

GUIDE TO RESIDENTIAL DEVELOPMENT



City of Coahoma

Howdy, and welcome to Coahoma. Please know that the Mayor and City Council are glad that you intend to be part of our wonderful community. We hope that you will find this information source for residential development to be useful while you consider building or adding on to your home in Coahoma.

RESIDENTIAL BUILDING GUIDE

The City of Coahoma has zoning regulations in place that are applicable to Residential properties and buildings. These are designed to protect the long term value of your investment in a home. In the residential zoning districts only, residential uses are permitted with a few exceptions. A summary is provided below:

There are three residential zoning districts — R-1, R-2 and R-3. The main difference between these three is the size of the lot. R-1 requires a minimum lot of 10,000 SF; R-2 - 6,000 SF and R-3 - 6,000 SF. Check any deed restrictions that may exist but the City does not require a minimum house size. Only one main structure is permitted on each lot. An accessory dwelling or guest house *may be approved* by the City Council by following the City's Zoning regulations.

No HUD code manufactured homes or mobile homes are permitted in the R-1 or R-2 District. No modular homes are permitted in the R-1 District. Attached dwellings (up to 4) are permitted in the R-2 and R-3 Districts; a Specific Use Permit may be applied for and approved by the City Council for more than four attached units as shown in the Zoning code. HUD Code manufactured housing units are permitted in the R-3 District but mobile homes are not.

Permits for residential construction must be submitted to the city staff at the City Hall building at 122 N. 1st Street. The City requires permits for front yard fences, accessory buildings, and carports. Permits will only be approved for construction on platted lots. Utility connections are not permitted for un-platted property. A separate process may be necessary to establish a platted lot. Utility connections are required and involve a separate fee. Utility connections and buildings are inspected by a third party.



Questions: contact the City at:
cityhallcoahoma@gmail.com
or (432) 394-4287

Things the City will need when applying for a permit.

- 1. Survey/Plat of property**
- 2. Square footage**
- 3. Pictures if it is a storage building**
- 4. Blueprints**

Even though you have applied for a permit it isn't approved until it is signed by an employee of the City of Coahoma.

Thank you,
City of Coahoma