

## **ARTICLE XXV: MAJOR THOROUGHFARES COMMERCIAL DISTRICT (C-3)**

### **SECTION 2500 – PURPOSE OF THIS DISTRICT**

The purpose of this district is to provide relatively spacious areas for the development of vehicle-oriented commercial activities which typically require direct auto traffic access and visibility from major thoroughfares. This district is intended to encourage those commercial activities which function relatively independent of intensive pedestrian traffic and proximity to other commercial establishments. In accordance with the adopted Goals and Objectives of the Comprehensive Plan of Rankin County, the outdoor commercial uses (i.e., those in which all or much of the business is conducted out-of-doors) first permitted outright in this district shall be located well away from all residential uses.

These districts are appropriate for the fringes of retail districts and only along major thoroughfares designated as arterial roads on the adopted Transportation Plan. Uses first permitted in C-4 Adult Entertainment districts, I-1 Limited Industrial districts, and I-2 Heavy Industrial districts shall not be permitted in C-3 districts.

### **SECTION 2501 – LAND USES PERMITTED**

A. Any use permitted in the C-2 General Commercial District, subject to all regulations of that District.

B. Vehicle sales, rental or lease and vehicle service.

C. Boat and marine sales, rental or lease, and service.

D. Restaurants (Drive Thru).

E. Fully Enclosed, Fully Climate Controlled Storage Warehouses (no exterior access to individual units).

F. Warehousing and storage, provided that all storage is within enclosed structures; such as mini-warehouses.

G. Convenience stores.

H. Other similar enterprises or businesses of the same nature which are not more obnoxious or detrimental to the welfare of the particular area than the enterprises permitted above, not to include those uses which are first permitted in the I-1 District.

**SECTION 2502 – CONDITIONAL USES AND STRUCTURES**

A. Commercial recreational and entertainment enterprises in which all or part of the activities are conducted out-of-doors, such as golf driving or putting courses, water amusement parks, drive-in theaters, etc.

B. Building materials sales where some or all such materials are displayed outdoors or are visible from roads or highways.

C. Heavy construction equipment sales and service.

D. Manufactured home and recreational vehicle sales and service.

E. Truck stops.

F. Veterinary clinics with outside dog runs.

G. Bars, excluding all adult entertainment uses. (No such establishment shall be located within five hundred (500) feet of any existing residential use or any residentially zoned property, church, school, hospital, convalescent or nursing home, cemetery, civic organization building or facility, charitable organization building or facility, public or private park or playground, or any property zoned "S-1" Special Use district under this Ordinance. Said distance shall be measured from the nearest point of the permittee's establishment to the nearest point of the protected structure or use).

R. Liquor stores. (No such establishment shall be located within five hundred (500) feet of any existing residential use or any residentially zoned property, church, school, hospital, convalescent or nursing home, cemetery, civic organization building or facility, charitable organization building or facility, public or private park or playground, or any property zoned "S-1" Special Use district under this Ordinance. Said distance shall be measured from the nearest point of the permittee's establishment to the nearest point of the protected structure or use).

H. Sale of fireworks.

I. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.

J. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

K. Medical Cannabis Dispensary, Research and Testing Facilities.

L. Any other use which the Board of Supervisors determine meets the standards outlined under Section 705.01.

### **SECTION 2503 – DIMENSIONAL REQUIREMENTS**

**2503.01 Maximum Building Height:** 35 feet, unless greater height is approved by the Board of Supervisors.

**2503.02 Minimum Lot Area:**

A. Shopping centers: three (3) acres.

B. Independent commercial uses: 10,000 square feet.

**2503.03 Minimum Lot Width:** 100 feet.

**2503.04 Minimum Yards:**

A. Front yard: 40 feet. The first ten (10) feet inside this front yard setback shall remain open except for entrance/exit driveways and shall be landscaped; no parking shall be permitted in these driveways.

B. Side yards and rear yards where NOT abutting an agricultural or residential district or residential use: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped. Furthermore, all yards must meet the buffer yard standards set forth in Section 404.

C. Side yards and rear yards where abutting an agricultural or residential district or residential use: 20 feet, which shall meet all minimum buffer yard standards set forth in Section 404.

**2503.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:** 30 feet. No more than two-thirds (2/3) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with standards adopted by Rankin County.

### **SECTION 2504 – SITE PLAN REQUIRED**

The developer of any use in a C-3 district shall submit a site plan to the Board of Supervisors in accordance with Sections 707 through 710 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

**Adult Entertainment Commercial District (C-4)**  
**Quick Reference Guide Example of Land Uses**

**Dimensional Requirements:**

**Permitted Outright:**

All Uses Allowed in P-1, C-2, and C-3

Maximum Building Height:

35 feet

Adult Entertainment Use

Minimum Lot Area:

Site Plan Review

Minimum Lot Width:

Site Plan Review

Minimum Yards:

Front Yard:

40 feet

Side Yard:

20 feet\*\*

Rear Yard:

20 feet\*\*

**Select Conditional Use:**

**Buffer and Screening Requirements:**

Conditional Uses Allowed in P-1, C-2 or C-3

Abutting Use Districts: All Agricultural, Residential and P-1 Districts

Public/Quasi Public Facilities and Utilities

Mining

Min Width: 30 ft

Min Height: 6 ft