

ROBERT GRAHAM  
District 1

DARREL D. McQUIRTER  
District 2  
President

PEGGY HOBSON CALHOUN  
District 3  
Vice President



MIKE MORGAN  
District 4

BOBBY "BOBCAT" McGOWAN  
District 5

CARMEN Y. DAVIS  
County Administrator

## **BUILDING PERMIT REQUIREMENTS**

*No buildings or other structures including, manufactured homes shall be erected, moved, set-up, added to or structurally altered without a BUILDING PERMIT. All building permit shall be issued in conformity with the provisions of the Hinds County Zoning Ordinance, the International Building Codes and other applicable laws.*

*No building permit shall be required for the construction, alteration, enlargement, extension, raising or moving a farm building or structure: (FARM: an area of land more than ten (10) acres which is used for intensive agricultural activities as defined in the Hinds County Zoning Ordinance.)*

### **ITEM REQUIRED TO OBTAIN A BUILDING PERMIT**

1. The name, address and telephone number of the owner and/or licensed contractor, if different from the owner. (Address of building location will be required before a final inspection can be made. Address may be obtained from the Hinds County Emergency Operations Center.
2. The type of building to be constructed and the type of construction to be utilized.
3. The existing and proposed use of the buildings and land.
4. **Two (2) complete sets of plans are required.** Plans shall include detail specifications, Site Plan, Storm Water, Foundation, Framing Diagram, Plumbing, Electrical and HVAC ductwork layout, with sized and compressor location. (After approval, one (1) set of plans will be returned to you to be place on the job site and this department for our building inspectors use will retain on (1) set.
5. The type of sewer to be used and if it is a treatment plant, a copy of **SOIL AND SITE EVALUATION/SYSTEM RECOMMENDATION** by the Hinds County Health Department. If on a community system a letter from that system's management approving applicant's connection for sewage, will be required.

6. A copy of written approval for a water meter or connection hook-up from the water company serving your location. (If a water well is to be used you must have written approval from the Hinds County Health Department.
7. Proof of ownership must be shown in the form of a warranty deed recorded by the chancery Clerk's Office.
8. Total square feet of heated and cooled space in your building is needed.
9. All permits are valid for two (2) years from date issued and construction must begin within six (6) months.
10. If any part of your property is in a Flood Zone you will be required to obtain a registered engineer to complete a Flood Data Certificate (This department will furnish you the proper form).
11. Any other information pertinent to conforming to the enforcement of the Hinds County Zoning Ordinance adopted April 5, 2004.

## **ZONING SET BACK REGULATIONS**

### **(A) AGRICULTURAL DISTRICT:**

1. Minimum front yard depth – 25 feet. From the existing or proposed right of way.
2. Minimum side yard depth – 10 feet.
3. Minimum rear yard depth – 25 feet.
4. Minimum lot area: Two (2) acres
5. Accessory building: Accessory building of a type compatible with the surroundings shall be permitted, and when detached from the main building shall be set back a minimum of 10 feet in rear of main building, 10 feet from the side lot line, and 10 feet in rear lot line. On corner lots the accessory building must be erected on the opposite corner of the lot from the side street or road line. No accessory building may be used as living quarters or for commercial purposes unless approved by the approving authorities.

**(R-1) SINGLE FAMILY RESIDENTIAL DISTRICT :**

1. Minimum lot area: 10,000 square feet.
2. Minimum front yard depth- 25 feet.
3. Minimum side yard depth – 8 feet.
4. Minimum rear yard depth – 25 feet.
5. Accessory building: Accessory building of a type compatible with the surroundings shall be permitted, and when detached from main building shall be set back a minimum of 10 feet in rear of main building, 8 feet from the side lots line, and 10 feet from the rear lot line. On corner lots the accessory building must be Erected on the opposite corner of the lot from the side street or road line. No accessory building may be used as living quarters or for commercial purposes unless approved by the approving authorities.

**(R-1A) ESTATE RESIDENTIAL DISTRICT**

1. Minimum lot area: One (1) acre per residential unit.
2. Minimum front yard: 50 feet from the existing or proposed right of way.
3. Minimum side yards: 20 feet.
4. Minimum rear yard: 50 feet

**(R-1B) LOW DENSITY RESIDENTIAL DISTRICT**

1. Minimum lot area: 11,500 Square feet.
2. Minimum front yard: 30 feet from the existing or proposed right of way.
3. Minimum side yards: 10 feet.
4. Minimum rear yard: 30 feet

**(R-1C) MODERATE DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT**

1. Minimum lot area: 10,000 Square feet.
2. Minimum front yard: 25 feet from the existing or proposed right of way.
3. Minimum side yards: 10 feet.
4. Minimum rear yard: 25 feet.

**Complete listing of County and Water Association phone number**

Hinds County Emergency Operations Center (E911)  
(601) 968-6771

Hinds County Health Department, Jackson, MS  
(855) 220-0192

Fire Marshall  
(601) 351-1081

City of Jackson Water Association  
(601) 960-2000

Copiah-New Zion Water Association, Crystal Spring, MS  
(601) 885-2474

Eastside Water Association, Terry, MS  
(601) 878-5874

North Hinds Water Association, Jackson, MS  
(601) 981-1657

Ratliff Water Association, Raymond, MS  
(601) 857-5138

Reedtown Water Association, Utica, MS  
(601) 885-6839

Saint Thomas Water Association, Bolton, MS  
(601) 866-7618

South Terry, Terry, MS  
(601) 878-5308

South Central Water Association, Terry, MS  
(601) 878-9639

Layne Central Company (DRILL WELL) - (601) 922-4312