

ARTICLE III

ZONING DISTRICTS AND OFFICIAL MAP

Section 300.

TITLE

Tunica County is hereby divided into zones, or districts, listed below and as shown on the Official Zoning Map which, together with all explanatory matter therein, is hereby adopted by reference and declared to be a part of this resolution.

The Zoning Districts shall be known as:

A-1	Agricultural Residential District
A-5	Agricultural District
R-R	Rural Residential District
R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Multiple Family Residential District
M-H	Manufactured Home Residential District
O	Office District
C-1	Neighborhood Commercial Services District
C-2	Highway Commercial District
RA	Resort Area District
CA	Casino District
I-L	Light Industrial District
I-H	Heavy Industrial District
PR	Preservation/Recreation District

Section 310.

OFFICIAL ZONING MAP

The zoning districts set forth herein are identified and delineated on record map(s) entitled "Official Zoning Map of Tunica County, Mississippi", on file in the office of the County Planner.

- A. The zoning map shall carry the signature of the President of the Board of Supervisors and the County Planner certifying that it is the official map adopted by the Board of Supervisors. All amendments shall be identified and detailed on the map and similarly certified. No changes of any nature shall be made in the zoning map or matter shown therein except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by person or persons shall be considered a violation of this resolution. Regardless of the existence of purported copies of the zoning map which may from time to time be made or published, the zoning map located in the office of the County Planner shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in Tunica County.
- B. The zoning map shall be drawn on stable base mylar or other durable material from which prints can be made, shall be dated, and shall be kept current by the County Planner. No amendment to this ordinance that involves any matter portrayed on the zoning map shall become effective until after such change and entry have been made on the map.

- C. The official zoning map is adopted and incorporated herein by reference. The zoning map may be prepared in sections, as required, to adequately portray the boundaries of districts. The zoning map may include supplemental zoning maps as required to portray street classifications, boundaries of areas subject to specific limitations or exceptions, or such other information as may be required by the Zoning Regulations.
- D. In the event that the zoning map becomes damaged, destroyed, lost, or difficult to interpret, because to the nature or number of changes and additions, the Board of Supervisors may, by resolution, adopt a new zoning map. The new zoning map may correct drafting or other errors or omissions in the prior zoning map, but no such correction shall have the effect of amending the original zoning map or any subsequent amendment thereof.

Section 320.

INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of the various districts, as shown on the zoning map accompanying and made a part of this ordinance, the following rules shall apply:

- A. Where a boundary line is given a position within a street, road, railroad, or alley, it shall be deemed to be in the center of the street, road, railroad, or alley; and if the actual location of such street, road, railroad, or alley varies from the location as shown on the zoning map, then the actual location shall control.
- B. Where a boundary line is shown as approximately following a municipal, county, or state boundary, it shall be construed to follow such boundary.
- C. Where a boundary line is indicated as approximately following the centerline of streams, rivers, bayous, ditches, lakes, or other bodies of water, it shall be construed to follow such centerline.
- D. Where a boundary line is shown as being located a specific distance from a street or road line or other physical feature, this distance shall control.
- E. Where a boundary line is shown adjoining or coincident with a levee, it shall be deemed to be in the center of the levee maintenance road and distances measured from a levee shall be measured from the center of the designated maintenance road.
- F. In unsubdivided areas where district boundaries, as shown on the zoning map, do not coincide or approximately coincide with road line, alley lines, or lot lines, and no dimensions are shown, the location of such district boundary lines shall be determined by the use of the scale appearing on the zoning maps.
- G. Where a public road, street, alley, or right-of-way is officially vacated or abandoned, the regulations applicable to abutting property shall apply equally to each half of such vacated or abandoned street, alley, or right-of-way.

- H. Should any uncertainty remain as to the location or meaning of a boundary or other feature indicated upon the zoning map, said location or meaning shall be determined by the Tunica County Planning Commission.

Section 330.

COMPLIANCE WITH THE REGULATIONS

The regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind or structure or land, except as hereinafter provided:

- A. No building shall be erected, converted, placed, enlarged, reconstructed, or structurally altered, nor shall any building or land be used except for a purpose and in the manner permitted in the district in which the building or land is located.
- B. No land required for yards, open spaces, or off-street parking or loading spaces about an existing building or any building hereafter erected or structurally altered shall be considered as required yard of lot area for more than one (1) building.
- C. Every building hereafter erected or structurally altered shall be located on an approved lot and in no case shall there be more than one (1) main building on one (1) lot except as otherwise provided in these regulations.
- D. No building shall be erected or structurally altered to the extent specifically provided hereinafter except in conformity with the off-street parking and loading regulations of this ordinance.

The provisions of these regulations shall be considered the minimum requirements for the promotion of the public health, safety, morals, comfort and welfare. Where provisions of the regulations of this ordinance impose greater restrictions than those of any statute, other ordinance or regulations, the provisions in the regulations of this ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this ordinance, the provision of such statute, other ordinance or regulation shall be controlling.