

CITY OF TUPELO
DEPARTMENT OF DEVELOPMENT SERVICES
STAFF ANALYSIS | October 2026

TA26-02 | MUCC-2 MANUFACTURING AND WAREHOUSING

Application Type	Development Code Text Amendment
Code Section	Chapter 4 - Sections 4.11.5.4 and 4.11.5.6
Meeting Date	November 3, 2026
Subject	Manufacturing and Warehousing in MUCC-2

PROPOSED AMENDMENT SUMMARY

Chapter 4: Amend Sections 4.11.5.4 and 4.11.5.6 - MUCC-2

Allow Manufacturing, Light and Warehouse and/or Distribution and/or Freight Facility by Compatibility, and Manufacturing, Heavy by Flexibility. Apply the same additional use standards to all three uses.

STAFF ANALYSIS

An approved economic development project in the MUCC district demonstrates a need to consider manufacturing and warehousing on suitable corridor sites. These uses can support employment, investment, and productive use of property where access, infrastructure, and surrounding development are compatible.

The amendment provides a consistent review pathway for similarly situated MUCC-2 properties. Shared standards address operating information, use classification, truck access and circulation, screening, operational impacts, utility capacity, and emergency access. Heavy manufacturing remains subject to flexibility review. Economic development approval does not substitute for required land-use, site-plan, or permit approvals.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of TA26-02, allowing light manufacturing and warehousing by compatibility and heavy manufacturing by flexibility in MUCC-2, subject to the same additional use standards in the attached amendment.

TA26-02 | PROPOSED TEXT AMENDMENT

Amend Section 4.11.5.4

Revise the Uses by Compatibility – MUCC-2 list as follows. The two added uses are highlighted in bold.

- (1) ~~Apartment Development.~~*
- (1) Broadcasting Facility, Radio and/or Television.
- (2) Campground and/or RV Park.
- (3) Crematory.
- (4) Drinking Establishment.
- (5) Educational Facility, Vocational Training.
- (6) Engine Repair, Small.
- (7) Manufacturing, Light. ****
- (8) Office with Storage.
- (9) Parking Facility, Off-Site.
- (10) Research and Development Facility.
- (11) Retail Sales, Lumber Yard or Building Materials.
- (12) Utility, Major.
- (13) Utility, Minor.
- (14) Veterinarian Clinic without Outdoor Kennel.

(15) Warehouse and/or Distribution and/or Freight Facility. **

- (16) Woodworking or Cabinet-Making Facility.

~~* Permitted by compatibility if they have eight or fewer units and if located on a major collector or arterial street; otherwise by flexibility.~~

** Subject to the additional use standards below.

Amend Section 4.11.5.6

Revise the Uses by Flexibility – MUCC-2 list as follows. The one added use is highlighted in bold.

- (1) Cannabis Research Facility.
- (2) Cannabis Testing Facility.
- (3) ~~Duplex Dwelling.~~*
- (4) ~~Patio Home/Zero Lot Line Home.~~*
- (3) Engine Repair, Large.

(4) Manufacturing, Heavy. **

- (5) Printing and/or Publishing Facility.
- (6) Self-Serve Storage Facility.
- (7) Telecommunications Tower.

Additional use standards

The following standards apply equally to Manufacturing, Light and Warehouse and/or Distribution and/or Freight Facility as Uses by Compatibility, and Manufacturing, Heavy as a Use by Flexibility, under MUCC-2. Approval through the applicable review process requires findings that these standards are met:

(1) Application information. The applicant shall submit an operational statement and site plan identifying production processes, operating and delivery hours, expected truck frequency and routes, loading and queuing areas, outdoor storage, equipment, and utility requirements.

(2) Use classification. The proposed operation shall meet its applicable use definition in Chapter 2. Manufacturing, Light shall be reviewed by compatibility; Manufacturing, Heavy shall be reviewed by flexibility. Heavy manufacturing shall not be approved under the light manufacturing classification.

(3) Access and circulation. Access and on-site circulation shall accommodate the proposed truck types and traffic volumes. Required truck maneuvering, loading, unloading, and queuing shall occur on site without obstructing public streets, sidewalks, required parking, or emergency access. A traffic impact analysis shall be provided when required by the Code.

(4) Site layout and screening. Outdoor storage, loading areas, refuse areas, and equipment shall be identified on the approved site plan and screened from public street views and adjoining residential uses. Screening, landscaping, buffers, and building placement shall comply with applicable Code standards and preserve required sight distances and pedestrian connections.

(5) Operational compatibility. The application shall demonstrate how noise, vibration, dust, fumes, odors, glare, and lighting will be controlled to comply with applicable standards and protect adjoining properties. Where needed to establish compatibility, approval shall specify enforceable conditions addressing delivery hours, equipment location, screening, or other documented operational impacts.

(6) Infrastructure and approvals. The applicant shall demonstrate adequate utility capacity and emergency access for the proposed operation. Compatibility or flexibility approval does not replace required site-plan approval, building permits, environmental permits, or other applicable approvals. Operations shall comply with the approved site plan and conditions; changes shall be reviewed under the applicable Code procedures.

Related provisions

No change is proposed to the MUCC-1 use lists. Warehouse and/or Distribution and/or Freight Facility is added only to the MUCC-2 compatibility list; Manufacturing, Heavy is added only to the MUCC-2 flexibility list. Applicable MUCC development standards, overlay requirements, and other Code provisions remain in effect. Conforming use-table entries shall reflect these additions under MUCC-2 only.