

**ARTICLE XXVI
RESERVOIR COMMUNITY DISTRICT (RCD)**

SECTION 2600 - PURPOSES OF THIS DISTRICT

The **Reservoir Community District (RCD)** is hereby created to preserve the integrity of the Reservoir area of Rankin County. The area adjacent to and near the Ross Barnett Reservoir includes commercial, recreational and residential properties. This zoning district is designed to achieve the following goals:

- A. Protect property values;
- B. Insure the harmonious, orderly, and efficient growth and development of the District;
- C. Strengthen civic pride and cultural stability through neighborhood conservation;
- D. Strengthen the economy of the District through the continued use, preservation, and revitalization of its commercial areas;
- E. Protect and enhance the District's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;

SECTION 2601 – RESERVOIR COMMUNITY DISTRICT IS A SUPERIMPOSED DISTRICT

The Reservoir Community District is a superimposed designation on a conventionally zoned district, thereby providing a broader latitude of design to achieve the purposes stated under Section 2600. As a superimposed designation, the Reservoir Community District is subject to the requirements of the underlying zoning, unless specifically addressed in Article XXVI.

SECTION 2602 – LAND USES PERMITTED

Uses permitted in the Reservoir Community District are subject to the underlying zoning, unless specifically addressed in Article XXVI. (Uses permitted are also subject to State of Mississippi leases.)

SECTION 2603 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

Conditional uses in the Reservoir Community District are subject to the underlying zoning, unless specifically addressed in Article XXVI. (Uses permitted are also subject to State of Mississippi leases.)

SECTION 2604 LAND USES NOT PERMITTED

- A. Pawn Shops
- B. Tattoo Parlors
- C. Title loan and check cashing establishments
- D. Businesses purchasing gold or other precious metals as a primary business

SECTION 2605 – DIMENSIONAL REQUIREMENTS

Dimensional requirements in the Reservoir Community District are subject to the underlying zoning, unless specifically addressed in Article XXVI. (Uses permitted are also subject to State of Mississippi Leases.)

SECTION 2606 – SITE PLAN REQUIRED

Site plan requirements in the Reservoir Community District are subject to the underlying zoning, unless specifically addressed in Article XXVI. (Uses permitted are also subject to State of Mississippi Leases.)

SECTION 2607 – PARKING

- 2607.01 Prohibited Parking or Storage of Vehicles in Front and Side Yards:
No vehicle, motor home, transient trailer, boat or trailer shall be parked or stored in any front yard or side yard within any platted residential subdivision (excluding all parts of Barnett Bend and The Vineyards), except within a paved garage, paved carport, paved apron or paved driveway. Driveway cannot cover more than 50% of the front yard and a driveway must be paved with flagstone, brick, asphalt, or concrete.
- 2607.02 Parking and/or storage of any vehicle, motor home, transient trailer, boat or trailer on a public street or public right-of-way is prohibited within any platted subdivision (excluding all parts of Barnett Bend and The Vineyards) or other districts where NO PARKING signs have been installed. EXCEPTION: Parking for isolated, non-recurring gatherings, parties, or visitors will be permitted.
- 2607.03 It shall be unlawful to leave parked overnight in any platted subdivision any commercial class of vehicle with more than six wheels, except for a period not to exceed time the truck is required in the conduct of work on the premises.
- 2607.04 All-terrain vehicles (ATV) shall be parked or stored within a garage or open carport or in side or back yards if enclosed by solid fencing in a manner that prevents direct visibility from the street or neighboring property.

SECTION 2608 – ACCESSORY STRUCTURES

- 2608.01 Accessory Buildings or uses are PROHIBITED in the front yard and side yard in any platted subdivision of this district. EXCEPTION: Private garages as defined in Section 201.

- 2608.02 Accessory buildings or uses may be placed in the required rear yard of any main building or use in any platted subdivision, provided that the accessory building or use is at least five (5) feet from the rear and side property lines.
- 2608.03 Accessory buildings shall not cover more than ten percent (10%) of the rear yard in platted subdivisions.
- 2608.04 Accessory buildings shall not exceed a height of twelve (12) feet, (exception: private garages, as defined in Section 201, shall not exceed a height of twenty (20) feet), unless a greater height is approved by the Board of Supervisors.
- 2608.05 Exterior and materials of the accessory buildings or uses shall be constructed of same exterior material and color as the primary structure, unless accessory building is screened by solid fencing as not to be visible from the street or any sides.
- 2608.06 A building permit is required on all accessory buildings.

SECTION 2609 - SIGN REGULATIONS FOR RESERVOIR COMMUNITY DISTRICT

The term “sign” shall further mean and include every device, frame, letter, figure, character, mark, point, design, picture, trademark or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed out of doors in view of the general public. The “sign” shall also include any sign that shall be painted, printed, or otherwise affixed or placed on the wall or roof of any building, fence or other structure.

- 2609.01 Allowable Exterior Signs and Maximum Area and Height for Signs in underlying Commercial Zones:
 - A. Ground-mounted signs:
 - 1. No ground-mounted sign shall exceed a height of eight (8) feet above the surrounding grade (not including 6" curb) and shall not exceed an area of 40 square feet.
 - 2. One ground mounted sign shall be allowed per project, except where the project fronts on two or more streets.

3. Ground mounted signs shall be limited to the name of the office complex or business and address.
4. A set back of 20 feet from the face of curb or edge of the pavement is required for all ground mounted signs.
5. The following restrictions shall apply to changing of changeable copy signs (manual or automatic):
 - a. Permitted in commercial, industrial district, and public/quasi-public and civic locations only.
 - b. Must be counted as part of the total allowable square footage of sign.
 - c. Cannot exceed thirty-three (33) percent of total allowable sign footage and must be located in lower half of sign.
 - d. Changing and Changeable copy signs cannot stand alone.
6. The pole or supporting mast or frames shall be concealed by masonry or other material approved by the Director of Building and Permits.
7. The base of all ground-mounted signs shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.

B. Wall Mounted Signs:

1. A sign at the wall of a building with the face parallel to and within 12 inches of the plane of building wall.
2. Business establishments may have a wall mounted sign not to exceed 1.5 square feet per one (1) foot of linear feet of street frontage with the maximum allowed not to exceed one-hundred and fifty (150) square feet.

3. Large multi-use businesses, regardless of distance to street, such as a regional grocery store (with individual departments) may use individual department signs but the total square footage of all signage shall not exceed two hundred (200) square feet.

2609.02 Signs in Underlying Residential Zones:

- A. Allowable Subdivision Signs:
Subdivision identification sign - One subdivision identification shall be allowed at each entrance.
 1. A ground mounted sign is acceptable.
 2. A wall mounted sign which is one integral surface mounted unit is acceptable.
- B. Size: The area of one face of the sign portion of the subdivision entrance identification shall not exceed seventy (70) square feet. In no case shall total sign area exceed seventy (70) square feet per side if double faced.
- C. Location:
 1. Subdivision Identification Sign - shall be set back a minimum of twenty (20') feet from the face of curb or edge of the pavement of any arterial street. In some instances a setback of more than twenty (20') feet may be required by the Board of Supervisors for safety reasons.
 2. Church, Public or Semi-public Building or Park Signs - Setback for these signs shall be a minimum of twenty (20') feet from the face of curb or edge of the pavement of any arterial street. In some instances a setback of more than twenty (20') feet may be required by the Board of Supervisors for safety reasons.
- D. Content:
 1. Subdivision Identification and other identification signs shall indicate only the name of the subdivision or the name and address of the building or business.
 2. Signs shall be restricted to letter, numbers and a business logo.

3. Public or semi-public building or park signs shall only display the name of the building or park, as well as, information relating to scheduled activities therein.

2609.03

ILLUMINATION

Illuminated signs shall adhere to the following provisions and restrictions in addition to those stated in the sign regulations by zoning district.

- A. The light for or from any illuminated sign shall be so shaded, shielded, or directed that intensity will not be objectionable to surrounding areas, as determined by the Director of Building and Permits.
- B. No sign shall have blinking, flashing, fluttering lights, or other illuminating device which has a changing light intensity, brightness or color.
- C. No colored lights shall be used at any location in any manner so as to be confused with or construed as traffic control devices.
- D. Neither the direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.
- E. Exposed light bulbs shall not be used on the exterior surface of any sign, With the exception to billboards signs which may be externally illuminated or approved by the Director of Building and Permits.

2609.04

Temporary Signs-

- A. Rigid Signs pertaining only to the lease, sale or rental of the land or buildings upon which such Signs are displayed are permitted in all zoning districts in accordance with the following limitations:
 - 1. Real Estate Signs for individual lots, buildings, or tenant space located in a residential district shall not exceed six (6) square feet of surface area, and must be displayed on the property, lots, building or tenant space offered for lease, sale or rental.
 - 2. Real Estate Signs located in all commercial districts shall not exceed thirty-two(32) feet of

surface area and eight (8) feet in sign Height and shall be displayed on the property, lots, buildings, or tenant space offered for lease, sale or rent.

3. Real Estate Signs shall be removed within ten (10) days after the lease, sale or rental of the property or building has been accomplished.

B. Signs pertaining only to the proposed development of the property on which such Signs are located, including any information regarding the architects, contractors, lenders and other development-related professions engaged in the development of sites upon which such Signs are displayed, are permitted in all zoning districts subject to the following limitations:

1. Only one (1) Development Sign (including architects, contractors, lenders and other development-related service professions) per development site shall be allowed, except that in regard to subdivision developments, one (1) Development Sign will be allowed at each entrance to the subdivision.
2. Development Signs for developments of five (5) acres or less shall not exceed thirty-two (32) square feet in Sign Area and eight (8) feet in Sign Height.
3. Development Signs for developments in excess of five (5) acres, and not more than ten (10) acres, shall not exceed sixty-four (64) feet in Sign Area and eight (8) feet in Sign Height.
4. Development Signs for developments in excess of ten (10) acres shall not exceed one hundred (100) square feet of sign area, and eight (8) feet in Sign Height.
5. No Development Sign shall be erected on the lot before construction starts or remain on the lot for more than ten (10) days after completion of the development.

C. Up to two (2) canvas Signs, banners, advertising flags, pennants, streamers, garlands and similar devices are permitted only for the first thirty (30) days after the initial

opening of a new business, after new occupancy or after a change of the proprietor.

- D. Canvas Signs, banners, advertising flags, pennants, streamers, garland and similar devices may also be allowed for a maximum of thirty (30) days prior to non-profit events as long as the primary reason for the banner is to advertise the non-profit event.

- E. Signs pertaining to candidates for public office, measures or issues on primary, general or special election ballots are permitted in all zoning districts subject to the following limitations:
 - 1. In single family residential districts on lots smaller than or equal to one (1) acre, one (1) Sign per street frontage for each candidate or measure not exceeding eight (8) square feet in area and six (6) feet in Sign Height.
 - 2. In single family residential districts on lots larger than one (1) acre and in all other zoning districts, one (1) Sign per street frontage per lot or Parcel for each candidate or measure not exceeding eight (8) square feet in area or six (6) feet in Sign Height.
 - 3. Signs shall not be displayed earlier than forty-five (45) days prior to an election and shall be removed within five (5) days, following said election. Signs for successful primary election candidates, eligible for the general election, may remain after the primary election but shall be removed within five (5) days after the general election.
 - 4. Signs shall not be placed in any portion of the public right-of-way located between a street or sidewalk or on any public properties.
 - 5. The person, party or parties responsible for the distribution and display of such Signs shall be individually and jointly responsible for their removal.
 - 6. Signs painted, printed, or otherwise affixed or placed on boats or other floating device in waters of District are prohibited.

F. Exceptions: The provisions of this Ordinance shall not apply to the following, and are therefore excepted:

1. Flags, pennants or insignia of any nation, state, county, city or other political unit, or any church or religious organization;
2. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, religious or local holidays or events;
3. Temporary Signs for events of a general county wide civic or public benefit;
4. Garage Sale, Yard Sale, and Similar Signs: Garage sale, yard sale, and like signs shall not be erected on public property right-of-ways but may be erected on private property only with the permission of the property owner. Signs shall be promptly removed immediately after the event to which it refers.

2609.05 Prohibited Signs:

1. Animated signs: Any sign, which includes action or motion.
2. Billboard: An outdoor advertising sign structure which advertises goods, products or services.
Petition: The owner of any existing billboard may voluntarily petition the District to allow the relocation or modification of an existing billboard. Approval of any such Petition shall be conditioned on an overall net reduction in the number of billboards within the District by voluntary removal. The approval of the District is discretionary. At a minimum, the Petition shall set out the following:
 - a. A description of any modification to an existing sign.
 - b. The existing and proposed locations of a relocated sign.
 - c. The location of any signs proposed to be removed from within the District.
 - d. An acknowledgement that the request is voluntary and that to the extent that compensation is waived.

- e. The time required to remove any existing signs.
 - f. Other information as may be requested by the Director of Building and Permits.
3. Canopy Sign: A sign hanging beneath the canopy.
 4. Roof Top Mounted Sign
 5. Flashing Sign: Any sign which contains an intermittent or flashing light by means of animation, or an externally mounted intermittent light source.
 6. Marquee Sign: A wall sign mounted on a permanent roof-like projection over the entry to an establishment.
 7. Signs painted, printed, or otherwise affixed or placed on boats or other floating devices in waters of District.
 8. Trailer Signs: Trailer signs, temporary or portable, with or without wheels, are prohibited within the District. Any existing trailer sign located within the District limits is a nonconforming sign and subject to provisions for nonconforming uses.
 9. No sign or advertising device shall be erected on, be placed on, projected, or overhang any public right-of-way, walkway, street, alley or easement.
 10. The tacking, painting, posting, or affixing of signs, posters, or advertising devices of any kind on trees, fences, rocks, utility poles, and other such structures.

2609.06 SIGNS NOT REQUIRING A PERMIT

The following signs shall not require a permit, but shall be subject to the requirements of this Regulation:

- A. Governmental Signs: Any sign, including banners as defined by this Regulation, erected by any federal, state, county or city agency, or under authorization or required by any governmental agency, shall not require a permit. Such signs include, but are not limited to traffic

regulatory signs, historic markers, identification signs on buildings or other facilities, holiday decorations, "Yard of the Month" signs, and similar signs.

- B. Sporting events scoreboards advertising and other advertising approved by the sporting event sponsor.
- C. Utility company standard markers or warning signs denoting utilities.
- D. Traffic Directional/Parking Signs and Delivery Signs: Signs providing traffic directions, parking directions, and delivery signs shall not require a permit. Such signs may either be wall-mounted or ground-mounted and they may be indirectly illuminated, but they shall not exceed four (4) square feet in area and not exceed three (3) feet in height. These signs may be erected in addition to other signs permitted by these regulations and not included in calculating the maximum allowable aggregate sign area. Each lot cannot exceed three (3) incidental signs and cannot exceed an aggregate twelve (12) square feet.
- E. "Private Parking" Signs: Signs warning the public that a parking lot or parking garage is intended for use only by employees or other persons associated with a business or organization shall not require a permit. Such signs may either be wall-mounted or ground-mounted and they may be directly or indirectly illuminated, but they shall not exceed four (4) square feet in area. These signs may be erected in addition to other signs permitted by regulations and not included in calculating the maximum allowable aggregate sign area. Each lot cannot exceed three (3) incidental sign and cannot exceed twelve (12) square feet.
- F. Flags or emblems of the United States, the State of Mississippi or Their political subdivisions: Flags shall not exceed sixty (60) square feet in area and shall not be flown from a pole the top of which is more than forty (40) feet in height. These flags must be flown in accordance with protocol established by the congress of the United States for the Stars and Stripes. Any flag not meeting one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.
- G. Decals, names, address, hours of operation, credit information, etc. attached to doors or windows: These signs

must comply with the maximum 20% aggregate area allowable for window signs.

- H. Corporate flags: corporate flags shall not require permits, but shall be subject to approval by the Director of Buildings and Permits.