten business days from the date of the decision.

- 5.2.3.6 It is the responsibility of the applicant to compliance with applicable State, Federal and Local environmental laws.

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## 6.0 REQUIRED INFORMATION

### 6.1 Preliminary Plat Submission Requirements

- 6.1.1 A preliminary plat submittal shall be required under the following circumstances:
  - 6.1.1.1 The tract of land does not meet the exemption requirements in Article I; and,
  - 6.1.1.2 The tract is to be divided in such a way that there are more than four lots created, including residue tracts; and,
  - 6.1.1.3 The tract designed for one of the following:
    - a. The construction public roads
    - b. The creation of private ingress/egress easements
- 6.1.2 Preliminary Plat Requirements
  - 6.1.2.1 A preliminary plat shall include the following:
    - c. General Information:
      - i. Two copies shall be provided to the County Engineer for initial review. After all County reviews and requirements have been satisfied, on four copies shall be provided to the County Engineer along with one 8 .” x 11” reduced copy of the plat.
      - ii. Name of the proposed subdivision, which shall not be the same or similar to any other subdivision within the County, unless the subdivision is an extension of a pre-existing and contiguous subdivision.
      - iii. The boundary lines, with bearings and distances, total acreage and legal description of the proposed subdivision.
      - iv. A note stating the total number of lots within the proposed subdivision, the smallest and largest lot size shown on the plat, and the average size of lots.
      - v. Lot numbers for each parcel.
      - vi. Approximate acreage and dimensions of each lot.
      - vii. The location of any lots proposed for parks, squares, greenbelts, schools and/or other public use facilities.
      - viii. Names of adjoining subdivisions or owners of property contiguous to the proposed subdivision, along with the appropriate recording information (i.e., volume and page deed reference or instrument number).
      - ix. Name of the surveyor or engineer.
      - x. Name, address and signature of the owner and the developer of the property.
      - xi. A location map which shows the general location of the proposed subdivision in relation to other subdivisions, major roads, towns, cities and/or topographical features.
      - xii. North arrow, scale (both graphic and written) and date. The scale shall not exceed 1 inch = 200 feet, or as required by the County Engineer. Multiple sheets may be required on larger subdivisions.
      - xiii. A statement indicating in which school district(s) the subdivision is located.
      - xiv. Distance to the nearest section corner.
      - xv. A notation indicating that the plat is “For Review Purposes Only.”
      - xvi. Indicate the proposed phases of development if applicable.
    - d. Floodplain and Drainage Information:
      - i. Contour lines on the preliminary plat shall be shown at a contour interval which is adequate to delineate and depict existing drainage patterns and other site specific

- topographic features as required by the County Engineer.
- ii. All special flood hazard areas identified by the most current Flood Insurance Rate Map (FIRM) provided by the Federal Emergency Management Agency (FEMA) shall be shown on the plat.
- iii. For subdivisions located wholly or partially within the floodplain, base flood elevation information shall be provided utilizing the applicable FIRM on file at the County Engineer's office.
- iv. All existing drainage facilities, ditches, culverts and bridges shall be shown. For each subdivision located wholly or partially within the floodplain and consisting of at least five (5) lots located wholly or partially within the floodplain, at least one benchmark showing NGVD 29 elevation, as well as latitude and longitude coordinates, shall be set.
- v. A preliminary drainage plan prepared in accordance with the requirements contained in Appendix A.4 of these Standards.
- vi. The location and size of all proposed drainage structures, including on-site retention and/or detention ponds and easements and the impact of the proposed lot and street layout upon stormwater drainage shall be included.
- vii. Depiction of all creeks, streams, rivers, ponds, lakes, stock tanks and other surface water features.
- viii. For subdivisions not located within the floodplain, reference shall be made on the plat that the subdivision is not located within the 100-year floodplain and the community and panel number of the appropriate FIRM shall be included.
- e. Street and Right-of-Way Information:
  - i. Name, location, length and right-of-way widths of all proposed roads and a depiction of how all proposed roads shall connect with previously dedicated, platted, existing and/or planned streets within the vicinity of the subdivision.
  - ii. Provide written approval from the Grenada County 911 Emergency Assistance District office regarding all proposed road names.
  - iii. Location, size and proposed use of all proposed access easements, or shared access driveways, if any.
- f. Water, Wastewater and Utilities Information:
  - i. The location of all proposed utility easements or infrastructure, including water wells and sanitary sewer easements, if applicable. Public and private wells shall include a sanitary easement of 150-foot and 100-foot radius, respectively.
  - ii. Designation of the water and/or sewer utility providers for the subdivision and the source of the water intended to serve each lot within the subdivision.
  - iii. The location and size of existing and/or proposed water lines that are to serve the proposed subdivision along with all proposed fire hydrants, if any.
  - iv. Certification that all lots have been designed in compliance with the rules of Grenada County and the State of Mississippi for on-site sewage facilities.
  - v. Recording information (volume and page deed reference or instrument number) on all existing utility easements.

### 6.1.3 Approval of Preliminary Plat

The plat shall conform to each of the requirements outlined in Section 2 of these standards.

- 6.1.3.1 Approval of the preliminary plat by the Board of Supervisors indicates the County's approval of the basic layout of the proposed subdivision and of proposed improvements, but will not constitute approval for recording the final plat with the Chancery Clerk.
- 6.1.3.2 Approval of a preliminary plat does not authorize any site grading, construction or develop-

ment activities, but authorizes the applicant to proceed with the preparation of a final plat.

6.1.3.3 Conveyance or sale of lots depicted on a preliminary plat is not permitted until the final plat has been approved and recorded in the Chancery Clerk's Office of Grenada County.

6.1.4 Expiration of Preliminary Plat. A preliminary plat shall expire one year after its approval if final approval has not been granted.

## 6.2 Final Plat Submission Requirements

A final plat shall include the following:

### 6.2.1 General Information:

6.2.1.1 Two 18" x 24" copies shall be provided to the County Engineer for initial review. After all County reviews and requirements have been satisfied, one 18" x 24" original mylar and a minimum of four paper copies shall be provided to the County Engineer. In addition, along with the original final plat and copies, one reduced copy of the plat, 8" x 11" in size, shall be provided.

6.2.1.2 Legal description of the subdivision, bearings and distances of the boundary of the subdivision and all lots, parks, greenbelts, rights-of-way, easements, reserve tracts and all other survey information necessary to reproduce the plat on the ground. The length of the radius and arc of all curves, with bearings and distances of all chords, shall be clearly indicated.

6.2.1.3 Description of monumentation used to mark all boundary, lot and block corners, as established by a surveyor, and all points of curvature and tangency on street rights-of-way.

6.2.1.4 Lot numbers for each parcel.

6.2.1.5 The total acreage within the subdivision and the acreage of each lot.

6.2.1.6 A final drainage plan.

6.2.1.7 Names of adjoining subdivision or owners of property contiguous to the proposed subdivision, along with appropriate recording information (i.e., volume and page deed reference or instrument number).

6.2.1.8 Name, signature, seal, date and address of the surveyor and/or engineer.

6.2.1.9 Name, address and signature of the owner of the property.

6.2.1.10 Distance from the subdivision to the nearest section corner.

6.2.1.11 A location map which shows the general location of the subdivision in relation to other subdivisions, major roads, towns, cities and/or topographical features.

6.2.1.12 A statement indicating in which school district the subdivision is located.

6.2.1.13 North arrow, scale, both graphic and written and date. The scale shall not exceed 1 inch = 100 feet, or as required by the County Engineer. Multiple sheets may be required on larger subdivisions.

6.2.1.14 Plats of subdivisions consisting of five or more lots shall be submitted on electronic media in "dwg" or "dgn" file format.

### 6.2.2 Floodplain and Drainage Information:

- 6.2.2.1 For subdivisions with any lots located wholly or partially within a floodplain, the limits of the floodplain and regulatory floodway, if any, shall be delineated and clearly identified, along with base flood elevations utilizing the applicable FIRM.
- 6.2.2.2 For subdivisions located wholly or partially within the floodplain, finished floor elevations of each lot located wholly or partially within the floodplain, in accordance with Grenada County's floodplain development criteria and as identified by FEMA shall be shown.
- 6.2.2.3 For subdivisions located wholly or partially within the floodplain, a note shall be clearly displayed on the plat stating such condition.
- 6.2.2.4 For subdivisions not located within the floodplain, reference shall be made on the plat that the subdivision is not located within the 100-year floodplain and the community and panel number of the appropriate FIRM shall be included.
- 6.2.2.5 A final drainage plan.

### 6.2.3 Street and Right-of-Way Information:

- 6.2.3.1 The name, right-of-way width, and total length of all roads as measured along the center lines, in linear feet

### 6.2.4 Water, Wastewater and Utilities Information:

- 4.2.4.1 The location of all proposed utility easements or infrastructure, including water wells and sanitary sewer easements, if applicable. Public and private wells shall include a sanitary easement of 150-foot and 100-foot radius, respectively.
- 4.2.4.2 Designation of the water or sewer utility providers for the subdivision and the source of the water intended to serve each lot within the subdivision.
- 4.2.4.3 Certification that all lots have been designed in compliance with the rules of Grenada County and the State of Mississippi for on-site sewage facilities.
- 4.2.4.4 Recording information (volume and page deed reference or instrument number) on all existing utility easements.

### 6.2.5 Plat Notes and Certifications - Certifications and the appropriate plat notes set forth in the Appendix of these standards or as may be required by the County Engineer.

### 6.2.6 Requirements for Roads to be Maintained by the County

Prior to the submittal of a final plat for approval, an applicant seeking to construct roads or drainage improvements that the applicant wishes the County to accept upon completion of construction shall comply with the following:

- 6.2.6.1 Meet the requirements of the County road construction standards.
- 6.2.6.2 No final plat will be approved by the Board of Supervisors until the construction plans have been approved by the County Engineer.
- 6.2.6.3 Certification by a professional engineer that the construction plans are in compliance with the requirements set forth in these standards.
- 6.2.6.4 Provide the total estimated construction cost of all the streets and drainage improvements proposed to be constructed within the subdivision.



#### 6.2.7 Requirements for Streets that are to Remain Private:

Prior to the submittal of a final plat for approval, an applicant seeking to construct streets and/or drainage improvements that the applicant wishes to remain private (i.e., seeks to have a homeowners association or other entity maintain said streets and/or drainage improvements) shall adhere to the following:

- 6.2.7.1 Meet the road requirements of the County road construction standards.
- 6.2.7.2 No final plat will be approved by the Board of Supervisors until the construction plans have been approved by the County Engineer;
- 6.2.7.3 The certification of a professional engineer that the construction plans are in compliance with the requirements set forth in these Standards;
- 6.2.7.4 Provide the total estimated construction cost of all the streets and drainage improvements proposed to be constructed within the subdivision.

#### 6.2.8 Standards for Approval

The Board of Supervisors shall approve a final plat if it satisfies the following standards:

- 6.2.8.1 The plat is consistent with the approved preliminary plat .
- 6.2.8.2 The plat conforms to each of the requirements of the standards.

#### 6.2.9 Approval of Final Plat

- 6.2.9.1 Approval of a final plat by the Board of Supervisors authorizes the recording of the final plat in the Office of the Chancery Clerk of Grenada County.
- 6.2.9.2 Approval does not constitute any obligation on the part of the County for maintenance of any roads or other improvements.
- 6.2.9.3 Acceptance for maintenance shall require a separate order of the Board of Supervisors entered at a date after the roads and improvements have actually been constructed and inspected.

### 6.3 Special Land Use Activity Requirements

An application for a Special Land Use Activity (SLUA) approval shall include the following:

#### 6.3.1 General Information:

- 6.3.1.1 Name and Mailing Address (including phone and email contact information) of applicant.
- 6.3.1.2 Complete Description of the Proposed SLUA including location, size (in acres), and plan of operation.
- 6.3.1.3 A diagram of the layout of the proposed SLUA along with a narrative description stating how the proposal complies with each applicable standard of the SLUA described in Section 3.

#### 6.3.2 Specific Information - In addition to the General information stated above, the following specific information shall be provided for each SLUA permit application:

- 6.3.2.1 Surface or Gravel Mining
  - a. Site Plan illustrating the parcel boundary and area to be mined. Any area proposed for

mining shall be set back a minimum of 75 feet from adjacent parcels

- b. Proposal for dust control, screening from adjacent parcels and required setback information
- c. Proposed hours of operation.
- d. Proposed haul route. The surface or gravel mining operation shall be required to maintain the haul route in standard condition as determined by the County Engineer.
- e. A surface or gravel mining operation shall supply surety to Grenada County in the form of a Letter of Credit, Bond, or Cash Deposit. Said surety shall be irrevocable and automatically renewable. The amount of surety shall be determined by the County Engineer and shall be of an amount sufficient to cover costs of repair and maintenance of any and all County Roads included in the proposed haul route.

#### 6.3.2.2 Manufactured Home Parks

- a. Overall site development plan showing location of all manufactured home pads, all proposed buildings and their intended uses, all areas devoted to open space and buffering, all ingress and egress points, any area proposed for land disturbance (grading), the proposed internal pedestrian and vehicular circulation plan. Such plans shall include at least the following:
  - i. Location, width, and typical cross-sections, and intended paving method of all internal circulation streets
  - ii. Location and size of all manufactured home pads, with patio and/or deck areas and percent of impervious surface coverage of the site
  - iii. Location and size of all parking and bulk storage areas
  - iv. Location, size, and proposed improvement of open space areas consisting of not less than fifteen percent of the site area.
  - v. Existing and proposed topography of the site at contour intervals of no more than two feet
  - vi. The location and enclosure method of garbage disposal area
  - vii. Location and visual representation of any proposed entry or directional sign
- b. Stormwater drainage plan.
- c. Detailed landscape plans showing location of all proposed buffers and open spaces.
- d. Improvements required by the approved site plan shall be completed or bonded as required by this code.

#### 6.3.2.3 Salvage Yards

- a. Site Plan illustrating the parcel boundary and the area to be used for placing salvaged items.
- b. Any proposed structures and their uses.
- c. Proposal for dust control, screening from adjacent parcels, and setback information required in Section 3.4.
- d. Proposed hours of operation.

#### 6.3.2.4 Taverns

- a. Any proposed buildings and outdoor customer areas.
- b. Proposed parking area and pavement method.
- c. Proposed hours of operation.

- d. Operations plan of services to customers.
- e. Stormwater drainage plan.
- f. Buffering plan showing location and type of proposed buffers, if any, from any residence within 1000 feet of the structure, and any church or school within 1,500 feet of the structure.
- g. Improvements required on the approved site plan shall be completed or bonded as required by this Code.

#### 6.3.2.5 Multi Family Dwelling Structures

- a. Overall site development plan showing location of all all proposed buildings and their intended uses, all areas devoted to open space and buffering, all ingress and egress points, any area proposed for land disturbance (grading), the proposed internal pedestrian and vehicular circulation plan. Such plans shall include at least the following:
  - i. Location, width, typical cross-sections, and intended paving method of all internal circulation streets;
  - ii. Location and size of all structures, with patio and/or deck areas and percent of impervious surface coverage of the site;
  - iii. Location and size of all parking and storage areas;
  - iv. Existing and proposed topography of the site at contour intervals of no more than two feet;
  - v. Site and enclosure method of garbage disposal area.
  - vi. Location and visual representation of any proposed entry or directional signs.
- b. Stormwater drainage plan.
- c. Intended density of the development – Number of proposed dwelling units per acre on the site.
- d. Method of providing electricity, water, and wastewater services.
- e. Detailed landscape plans showing location of all proposed buffers and open spaces.
- f. d. Improvements required by the approved site plan shall be completed or bonded as required by this Code.

#### 6.3.2.6 Recreational Vehicle Parks

- a. Overall site development plan showing location of all parking pads, all proposed buildings and their intended uses, all areas devoted to open space and buffering, all ingress and egress points, any area proposed for land disturbance (grading), the proposed internal pedestrian and vehicular circulation plan. Such plans shall include at least the following:
  - i. Location, width, typical cross-sections, and intended paving method of all internal circulation streets
  - ii. Location and size of all manufactured home pads, with patio and/or deck areas and percent of impervious surface coverage of the site
  - iii. Location and size of all parking and bulk storage areas
  - iv. Existing and proposed topography of the site at contour intervals of no more than two feet
  - v. Site and enclosure method of garbage disposal area.
  - vi. Location and visual representation of any proposed entry or directional signs.
- b. Stormwater drainage plan.

- c. Detailed landscape plans showing location of all proposed buffers and open spaces.
- d. Improvements required by the approved site plan shall be completed or bonded as required by this Code.

## 7.0 DEFINITIONS

### 7.1 Interpretation

- 7.1.1 For the purpose of these standards, the following terms, phrases, words and their derivations shall have the meaning described. Definitions not expressly prescribed herein are to be determined in accordance with customary usage in planning and engineering practice. The word “shall” is mandatory and the word “may” is permissive.

### 7.2 Terms

- 7.2.1 Abandoned motor vehicle - a motor vehicle that 1) is physically inoperable, or missing essential parts to be operable, and has been stored on public property for more than 48 hours; 2) lacks a current license plate and is not stored within a completely enclosed structure or is not currently for sale and stored at a facility licensed for such sales.
- 7.2.2 Applicant - An owner or owner’s authorized representative who seeks approval of a proposed subdivision pursuant to these Standards.
- 7.2.3 Base Flood Elevation - The height of the base (100-year) flood in relation to a specified datum.
- 7.2.4 Bond - Any form of surety bond in an amount and form satisfactory to the County.
- 7.2.5 Board of Supervisors - The Board of Supervisors of Grenada County
- 7.2.6 County - Grenada County, Mississippi.
- 7.2.7 County Clerk - The County Clerk of Grenada County.
- 7.2.8 County Engineer - The County Engineer of Grenada County or their designated representative.
- 7.2.9 County Road - A public roadway under the control and maintenance of the County.
- 7.2.10 County Road System - Public roads that have been accepted for County maintenance.
- 7.2.11 Daughter Tract - Any tract created by the division of a parent tract, including the remainder of the parent tract itself.
- 7.2.12 Dedication - The appropriation of land, or an easement therein, by an owner, for the use of the public and accepted for such use by or on the behalf of the public.
- 7.2.13 Developer - Any person, partnership, firm association, corporation (or combination thereof), or any officer, agent, employee, servant or trustee thereof, who performs or participated in the performing of any act toward the development of a subdivision, within the intent, scope and purview of these Standards.
- 7.2.14 Development - All land modification activity, including the grading or construction of buildings, roads, parking lots or other impervious structures or surfaces.
- 7.2.15 Drainage Plan or Study - A general plan for handling stormwater affecting existing and proposed property or roads due to development.

- 7.2.16 Easement –An area for restricted use on private property upon which a public utility/entity shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance and/or efficiency of its respective systems on or within any of these easements.
- 7.2.17 Engineer – A person licensed under the provisions of the Mississippi Engineering Registration Act to practice the profession of engineering.
- 7.2.18 Existing Roadways – Roadways that have been constructed and in place prior to the passage of these Standards.
- 7.2.19 Expansion - An increase in the size or scope of an activity. An expansion includes, but is not limited to, an increase in the total amount of space devoted to a use.
- 7.2.20 FEMA – Federal Emergency Management Agency.
- 7.2.21 Final Acceptance – Formal acceptance by order of the Grenada Board of Supervisors.
- 7.2.22 Final Plat – The official drawing or map (including all necessary survey drawings, notes, information, affidavits, dedications and/or acceptances as required by these Standards) of any given subdivision of land which is prepared from actual field measurements and staking of all identifiable points by a surveyor or engineer, with the subdivision location referenced to a survey corner and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional information.
- 7.2.23 Flag Lot – A lot which is divided in such a way that the main part of the property is set back at some distance from a roadway, which has a narrow portion of the property extending to the roadway, which is primarily intended to provide access to the main part of the property.
- 7.2.24 Floodplain – That area subject to inundation by flood, having a one percent probability of occurrence in any given year (100-year flood), based on existing conditions of development within the watershed area, as shown on the Flood Insurance Rate Maps (FIRM) provided by FEMA.
- 7.2.25 Garage - Any establishment or place of business which is maintained and operated for the primary purpose of making mechanical and/or body repairs to motor vehicles.
- 7.2.26 Grade – The horizontal elevation of a finished surface of the ground or paving at a point where height is to be measured or the degree of inclination of a surface.
- 7.2.27 Homeowners Association – An organized, non-profit corporation with mandatory membership when property is purchased.
- 7.2.28 Junk - Any motor vehicle, appliance, scrap material or other item that is in a condition which prevents its use for the purpose for which it was originally manufactured.
- 7.2.29 Junkyard - Any lot, land, parcel, building or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage or disposal of junk.
- 7.2.30 Lot of Record – A divided or undivided tract or parcel of land having frontage onto a road and which is, or which in the future may be, offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract; and which is identified by a lot number in a duly approved subdivision plat which has been properly filed of record.
- 7.2.31 Manufactured Home Park - A plot or tract of land that is separated into two or more spaces or lots that are rented, leased or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences.

- 7.2.32 **Manufactured Home Subdivision** – A plot or tract of land that is separated or divided into two or more parts for sale, or that are rented, leased or offered for rent or lease for the installation of manufactured homes for use and occupancy as dwelling units, either with an option to purchase or for a term of 60 months or greater.
- 7.2.33 **Minimum Requirements** – Minimum acceptable requirements. Such requirements may be modified by the County Engineer as may be necessary to protect the public health, safety, and welfare.
- 7.2.34 **Nuisance** - Anything within the county that works hurt, inconvenience or damage to others or tends to the immediate annoyance of the citizens or is manifestly injurious to the public health or safety.
- 7.2.35 **Original Tract** – The original tract of land owned by an owner prior to proposed subdivision.
- 7.2.36 **Plat** – A drawing or map depicting the division or subdivision of land into lots, blocks, parcels, tracts or other parts.
- 7.2.37 **Planning Coordinator** - Person designated by the Board of Supervisors to coordinate the administration of this code.
- 7.2.38 **Preliminary Plat** – A drawing or map depicting the proposed overall plan for subdividing, improving and developing a tract of land shown by superimposing a scale drawing of the proposed division onto a topographic map, and showing in plan view all existing and proposed drainage features and facilities, the proposed road layout and other pertinent features, along with such notations and other information that is sufficient to substantially describe the general scope and detail of the proposed development.
- 7.2.39 **Private Road** – A residential road that is typically owned or maintained by an entity other than the County and that is generally intended to serve residents located thereon but not the public at large.
- 7.2.40 **Public Road** – A public right-of-way, however designated, dedicated, or acquired which provides vehicular access to adjacent properties.
- 7.2.41 **Record Plat** – The final plat drawing which has been approved by the Board of Supervisors and filed at the County Clerk's office.
- 7.2.42 **Standards** - Grenada County Land Development Standards, as may be amended.
- 7.2.43 **Recreational vehicle** - is a motor home, travel trailer, truck camper, or camping trailer with or without motive power designed for human habitation for recreational or emergency occupancy.
- 7.2.44 **Recreational vehicle park** - any property where one or more lots are rented to users of recreational vehicles and which are occupied for temporary purposes.
- 7.2.45 **Replatting (or Replat)** – The re-subdivision or combining of all or part of any blocks, lots, or tracts within a previously platted and recorded subdivision.
- 7.2.46 **Residue Tract** – Any part of the original tract remaining after its division.
- 7.2.47 **Right-of-Way** – A parcel of land that is occupied or intended to be occupied, by a road or alley. Where appropriate, “right-of-way” may include other facilities and/or utilities such as sidewalks; railroad crossings; electrical, telecommunication, oil, gas, water, sanitary sewer and/or storm sewer facilities. The term “right-of-way” shall also include parkways and medians which are located outside of the actual pavement. The usage of the term “right-of-way” for land platting purposes shall mean that every public right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and shall not be included within the dimensions or areas of such lots or parcels.

- 7.2.48 Street or Road – A right-of-way (or easement), whether public or private and however designated, which provides vehicular access to adjacent land.
- 7.2.49 Subdivider – Any person or agent thereof who is dividing or proposing to divide land so as to constitute a subdivision as that term is herein defined. In any event, the term “subdivider” shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner (such as developer) of land that is sought to be subdivided.
- 7.2.50 Subdivision – The division of a tract of land situated within Grenada County and outside the corporate limits of any municipality into two (2) or more lots, parcels or tracts for the purpose of sale or development, or for the purpose of laying out streets, alleys, squares, parks, public utility easements, public rights-of-way, private ingress/egress easements, drainage or stormwater improvements, or other parts of the tract intended to be dedicated to the County for public use or for the use of purchasers or owners of lots or parcels fronting on or adjacent to such facilities. The term “subdivision” includes the term “addition”.
- 7.2.50.1 A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance, or in a contract for deed or sale or other executory contract to convey, or in a lease (other than agricultural or hunting leases), or by using any other method of conveyance of an interest of land.
- 7.2.50.2 It is the intent of the Board of Supervisors that the term “subdivision” be interpreted to include all divisions of land that are not exempt under Section 1.7 of these Standards, including divisions intended to create gated (i.e., private streets) communities, to the fullest extent permitted under the laws of the State of Mississippi.
- 7.2.51 Surveyor – A person licensed under the provisions of the Mississippi Professional Land Surveying Practices Act to practice the profession of surveying.
- 7.2.52 MDEQ – Mississippi Department of Environmental Quality.
- 7.2.53 Tract – Any parcel of land created by the division of the original tract and including the remainder of the original tract.
- 7.2.54 Utility – Water, sewer, gas or electrical services owned or operated by either a municipality, county, special district, or any other public, non-profit or private entity.
- 7.2.55 Variance – A form of relief granted by the Board of Supervisors, and granted on the basis of the criteria set out in these Standards.



## APPENDIX

### A.1 Fees and Expenses

- A.1.1 Schedule of fees established: The Board of Supervisors shall establish a schedule of fixed fees and a collection procedure covering the processing of applications and activities required by these standards. The list of applicable fees shall be available to the public in the Office of the Chancery Clerk.

### A.2 Final Plat Standard Certificates

- A.2.1 Surveyor's certificate.

I certify that the within plat of \_\_\_\_\_ in **Grenada** County, Mississippi, is a true and correct representation of said subdivision and that I signed and delivered it as my own act and deed.

Witness my hand and signature on this, the \_\_\_\_\_ day of \_\_, 20\_\_.

/s/ \_\_\_\_\_

Surveyor's Name

License #

- A.2.2 Engineer's certificate.

I certify that \_\_\_\_\_, is in conformance with the design requirements of the land development standards and specific conditions imposed on this development, and takes into account all applicable federal, state and local laws and regulations.

Witness my hand and signature on this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

/s/ \_\_\_\_\_

Engineer's Name

License #

- A.2.3 **Grenada** County Approval.

**Grenada** County, Mississippi

State of Mississippi

Approved and recommended for acceptance by the Board of Supervisors of **Grenada** County, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

/s/ \_\_\_\_\_

President, Board of Supervisors

- A.2.4 County Engineer's Certification of Improvements

I certify that [developer] has complied with one of the following alternatives for (subdivision name) All improvements have been installed by the subdivider in accordance with the requirements of these regulations and with the action of the Board of Supervisors, giving approval of the preliminary plat, and accepting maintenance of utilities and streets. A bond, certified check or irrevocable letter of credit has been posted by the subdivider which is available to the County in a sufficient amount to ensure completion of all required improvements,

As of this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

/s/ \_\_\_\_\_  
 Grenada County Engineer

#### A.2.5 Grenada County Board of Supervisors Acceptance of Improvements

County of Grenada

State of Mississippi

Approved and recommended for acceptance by Grenada County this the \_\_\_\_\_ day of \_\_\_\_\_  
 \_\_\_\_/\_\_\_\_, 20\_\_\_\_.

/s/ \_\_\_\_\_  
 President, Board of Supervisors

#### A.2.6 Restrictive Covenants.

Recorded in Book \_\_\_\_, Page \_\_\_\_, of Land Records in the Chancery Clerk's Office of Grenada County, Mississippi.

#### A.2.7 Owner's certificate.

We, \_\_\_\_\_, as members of \_\_\_\_\_, and as owners of the tract of land herein described, certify that we did cause said land to be subdivided and platted, as shown on the attached plat of \_\_\_\_\_, and the streets are dedicated to the use of the public forever. Streets are hereby dedicated to the use by the public and/or private utility companies which serve this subdivision, subject to the regulations of and approval by the Board of Supervisors of Grenada County. Utility easements are also dedicated to the public and/or private utility companies which serve this subdivision. Such subdivision and dedication is the owner's own act and deed of their own free will.

Witness my hand and signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

/s/ \_\_\_\_\_

Owner Name

/s/ \_\_\_\_\_

Notary Public

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State Zip: \_\_\_\_\_

#### A.2.8 Filing and Recording

County of Grenada

State of Mississippi

Personally appeared before me, \_\_\_\_\_, CHANCERY CLERK, in and for Grenada County, Mississippi, Owner Name, who executed the attached owner's certificate that was signed and delivered of their own free act and deed, and also appeared \_\_\_\_\_, PROFESSIONAL SURVEYOR, who executed the attached surveyor's certificate and acknowledged that it was signed and delivered as his own free act and deed.

Witness my hand and signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Chancery Clerk

County of **Grenada**  
State of Mississippi

I, \_\_\_\_\_, Chancery Clerk in and for said county and state, hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and was duly recorded in Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

Witness my hand and signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

/s/ \_\_\_\_\_  
Chancery Clerk

### **A.3 Road Construction Standards**

A.3.1 To be attached.

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