

Bed and Breakfast Historic Home: Bed and Breakfast Accommodation with three (3) to nine (9) sleeping rooms, located in a structure that is at least fifty (50) years old that has a minimum floor area of 3,000 square feet and is located in one of the locally designated historic districts within the City of McComb by the Historic District Commission.


SECTION II. That all Ordinances in conflict or inconsistent with the provision of this Ordinance are hereby repealed.

SECTION III. That this Ordinance shall take effect and be in full force and effect on and after November 15, 2007.

PASSED AND ADOPTED, at the September 25, 2007, regular meeting of the Board of Mayor and Selectmen of said City by the following vote:

Voting Aye: Wade W. Lamb, Danny Esch, Robert M. Maddox  
David W. Myers, Melvin Joe Johnson, Robert Earl Smith  
Voting Nay: None  
Present and Not Voting: None  
Absent and Not Voting: None

APPROVED:   
Zachary Patterson, Mayor

ATTEST:   
Laura A. Burris, City Clerk

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On motion by David W. Myers, seconded by Wade W. Lamb, Selectmen, with all members present voting aye, the Board adopted an Ordinance amending the Code of Ordinances of the City of McComb City, Mississippi, Appendix A, of the Land Use Regulation Ordinance, Article V, Section 5.1 Transitional uses.

ORDINANCE #09:09/07

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCCOMB CITY, MISSISSIPPI, APPENDIX A OF THE LAND USE REGULATION ORDINANCE, ARTICLE V, SECTION 5.1 TRANSITIONAL USES

WHEREAS, pursuant to Section 17-1-3 and 17-1-5, Mississippi Code 1972, the Board of Mayor and Selectmen of the City of McComb City, Mississippi, did pass and adopt the City of McComb City Comprehensive Land Use Regulation Ordinance #16:11/87, its Regular Board Meeting on November 10, 1987; and,

WHEREAS, said Ordinance was recodified and did take full force and effect on November 15, 2006; and

WHEREAS, pursuant to Section 8.1 of the City of McComb City Comprehensive Land Use Regulation Ordinance, the City of McComb City desires to amend said Ordinance and has therefore, field public notice of said amendments and conducted a public hearing before the City of McComb City Planning Commission on July 23, 2007; and,

WHEREAS, the City of McComb City Planning Commission has recommended the approval of said amendments to the City of McComb City Comprehensive Land Use Regulation Ordinance regarding transitional uses.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Selectmen of the City of McComb City, Mississippi, as follows, to-wit:

SECTION I. That Article V. Modifications and Exceptions, Section 5.1 Transition uses of the Code of Ordinances, City of McComb City, Mississippi is amended to read as follows:

#### ARTICLE V. MODIFICATIONS AND EXCEPTIONS

##### Sec. 5.1. Transitional uses.

- 1) A transitional use refers to a permitted use or structure that by nature or level and scale of activity acts as a transition or buffer between two (2) or more incompatible uses. A transitional use shall not extend more than one hundred (100) feet from the coterminous zoning boundaries. Such a use may be permitted in an instance where a lot in any business, commercial, or industrial zone abuts a lot in any residential zone.
- 2) Before a building permit may be issued for the transitional use, the Planning Commission must find that such a use is in harmony with the Comprehensive Plan and the Land Use Regulations.
- 3) The lot or the parcel upon which a transitional use is located shall contain a landscaped yard on all sides of the property adjacent to a residential zone or usage.
- 4) Any parking lot consisting of four (4) or more spaces is to be screened from adjoining residentially zoned properties or uses.
- 5) There shall be a ten (10) foot landscape buffer between parking areas and residential uses.
- 6) All building and parking lot lighting is to be arranged so that there will be no glare affecting the occupants of adjoining property in a residential zone or usage.
- 7) Uses that involve open storage of merchandise or equipment or are associated with trade or industry that is noxious or offensive by reason of emission of odor, smoke, gas, vibration, or noise will be strictly prohibited next to a residential zone or usage.
- 8) No loading docks, delivery pickup areas, and the like may be located within fifty (50) feet of a residential use and/or dwelling. Such areas must be screened from the public's view.
- 9) Setback requirements of the Land Use Regulations with regard to the zoning district in which a transitional use is located must be maintained.
- 10) Off-street parking shall be maintained as set forth in the Land Use Regulations.

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