

E. HEIGHT REGULATIONS

No building shall exceed two and one half (2 1/2) stories, except as provided in Article VI, Section 6.

F. OFF STREET PARKING

As regulated in Article VI, Section 14.

*G. LANDSCAPING REQUIREMENTS

As regulated in Article VI, Section 23.

**H. DESIGN REVIEW

All new construction, and any major additions, renovations, restorations, or modifications to the exterior of existing structures, other than normal maintenance, shall be subject to the review and approval of the Planning Commission prior to any permit being issued. Said proposals to the Planning Commission shall be consistent with the procedures and design specifications set forth in the current design guidelines adopted by the City of Jackson.

END OF ARTICLE V, SECTION 5 RG-1.

SECTION 6

RG-2 GENERAL RESIDENTIAL DISTRICT

A. GENERAL DESCRIPTION

This district is intended provide for medium to high population densities. Residential uses may range from single family to multiple family apartment uses. Recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted outright or as special exceptions.

B. USES PERMITTED

Property and buildings in a RG-2 General Residential District shall be used only for the following purposes:

1. Any use permitted in a RG-1 General Residential District.
2. Multiple family dwellings.
3. Rooming or boarding houses.

*Approved: 12/3/96; **Approved: 9/1/15 & 7/2/24

4. Planned Unit Residential Development as regulated in Article VI, Section 11.

C. USES PERMITTED AS SPECIAL EXCEPTIONS

Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as special exceptions:

1. Any use permitted as a special exception in a RG-1 General Residential District with the exception of a Planned Unit Residential Development.
2. Fraternities, sororities, and denominational student unions.
3. Mobile home parks, as regulated in Article VI, Section 16.
- *4. Nursing Homes, homes for the aged, and assisted living facilities.
- **5. Group day care homes and child care centers as herein defined and regulated in Article VI, Section 10.
6. Single family attached dwellings as regulated in Article VI, Section 12.
7. Funeral homes as regulated in Article VI, Section 18.
8. Blood Banks as regulated and defined in Article VI, Section 20.
- ***9. Parking lots as regulated in Article VI, Section 15.
- ****10. Commercial Mobile Communications Services (CMCS), as regulated by Article VI, Section 26.
11. In Historic Districts only, under certain limited conditions:
 - a. Museums;
 - b. Offices;
 - c. Business and professional services;
 - d. Standard restaurants;
 - e. Such other uses as may be in keeping with this section and are not incompatible with other uses in the district.
- *****12. Other uses similar in character to those enumerated above and which in the opinion of the Board of Zoning Appeals will not be injurious to the district.

*Revised: 2/7/95; **Revised: 8/27/90; ***Approved: 8/27/90; ****Approved: 3/4/99; *****Approved: 9/4/07

D. AREA REGULATIONS

1. Front Yard

- **a. For dwellings, all buildings shall be set back from the street right-of-way not less than twenty (20) feet. If a building or buildings on an adjoining lot or lots provide less than the twenty (20) feet in depth, a front yard equal to the average of adjoining front yards shall be provided, however, in no case shall a front yard be less than ten (10) feet.
- b. Churches, schools and other principal and accessory buildings shall have a front yard setback of thirty (30) feet.

2. Side Yard

- a. For single story dwellings, located on an interior lot, each side yard shall be not less than five (5) feet.
- b. For dwellings of more than one story each side yard shall be not less than ten (10) feet.
- c. Churches and other principal and accessory buildings shall be setback from the side lot lines a minimum of thirty-five (35) feet.

3. Rear Yard

There shall be a rear yard having a depth of not less than ten (10) feet.

4. Lot Width

- a. For all dwellings there shall be a minimum lot width of fifty (50) feet at front building line.
- b. Churches and other principal and accessory buildings shall have a lot width of not less than one hundred fifty (150) feet at the front building line.

5. Lot Area

- a. For each single family dwelling there shall be a lot area of not less than five thousand (5,000) square feet.
- b. For each two family dwelling there shall be a lot area of not less than seven thousand five hundred (7,500) square feet.
- c. For multiple family dwellings there shall be a lot area of not less than five thousand (5,000) square feet for the first unit, plus an additional one thousand five hundred (1,500) square feet for each additional unit.

**Approved: 8/6/02;

Where a proposed development has sufficient land area to meet the requirements of an odd number of dwelling units, but could not meet the requirements of the next even number, then the Zoning Administrator, or the Board of Zoning Appeals could permit the addition of the next even unit, provided all other requirements of this section have been met.

6. Maximum Lot Coverage

Main and accessory buildings shall cover not more than thirty (30%) percent of the lot area.

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END OF ARTICLE V, SECTION 6 RG-2.

SECTION 7

RG-3 GENERAL RESIDENTIAL DISTRICT

A. GENERAL DESCRIPTION

This district is intended to promote and encourage areas suitable for high density, multiple family dwellings. Densities will be regulated to ensure adequate sunlight, air, and open space. The intensity of land use should not be so great as to cause congestion of building or traffic or to preclude the amenities of good housing.

*Approved: 12/3/96; **Approved: 8/4/09, 9/1/15 & 7/2/24