



# ZONING REGULATIONS IN PLAIN ENGLISH

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COME GROW WITH US

# ZONING REGULATIONS

HORN LAKE, MISSISSIPPI

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## MOST FREQUENTLY ASKED QUESTIONS

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1. **What is a non-compliant vehicle?** Any motor vehicle that does not have a current license plate or is obviously in such condition as to be considered inoperable. This will include flat tires that have remained flat for a period of twenty-four (24) hours; any vehicle leaking oil or fluids or any dismantled vehicle. Non compliant vehicles are not allowed to be parked in commercial or residential areas.
2. **Can I do maintenance on my personal vehicle?** Yes—if it is minor repair that can be completed within a twenty-four (24) hour period. This will include maintenance such as oil changing, belt replacement, etc. No motor pulling, transmission pulling or major vehicle repair may be done and none at all on any vehicle other than a personal vehicle.
3. **Where can I park my vehicle?** Within residential districts, no vehicle shall be allowed in the front yard area, except in a paved driveway, except as provided for by ordinance where existing limestone driveways have existed prior to June 6, 2006. Those with these existing limestone driveways must register by September of every year in order to keep them. A copy of the property deed must be presented at the time of registration.
4. **Are semi-tractors allowed to park in residential districts?** No—except as allowed by ordinance adopted June 6, 2006 and registered annually by September 30<sup>th</sup>. They must be registered annually and a copy of the deed to the property and a title to the vehicle must be presented at the Office of Planning and Development in order to register.
5. **Where can recreational equipment such as boats, boat trailers, travel trailers, camper coaches, motorized dwellings, tent trailers, and similar equipment be stored?** Recreational equipment as defined above may be stored in the front or corner side yard for purposes of loading or unloading for no longer than 72 hours. If a covered or enclosed space is provided on the premises, the equipment shall be stored inside; otherwise they shall be parked on a paved driveway in the rear or interior side yard and no closer than twenty feet to the street.
6. **No school busses or commercial vehicles weighing over two tons are allowed to be parked in a residentially zoned district.**
7. **What do I do with discarded appliances, rubbish, and old furniture?** It shall be unlawful for the owner or occupant of a residential or commercial building or property to utilize the premises of such property for the open storage

of any junk appliances or rubbish. Such prohibition includes the storage of any junk appliance or rubbish in an open carport. This will include products that are considered saleable or not. You should contact the Public Works Department at 342-4505 regarding a special pick-up and a possible fee for a special pick-up.

8. **Do I need a permit for a garage sale?** No, you are not required to obtain a permit; however, you are limited to five days per year and three days per month. All yard sale signs must have an address, date, and must not be placed on utility poles or street signs. Signs must be removed on the last night of sale. Failure to do so will result in a penalty.
9. **Do I need a permit for a fence or a storage building?** Yes. There are guidelines and regulations as to height and placement of both. Corner lots can be tricky as you have two “front yard” areas. You should actually come into the office to determine your setbacks before talking to your contractor to avoid problems later on. Portable storage units (PODS) and tractor trailers are not to be used as storage containers.
10. **Are there guidelines for property maintenance?** Yes, the City of Horn Lake has adopted the International Property Maintenance Code that require homeowners to maintain their dwellings and requires that they be constructed of certain material manufactured for exterior uses. Exterior walls shall be maintained and kept free from dilapidation by cracks, tears or breaks or from deteriorated plaster, stucco, brick, wood or other material that is extensive and gives evidence of long neglect. This protective surface shall be deemed to be out of repair if the protective surface has paint which is blistered, cracked, flaked, scaled or chalked away. Driveways shall be kept free of major cracks.
11. **What are the city’s requirements regarding tall grass?** The city complies with the Mississippi State Code 21-19-11 regarding guidelines for tall grass which limits the height to six inches. Of course, we understand that this can not be taken literally most of the time in our climate. Our policy is to address those properties that have been obviously neglected for some time or have noxious overgrowth of shrubbery. When a property has been vacated, the city can not immediately cut it . After coming to our attention, it must go through due process of legal notification and then cutting before a lien can be placed on the tax rolls. Please be patient as the summer time is an extremely busy time of year.

**What is the penalty for violating the above regulations?** In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure, or land is used in violation of the Zoning Ordinance, the proper authorities, in addition to other remedies, may institute any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use, and/or to restrain, correct, or abate such violation, to prevent the occupancy of said building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.

Any owner, occupant, lessor, lessee, tenant, manager, licensee, or other person having control over or use of a building, structure, or parcel of land who causes, permits, facilitates, or aids or abets any violation of any provision of this Ordinance or fails to perform any act or duty required by this Ordinance shall be guilty of a misdemeanor and may be fined in an amount not exceeding One Thousand Dollars (\$1,000) and/or imprisoned for a term not exceeding ninety (90) days. Any violator found guilty of a second or subsequent violation of this ordinance shall be fined a minimum of Two Hundred Fifty Dollars (\$250) for each such violation. Each day a violation of any provision of this Ordinance or a failure to perform any act or duty required by this Ordinance exists shall constitute a separate offense or violation.

A citation of this ordinance may be served by personal service, or by United States registered return receipt or certified return receipt, postage prepaid mail addressed to the violator, or by any other commercial delivery service which can confirm delivery of the citation. If the addressee refuses to accept delivery and it is so stated in the return receipt of the United States Postal Service or commercial delivery service, the written return receipt, if returned and filed with the Court, shall be deemed an actual and valid service of the citation. The United States Postal Service or commercial delivery service notation that a properly addressed citation is “unclaimed,” “refused,” or other similar notation, is sufficient evidence of the addressee’s refusal to accept delivery. Service by mail or commercial delivery service is complete upon the addressee’s receipt of the citation or the addressee’s refusal to accept delivery.

No building permit shall be required for erection, construction, reconstruction, conversion, alteration, enlargement, extension, razing, or moving a farm building or structure as herein defined except as may be required by the Flood Plain Management Ordinance. Prime responsibility for securing the necessary permits shall be the property owner. However, if the property owner should contract part or all of the proposed work, it shall become the responsibility of the person, or firm, hired to ensure that all required permits and approvals have been secured prior to any work being initiated.

OFFICE OF PLANNING AND DEVELOPMENT

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