



Nissan

Canton City Limits

Subject Property Location

Legend

- Interstate 55
- Proposed Principal Arterial
- Principal Arterial
- Proposed Minor Arterial
- Minor Arterial
- Proposed Collector
- Collector
- A-1 Agricultural/Rural District
- BUFFER
- C-1 Restricted Commercial District
- C-2 General Commercial District
- C-3 Major Thoroughfares Commercial District
- C-4 Adult Entertainment Commercial District
- C-5 Canton West Special Planned District
- C-5(M)
- HC-1 Historic Commercial District
- I-1 Limited Industrial District
- I-2 Heavy Industrial District
- MX-RC Mixed Residential & Commercial District
- PUBLIC
- PUD Planned Unit Development District
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- R-3 Medium Density Residential District
- R-4 Multi-Family Residential District
- R-E Residential Estate
- R-M Manufactured Home Residential District

SECTION 1.330 - MAJOR THOROUGHFARES COMMERCIAL DISTRICT (C-3)

1.330.01 **PURPOSE OF THIS DISTRICT:** The purpose of this district is to provide relatively spacious areas for the development of vehicle-oriented commercial activities that typically require direct auto traffic access and visibility from major thoroughfares, including Interstate 55, Mississippi 43, and U.S. Highway 51. This district is intended to encourage those commercial activities that function relatively independent of intensive pedestrian traffic and proximity to other commercial establishments. Outdoor commercial uses (i.e., those in which all or much of the business is conducted out-of-doors) are first permitted in these C-3 districts.

These districts are appropriate for the fringes of retail districts and only along major thoroughfares designated as arterial streets on the adopted Thoroughfares Plan. Uses first permitted in I-1 Limited Industrial and I-2 Heavy Industrial districts shall not be permitted in C-3 districts.

1.330.02 **LAND USES PERMITTED:** The following uses are permitted outright in the C-3 districts subject to the regulations prescribed herein:

- A. Any use permitted in the C-2 General Commercial District, subject to all of the regulations of that district.
- B. Food product carry-out and delivery stores.
- C. Commercial uses in which services performed and merchandise offered for sale are conducted or displayed entirely within enclosed structures except for the display of small articles (i.e. those articles that can generally be hand-carried by one or two persons) outside the building.
- D. Shopping centers located on minimum sites of three acres on an existing or proposed arterial street; shopping centers may contain any of the uses permitted outright in C-2 General Commercial zones.
- E. Drive-in restaurants (fast food).
- F. Hotels and Motels.
- G. Veterinary clinics, excluding outside runs.
- H. Indoor recreational uses, including skating rinks, bowling alleys, and

similar enterprises.

- I. Banks, including branch banks and dry cleaners.
- J. Commercial printing establishments, newspaper publishing and specialty printing providing that the business is conducted in an enclosed building and does not require outside storage of materials or products.
- K. Automotive (new) and related sales and servicing, provided that automobile sales shall not be allowed on a lot of less than three acres.
- L. Mortuaries.
- M. Horticultural nurseries.
- N. Automotive Repair Services. All operations shall be conducted within an enclosed building. All damaged or wrecked vehicles awaiting repair shall be effectively screened (as approved by the Architectural Review Board) so as not to be visible from surrounding property or from any adjoining public street or walkway. No damaged or wrecked vehicles shall be stored for purposes other than repair and shall not constitute a vehicle wrecking, dismantling, or impounding yard, or junk or salvage.
- O. Accessory Buildings. See Section 1.31.05: Accessory Buildings or Uses.

1.330.03 SPECIAL EXCEPTIONS/CONDITIONAL USES AS PROVIDED UNDER SECTION 1.600.09:

- A. Public or quasi-public facilities and utilities in compliance with Section 1.33 and other regulations of this code.
- B. Outdoor recreational and entertainment uses in which all or part of the activities are conducted out-of-doors, such as golf driving or putting courses, amusement parks, drive-in theaters, etc.
- C. Building materials sales, automotive sales (used), manufactured home sales and similar types of outdoor sales, where some or all such materials are displayed outdoors or visible from streets or highways. Minimum acreage per site shall be two acres.
- D. Heavy construction equipment sales and service.
- E. Truck stops.

- F. Veterinary clinics with outside dog runs.
- G. Railroads and railroad spur tracks.
- H. Yard and garden centers, nurseries, and greenhouse operations.
- I. Service stations including vehicle repairs (except body repairs), provided that all vehicle repairs except those of a minor nature (e.g., change of fan belt, minor carburetor adjustments, tire repairs) are conducted entirely within an enclosed building and provided that all such service stations are located on an arterial street designated as such by the adopted Thoroughfares Plan.
- J. Convenience stores and gas stations.
- K. Car washes/vacuum cleaner stations and quick car-care clinics (lubrication, tune-up, etc.).
- L. Photomats, laundromats.
- M. Free-standing “game rooms,” for electronic video games, pool tables, etc.
- N. Other similar enterprises or businesses of the same nature that are not more obnoxious or detrimental to the welfare of the particular area than the enterprises permitted above, not to include those uses that are first permitted in the I-1 District. Uses not specifically listed above shall be reviewed by the Zoning Commission and approved by the Mayor and Board of Aldermen.
- O. Mini storage buildings with a two acre minimum site.

1.330.04 COMMERCIAL CORRIDOR OVERLAY DISTRICT

CONDITIONAL USES: No conditional uses are allowed in the overlay district.

1.330.05 DIMENSIONAL REQUIREMENTS:

- A. Maximum Building Height: 45 feet, as measured from the average of the finished ground elevations at the front line of the building, and unless greater height is approved by the Mayor and Board.
- B. Minimum Lot Area: 10,890 square feet.

1. Shopping centers, automotive sales, manufactured home sales, farm equipment and similar types of outdoor sales: three acres.
- C. Minimum Lot Width:
1. Shopping centers, automotive sales, manufactured home sales, farm equipment and similar types of outdoor sales: 200 feet.
 2. Independent commercial uses: 100 feet.
- D. Minimum Yards: The minimum yard requirements for all uses permitted in a C-3 district shall be as follows:
1. Front yard: 35 feet. The first ten (10) feet inside this front yard setback shall remain open except for entrance/exit driveways and shall be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi; no parking shall be permitted in driveways within the first ten (10) feet of the front yard setback.
 2. Side yards where not abutting a residential district or Agricultural (A-1) district: fifteen (15) feet; the first five (5) feet inside this side yard setback (adjacent to the property line) shall be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi. The remainder of the side yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas.
 3. Rear yards where not abutting residential district or Agricultural (A-1) district: twenty (25) feet; the first five (5) feet inside this rear yard setback (adjacent to the property line) shall be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi. The remainder of the rear yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas.
 4. Side yards and rear yards where abutting any residential district or Agricultural (A-1) district: 50 feet, which shall remain open and be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi; OR 25 feet which shall remain open and be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi and a fence approved by the Zoning Administrator along side or rear yards abutting such residential district. All side or rear yards shall be landscaped open area with no encroachments permitted including driveways,

parking lots, or other paved areas.

E. MINIMUM SPACE BETWEEN SEPARATE (DETACHED) BUILDINGS ON THE SAME LOT: 30 feet. No more than two-thirds (66 2/3 percent) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi.

F. Minimum Green Space: Each lot shall have a minimum of 15 percent green space maintained by the property owner.

1.330.06 SITE PLAN REQUIRED: The developer of any use in a C-3 Major Thoroughfares Commercial district shall submit a site plan to the Zoning Commission in accordance with Sections 1.600.11 of this ordinance.

1.330.07 REQUIRED LANDSCAPING ALONG ARTERIAL STREETS: Developers of commercial uses in this district shall comply with Section 1.35 of this ordinance regarding the provision of landscaping along arterial streets upon which the use abuts. Where permitted as special exceptions, the developers of public/quasi-public facilities shall comply with Section 1.35.

1.330.08 REQUIRED FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL: See Section 1.37 for off-street parking, loading and access control requirements.

1.330.09 SIGNS: See Sign Ordinance Chapter of this Code.

1.330.10 LAND USES NOT SPECIFICALLY PROHIBITED OR PERMITTED

Proposed land uses not specifically prohibited under the provisions of this subsection shall be subjected to administrative interpretation by the Zoning Administrator pursuant to section 1.700.02 of the Unified Development Code. In the event there is a question as to the general intent or specific meaning of district designations or other matters relating to the Official Zoning Administrator shall have the power to make such administrative decisions. Section 1.700.02 in any case where the Zoning Administrator in the exercise of administrative interpretation of a proposed use believes it is in the best interest of the City of Canton to hold a public hearing on the proposed use, the Zoning Administrator shall call for a public hearing pursuant to provisions of the Unified Development Code.