

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF RIDGELAND, MISSISSIPPI**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF RIDGELAND, MISSISSIPPI AS FOLLOWS:**

The Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended as follows:

**SECTION 1
DEFINITIONS**

Section 21 of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to add the following definitions:

Building Area – The projected horizontal area of a building(s) including air wells, and all other spaces within the building, but excluding open air porches, courtyards, verandahs, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory structures or buildings, ramps and open loading platforms.

Lot Coverage, Maximum – The maximum percentage of the lot area covered by the perpendicular vertical projection of the building area onto a horizontal plane. The term “Lot Coverage, Maximum” means the same as “Maximum Lot Coverage”.

Parking Garage: An accessory structure, which may or may not be enclosed, which shall be utilized exclusively for the parking or storage of motor-driven vehicles.

Parking Deck: An accessory structure that is attached to a building, which may or may not be enclosed, which shall be utilized for the parking or storage of motor-driven vehicles.

Section 21 of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to delete the following definition:

Buildable Area, Maximum: That portion of a lot remaining after required yards have been provided.

The definition of “**Conditional Use**” is hereby amended by deleting the following language: “Also referred to as a “**Special Exception.**”

Facilities and Utilities, Public/Quasi-Public: Any building, structure, system, use, or combination of uses, which is customarily and ordinarily provided by either public or private agencies, groups, societies, corporations, or organizations, whose purpose is the provision of

necessary and desirable goods and/or services for the general public health, safety, and welfare. Such uses shall include, but not be limited to:

- (a) Churches and other religious institutions.
- (b) All governmental buildings (including municipal buildings and buildings erected by County, State or Federal governments), the land upon which buildings are located, and major governmental facilities, such as water pumping stations, sewage treatment plants, sanitary landfills and the like. (NOTE: The Mayor and Board of Aldermen excluded public parks from this definition of public/quasipublic facilities and utilities; public parks shall be zoned as “**Special Use (S-1)**” districts, regardless of size, and regulated under the provisions of Article XXII.)
- (c) All hospitals, whether public or private.
- (d) Convalescent homes or nursing homes, excluding “**Retirement Villages**” which shall be zoned as “**Special Use (S-1)**” districts only.
- (e) Civic organization buildings and major facilities.
- (f) Buildings and facilities erected by charitable organizations (e.g., American Red Cross, Salvation Army, etc.). (NOTE: When such facilities are erected as emergency measures, they shall be exempt from the Conditional Use provisions of this Ordinance, including site plan review and public hearing requirements).
- (g) Country clubs and other major recreational facilities constructed by private groups.
- (h) ALL cemeteries, regardless of ownership.

The Definition of **Planned Unit Residential Development (PURD)** is hereby amended to read as follows:

Planned Unit Residential Development (PURD): An area of a minimum contiguous size, as specified by this Ordinance, to be planned and developed as a single entity containing one or more residential clusters, and in which land not used for residential structures or yards but required by the basic zoning of the site shall be reserved collectively in contiguous units accessible to all building sites in the development as open space for the purpose of providing recreational facilities and pedestrian circulation. Two-family or multi-family dwellings, commercial development, or public/quasi-public facilities or utilities may only be permitted in a Planned Unit Residential Development if a Development Plan is submitted and appropriate rezoning (or a Conditional Use for public/quasi-public uses) is approved by the Mayor and Board of Aldermen.

The Definition “Special Exception” contained in Section 21 of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby deleted.

The definition of **Garage, Storage** in Section 21 of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to read as follows:

Garage, Storage: A building or portion thereof, other than a private garage, used exclusively for the parking or storage of motor-driven vehicles, with no other facilities provided except facilities for washing.

SECTION 2 FENCES

Section 36.03 of The Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to read as follows:

36.03 FENCES, WALLS, AND HEDGES: Except for the requirements of Section 31.04 regarding visibility at intersections, fences, walls, and hedges or other densely planted vegetation shall be permitted in any required yard or along the edge of any yard except for the front yard as provided for hereinafter.

36.03.A. FRONT YARD FENCES IN RESIDENTIAL ZONES: Any fence permitted in the front yard of any residential district by this Ordinance shall be submitted to Architectural Review Board (ARB) for approval prior to installation. ARB may consider adopting pre-approved design styles for fence types appropriate in the front yards of residentially zoned districts. Should ARB adopt a preapproved design format, fences meeting such design standards shall not require further ARB review. Fences in front yards in residential zones (excluding R-5 and R-5a) shall not exceed four (4) feet in height except as hereinafter provided.

36.03.B. CORNER LOTS OR ANY OTHER LOT HAVING MORE THAN ONE FRONT YARD: In the event that a lot has more than one front yard, one of the front yards may be fenced higher than the four foot maximum provided that the condition does not violate the provisions set out in Section 31.04. If an applicant seeks to construct a fence higher than four feet in any front yard of a lot, approval shall be obtained from Community Development prior to construction. Should the Applicant disagree with the determination of the Community Development Department, an appeal may be made to the ARB.

36.03.C. FRONT YARD FENCES ADJACENT TO MULTIFAMILY RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL: Where residential zoning districts abut a multi-family residential use or district or a commercial or industrial use or district, fences, walls, or dense vegetation may be erected or allowed to grow to a height of six (6) feet along the property line only on the property line abutting such use.

36.03.D. VARIANCE PROVISION: Upon a showing of architectural compatibility and context, a variance may be requested to permit a front yard fence in excess of four (4) feet in height in residential zones, excluding R-5 and R-5a. No such variance shall be granted except upon Public Hearing and Notice given in the time and manner required for variances under this Ordinance.

SECTION 3 PARKING REQUIRMENTS

The Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to add the following language:

37.02.D. During Site Plan review, the Mayor and Board of Aldermen may grant an adjustment from the strict parking requirements set forth in this Ordinance on a showing of:

1. A particular use or potential use of a property does not require the parking spaces otherwise set out in this Ordinance. This condition may be met by showing that the proposed use is unique with regard to traffic generation and parking requirements or that the availability of under utilized off-street parking is available for the use.
2. Mixed Use Developments that have anticipated overlapping peak volumes where parking can be shared.
3. The size and spacing of parking spaces may be adjusted upon a showing of any of the following:
 - a) Unique topographical or lot geography conditions.
 - b) Preservation of existing trees, green areas, or scenic Features of a lot.
 - c) Parking for specialized vehicles/motorcycles.
 - d) Construction of a Parking Garage as designed per industry standards.
4. Under no circumstances shall an adjustment in size and spacing of parking spaces be granted without consideration of the impact on the flow and safety of vehicular and pedestrian traffic.

**SECTION 4
ELIMINATION OF TERM "SPECIAL EXCEPTION"**

30.03 PERMITTED USES CONSTITUTE CONFORMING USES of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to read as follows:

Any land use which is permitted as a conditional use in a particular district under the terms of this Ordinance shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

31.07 EXCEPTIONS TO HEIGHT REGULATIONS of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to read as follows:

The height regulations contained in the District Regulations of this Ordinance do not apply to spires, belfries, cupolas, antennas, water tanks, ventilation chimneys, masts, owners, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. However, any person proposing to erect such an appurtenance to exceed a height of forty (40) feet above the finished grade shall apply for a conditional use permit in accordance with Section 600.09 of this Ordinance.

Section 32.02 of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to read as follows:

That all such proposed uses shall be subject to the procedures stated under Section 600.09 relative to Conditional Uses. No public or quasi-public facility or utility shall be located in a residential district or other district where such land use would adversely affect the surrounding area. Provided, however, that all cemeteries existing prior to the adoption of this Ordinance shall be permitted in any district

Section 103(H) of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to read as follows:

H. Where a district boundary line divides a lot which was in a single ownership at the time of passage or amendment of this Ordinance, the Mayor and Board of Aldermen may permit, as a conditional use, the extension of the use not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot.

Section 150.02F. of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to read as follows:

150.02 F. Forestry and horticultural uses. The sale on the premises (i.e. actual transfer from the grower to the purchaser) of vegetables, fruits and other plants shall only be allowed if permitted as a conditional use (see Section 150.03).

The following sections of Zoning Ordinance of the City of Ridgeland, Mississippi are hereby amended to read as follows:

260.07 REQUIRED LANDSCAPING FOR AREAS NOT USED FOR BUILDINGS OR OTHER STRUCTURES, PARKING, REQUIRED YARDS OR DRIVEWAYS: Developers of any use permitted outright or as a Conditional Use in R-5 districts shall provide landscaping for all portions of a lot not used for buildings or other structures, parking, required yards or driveways. The location and type of landscaping to be installed shall be noted on the site plan. Maintenance of this required landscaping shall be the responsibility of the property owner, and failure to maintain the landscaping in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties prescribed herein. See *City of Ridgeland Landscape Ordinance*.

SECTION 260.09 REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL: For reasons of fire safety all proposed apartment or condominium complexes shall provide at least two separate points of ingress/egress to/from the complex. Spacing requirements for these access points are provided under Section 37. Developers of any proposed apartment or condominium complex or permitted conditional use shall comply with parking and loading requirements included under Section 37.

SECTION 265.07 REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL: For reasons of fire safety all proposed apartment or condominium complexes shall provide at least two separate points of ingress/egress to/from the complex. Spacing requirements for these access points are provided under Section 37. Developers of any proposed apartment or condominium complex or permitted conditional use shall comply with parking and loading requirements included under Section 37.

SECTION 300.03 CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 600.09:

A. Public or quasi-public facilities or utilities may be considered for location in a PUD district in compliance with Section 32 of this Ordinance.

B. Child care facilities.

**SECTION 320.06 PRESERVATION AND PLANTING OF TREES
ALONG OLD AGENCY ROAD:**

A. Except where a permit is specifically issued by the Board of Aldermen, the cutting or destruction by any means of trees bordering Old Agency Road by any person shall be prohibited and subject to the penalties of this Ordinance. The cutting of each such tree shall be considered a separate violation of this Ordinance.

B. The developers of any residential subdivision or other use permitted outright or as a conditional use and bordering Old Agency Road shall be responsible for planting trees where gaps exist in the tree line of said road. The developer shall plant such trees as determined in site plan review.

SECTION 400.02

H. Privately-owned and operated libraries, museums, galleries and similar facilities. (NOTE: Public or quasi-public facilities of this nature are permitted in any district as conditional uses).

SECTION 400.05

Developers of any use permitted outright or as a conditional use in C-1 districts shall provide landscaping for all portions of a lot not used for buildings or other structures, parking, required yards or driveways. The location and type of landscaping to be installed shall be noted on the site plan. Developers shall refer to the standards adopted by the City of Ridgeland regarding the types of landscaping permitted. Maintenance of this required landscaping shall be the responsibility of the property owner, and failure to maintain the landscaping in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties prescribed herein.

SECTION 400.08 RESIDENTIAL USES AND NOISE

MITIGATION: In accordance with Federal Highway Administration guidelines, NO RESIDENTIAL USES permitted in C-1 (as conditional uses) districts shall be located closer than 100 feet from the right-of-way of existing or proposed streets designated as arterial streets on the adopted Land Use/Thoroughfares Plan, nor closer than 500 feet from the right-of-way of an Interstate highway.

The Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended as follows:

SECTION 410.04 A. Maximum Building Height: 48 feet or four stories, but higher buildings may be considered as conditional use subject to the provisions of Section 600.09.

SECTION 410.06 REQUIRED LANDSCAPING FOR AREAS NOT USED FOR BUILDINGS OR OTHER STRUCTURES, PARKING, REQUIRED YARDS OR DRIVEWAYS: Developers of any use permitted outright or as a conditional use in C-2 districts shall provide landscaping for all portions of a lot not used for buildings or other structures, parking, required yards or driveways. The location and type of landscaping to be installed shall be noted on the site plan. Developers shall refer to the standards adopted by the City of Ridgeland regarding the types of landscaping permitted. Maintenance of this required landscaping shall be the responsibility of the property owner and failure to maintain the landscaping in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties prescribed herein.

SECTION 410.10 REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL: Developers of any proposed commercial use or permitted conditional use in a C-2 district shall comply with parking, loading and access control requirements included under Section 37.

SECTION 430.03 CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 600.09 Public or quasi-public facilities or utilities may be considered as conditional uses subject to the provisions of Section 32 of this Ordinance.

440.03 CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 600.09

- A. Public or quasi-public facilities and utilities in compliance with Section 32 and other regulations of this Ordinance.
- B. Commercial kennels.
- C. Any use permitted outright in C-1 Restricted Commercial District, C-2 General Commercial Districts, or C-3 Convenience Commercial Districts, Subject to the REGULATIONS OF THOSE DISTRICTS.
- D. Conditional uses listed under the C-3 Convenience Commercial District regulations.
- E. Buildings in excess of 48 feet or four stories.

SECTION 440.07 REQUIRED FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL: For reasons of fire safety all proposed commercial uses shall provide at least two separate points of ingress/egress to and from the development. Spacing requirements for these access points are provided under Section 37. Developers of any proposed commercial use or permitted conditional use shall comply with parking, loading and access requirements included under Section 37.

SECTION 450.03 CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 600.09: Any use permitted as a conditional use in C-4 Highway Commercial districts may be considered as a conditional use in C-5 High Intensity Commercial districts.

SECTION 450.06 REQUIRED LANDSCAPING FOR AREAS NOT USED FOR BUILDINGS OR OTHER STRUCTURES, PARKING, REQUIRED YARDS OR DRIVEWAYS: Developers of any use permitted outright or as a conditional use in C-5 districts shall provide landscaping for all portions of a lot not used for buildings or other structures, parking, required yards or driveways. The location and type of landscaping to be installed shall be noted on the site plan. Maintenance of this required landscaping shall be the responsibility of the property owner and failure to maintain the landscaping in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties prescribed herein.

SECTION 450.08 REQUIRED FOR OFF-STREET PARKING, LOADING AND ACCESSCONTROL: For reasons of fire safety all proposed commercial uses shall provide at least two separate points of ingress/egress to and from the development. Spacing requirements for these access points are provided under Section 37. Developers of any proposed commercial use or permitted conditional use shall comply with parking, loading and access requirements included under Section 37.

SECTION 500.06 REQUIRED LANDSCAPING FOR AREAS NOT USED FOR BUILDINGS OR OTHER STRUCTURES, PARKING, REQUIRED YARDS OR DRIVEWAYS: Developers of any use permitted outright or as a conditional use in I-1 districts shall provide landscaping for all portions of a lot not used for buildings or other structures, parking, required yards or driveways. The location and type of landscaping to be installed shall be noted on the site plan. Maintenance of this required landscaping shall be the responsibility of the property owner and failure to maintain the landscaping in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties prescribed herein.

SECTION 510.05 REQUIRED LANDSCAPING FOR AREAS NOT USED FOR BUILDINGS OR OTHER STRUCTURES, PARKING, REQUIRED YARDS OR DRIVEWAYS: Developers of any use permitted outright or as a conditional use in I-2 districts shall provide landscaping for all portions of a lot not used for buildings or other structures, parking, required yards or driveways. The location and type of landscaping to be installed shall be noted on the site plan. Developers shall refer to the standards adopted by the City of Ridgeland regarding the types of landscaping permitted. Maintenance of this required landscaping shall be the responsibility of the property owner and failure to maintain the landscaping in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties prescribed herein.

SECTION 600.04 A 5. Receive and take appropriate action on all applications for dimensional variances, conditional use permits, and zoning amendments (re-zonings).

SECTION 600.04 B 1. Limitation of Powers: Said administrative interpretation shall in no manner be construed to include, or used in any way which would permit, the granting of a conditional use permit, dimensional variance, or zoning amendment (either an

amendment to the zoning text or a district re-classification---that is, the re-zoning of any land), the provisions for which use are given elsewhere in this Ordinance.

SECTION 600.04 C (k) Uses deemed to be incompatible as permitted uses may be considered as uses allowed by conditional use in that zone.

SECTION 600.04 C (m) New or unlisted uses may be allowed by right, by right with qualification, by conditional use, as an ancillary or accessory use, or as a home occupation.

SECTION 600.07 B Acting upon all applications for dimensional variances and conditional use permits

SECTION 600.09 CONDITIONAL USES: The Mayor and Board of Aldermen are empowered to hear and decide whether or not proposed conditional uses authorized under this Ordinance should be granted after receiving recommendations from the Zoning Board. Additionally, the Director of Community Development or his designee must review and make recommendations on each conditional use application.

SECTION 600.09 A Purposes of Conditional Uses:

1. The development and implementation of this zoning Ordinance is based upon the division of the community into districts, within which the use of land and buildings, and the bulk and location and structures in relation to the land are substantially uniform. It is recognized, however, that there are certain uses which, because of their unique characteristics or nature, require special and intensive review to determine whether they should be permitted in specified locations.

SECTION 600.09 B General Procedures and Multiple Applications: Applications for condition uses may be accompanied by applications for rezoning and/or variances from the zoning Ordinance or other city Ordinances. When this happens, the administrative officer will schedule a simultaneous hearing between the bodies/agencies involved to hear and decide the applications with the conditional use. These individual procedures must be followed:

1. All applications for conditional uses must first be submitted to the Director of Community Development or his designee, who reviews them in light of all standards in Sections 600.09-D.

SECTION 600.09 C Action by the Mayor and Board of Aldermen, Findings Required: 1. The hearing shall be held, at which any party may appear in person or by agent or attorney. The Mayor and Board of Aldermen must make their decision within a reasonable time thereafter, not to exceed 30 days. 2. After receiving recommendations from the Planning Commission and the Zoning Board and before granting any special permit, the Mayor and Board of Aldermen must make written findings that it is empowered under specified sections of this Ordinance to grant the conditional use and that the granting of the conditional use will not adversely affect the public interest.

SECTION 600.09 J. Issuance of Conditional Use Approval: Conditional use approval must be issued upon certain conditions, such that if an applicant meets the requisite standards specified in the Ordinance, the permit must be allowed. Conditions other than those delineated in the Ordinance must not be arbitrarily imposed but must be related to the purposes of zoning. Applications may be denied only on proof that the use is detrimental to the public health, safety, and welfare. Reasons for denial must be specific. The permit will be signed and issued by the Building Official, with the Mayor's signature of approval. The Mayor and Board of Aldermen is empowered to hear and decide whether or not proposed conditional uses authorized under this Ordinance should be granted.

SECTION 600.09 K Requirements for Granting a Conditional Use Permit: Any person desiring a conditional use shall submit a written application (on a form furnished by the Director of Community Development or his designee) indicating the Section in the Ordinance under which the conditional use is sought and stating the grounds on which it is requested. The Mayor and Board shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning the following where applicable:

SECTION 600.09 L. Site Plan Required: Every applicant for a conditional use (conditional use permit) shall submit a site plan in accordance with Section 600.12 of this Ordinance.

SECTION 600.09 M. Public Hearing Required: A public hearing shall be held in accordance with Section 600.15 of this Ordinance for all proposed conditional use.

SECTION 600.17 A. Appeals from Administrative Interpretation of the Director of Community Development or his designee: In accordance with Section 600.04-B of this Ordinance, any party aggrieved with the administrative interpretation of the Director of Community Development or his designee shall have the right to appeal such interpretation. Such appeals may be made directly to the Mayor and Board of Aldermen, or the appeal may be made to the Zoning Board. If the appeal is made to the Mayor and Board of Aldermen, the party aggrieved shall submit a written request to the City Clerk by 12:00 Noon on Wednesdays preceding any regularly-scheduled meeting of the Mayor and Board of Aldermen at which the aggrieved party desires to be heard. Appeals to the Zoning Board shall be also be made by 12:00 Noon on Wednesdays preceding any regularly-scheduled meeting of the Zoning Board. All appeals shall be in writing and shall include a copy of the original application for a building permit, change of use permit, dimensional variance, conditional use or re-zoning, together with a statement of the reason for the appeal.

**SECTION 5
DELETION OF REPEATED LANGUAGE**

Section 250.11 of the Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to delete the following duplicated language:

250.11 MAXIMUM LOT COVERAGE FOR TOWNHOUSES AND ZERO LOT LINE DWELLINGS: Seventy-five percent (75 %) of the lot area.

250.12 MAXIMUM NUMBER OF TOWNHOUSES IN A ROW: Eight (8).

250.13 MINIMUM COURTYARD WIDTH FOR TOWNHOUSES FACING A COURTYARD: Where townhouses units are designed to face upon a common open courtyard rather than upon a dedicated street, this open courtyard shall be a minimum of 40 feet in width and said courtyard shall not include vehicular drives or parking areas. If a proposed townhouse subdivision is to contain such a common access courtyard, the developer of the subdivision (i.e., not the individual townhouse builders) shall submit with his application for final subdivision plat approval a legal instrument or instruments that state that the responsibility of liability insurance, taxes, and maintenance of such courtyards shall rest with the owners of the several lots or parcels of land located in the subdivision and not the City of Ridgeland. Approval of a final subdivision plat and issuance of a building permit for construction of townhouses that will face a common courtyard shall not be construed as nor constitute an obligation of the part of the City of Ridgeland to maintain such courtyards or to be liable with regard to the use of such courtyards.

250.14 OPENINGS PROHIBITED FOR ZERO LOT LINE DWELLINGS ON ZERO LOT LINE SIDE: Where a zero lot line dwelling is constructed directly on one side lot line or less than ten feet from one side lot line, no windows, doors or other openings shall be permitted in that side of such zero lot line dwelling.

250.15 WALL MAINTENANCE EASEMENT REQUIRED FOR ADJACENT LOTS ABUTTING ZERO LOT LINE DWELLINGS: Where any zero lot line dwelling is constructed directly on one side lot line, a perpetual wall maintenance easement of at least five feet in width along the adjacent lot and parallel with such wall resting directly on the lot line shall be provided. This wall maintenance easement shall be reflected on final plat for townhouse subdivisions.

**SECTION 6
MAXIMUM LOT COVERAGE**

SECTION 150 - AGRICULTURAL DISTRICT (A-1) 150.04 DIMENSIONAL REQUIREMENTS is amended to delete the following language:

E. Maximum Buildable Area: No limitation on buildable area. and to replace the same with the following:

Said section is amended to read as follows:

E. Lot Coverage, Maximum: Except for required minimum yards, off-street parking and loading requirements, and required distances between buildings, permitted uses may occupy as much of the site in an "A-1" district as is necessary to conduct the permitted activity.

SECTION 330 - SPECIAL USE DISTRICT (S-1) 330.03 DIMENSIONAL REQUIREMENTS is amended to delete the following language:

D. Maximum Buildable Area: Except for required minimum yards, off-street parking and loading requirements, and required distances between buildings, permitted uses may occupy as much of the site in an "S-1" district as is necessary to conduct the permitted activity. and to replace the same with the following:

D. Lot Coverage, Maximum: Except for required minimum yards, off-street parking and loading requirements, and required distances between buildings, permitted uses may occupy as much of the site in an "S-1" district as is necessary to conduct the permitted activity.

SECTION 400 - RESTRICTED COMMERCIAL DISTRICT (C-1) 400.04 DIMENSIONAL REQUIREMENTS is amended to delete the following language:

D. Maximum Buildable Area: The aggregate square footage (ground floor) of all buildings shall not exceed fifty (50 percent) of the gross lot area. and to replace the same with the following:

D. Lot Coverage, Maximum: 50%

SECTION 410 - GENERAL COMMERCIAL DISTRICT (C-2) 410.04 DIMENSIONAL REQUIREMENTS: is amended to delete the following language

D. Maximum Buildable Area: The aggregate square footage of all buildings shall not exceed fifty percent (50%) of the gross lot area. and to replace the same with the following:

D. Lot Coverage, Maximum: 50%

SECTION 430 - CONVENIENCE COMMERCIAL DISTRICT (C-3)
430.04 DIMENSIONAL REQUIREMENTS is amended to delete the following language:

D. Maximum Buildable Area: The aggregate square footage of all buildings shall not exceed twenty-five (25%) of the gross lot area. and to replace the same with the following:

D. Lot Coverage, Maximum: 25%

SECTION 440 - HIGHWAY COMMERCIAL DISTRICT (C-4) 440.04
DIMENSIONAL REQUIREMENTS is amended to delete the following language:

D. Maximum Buildable Area: The aggregate square footage of all buildings shall not exceed twenty-five percent (25%) of the gross lot area. and to replace the same with the following:

D. Lot Coverage, Maximum: 50%

SECTION 450 - HIGH INTENSITY COMMERCIAL (C-5) 450.04
DIMENSIONAL REQUIREMENTS is amended to delete the following language:

D. Maximum Buildable Area: The aggregate square footage of all buildings shall not exceed twenty-five percent (25%) of the gross lot area and to replace the same with the following:

D. Lot Coverage, Maximum: 25%

460.03 DIMENSIONAL REQUIREMENTS: is amended to read as follows:

Dimensional requirements, including building height, lot area, maximum lot coverage yard size, landscaping, off-street parking, loading and access control shall be considered upon the submission of a site plan in accordance with Section 600.11 of this Ordinance.

SECTION 500 - LIMITED INDUSTRIAL DISTRICT (I-1) 500.04
DIMENSIONAL REQUIREMENTS is amended to delete the following language:

D. Maximum Buildable Area: The aggregate square footage of all buildings shall not exceed sixty percent (60%) of the gross lot area. and to replace the same with the following:

D. Lot Coverage, Maximum: 60%

SECTION 510 - HEAVY INDUSTRIAL DISTRICT (I-2) 510.04 DIMENSIONAL REQUIREMENTS is amended to delete the following language:

D. Maximum Buildable Area: The aggregate square footage of all buildings shall not exceed sixty percent (60%) of the gross lot area. and to replace the same with the following:

D. Lot Coverage, Maximum: 60%

SECTION 7

The Zoning Ordinance of the City of Ridgeland, Mississippi is amended to remove all Floor Area Ratio provisions therefrom specifically including but not limited to the following sections of said ordinance being hereby repealed:

400.04 DIMENSIONAL REQUIREMENTS:

E. Maximum Floor Area Ratio (FAR): 0.5. (Example: 20,000 square foot lot---100 feet x 200 feet---with a building, 5,000 square feet on the first floor and 5,000 square feet on the second floor: total square footage = 10,000 square feet divided by 20,000 square feet = .5 FAR).

410.04 DIMENSIONAL REQUIREMENTS:

E. Maximum Floor Area Ratio (FAR): 1.0. (Example: 20,000 square foot lot---100 feet x 200 feet---with a building, 5,000 square feet on each of four floors: total square footage = 20,000 square feet divided by 20,000 square feet = 1.0 FAR).

430.04 DIMENSIONAL REQUIREMENTS:

E. Maximum Floor Area Ratio (FAR): .25 (Example: 20,000 square foot lot---100 feet x 200 feet---with a building, 5,000 square feet on one floor: 5,000 square feet divided by 20,000 square feet = .25 FAR).

440.04 DIMENSIONAL REQUIREMENTS:

E. Maximum Floor Area Ratio (FAR): 0.5. (Example: 20,000 square foot lot — 100 feet x 200 feet — with a building, 5,000 square feet on each of four floors: total square footage = 20,000 square feet divided by 20,000 square feet = 1.0 FAR).

450.04 DIMENSIONAL REQUIREMENTS:

E. Maximum Floor Area Ratio (FAR): 0.5.

The Section 600.12 A (15) Official Zoning Ordinance of the City of Ridgeland is amended to read as follows:

Proposed gross lot coverage by buildings and structures.

**SECTION 8
GENERAL STANDARDS TO GRANT CONDITIONAL USE**

Section 600.09D of The Zoning Ordinance of the City of Ridgeland, Mississippi is hereby amended to read as follows:

1. The conditional use is in conformity with the city's Master Plan and Comprehensive Plan generally or the Land Use Plan specifically and other plans as officially adopted by the city; and with the purpose, intent and applicable standards of this Ordinance
2. The proposed conditional use is designated by this Ordinance as a conditional use in the zoning district in which the property in question is located.
3. The proposed conditional use will comply with all applicable regulations in the zoning district in which the property in question is located, as may be modified by the approved site plan as set forth in Section 600.11.C.
4. The proposed use will comply with all special regulations established by this Ordinance for such conditional use.
5. The establishment or maintenance of the conditional use shall not be detrimental to the public health, safety, or general welfare.
6. The conditional use shall be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district.
7. The conditional use must not depreciate property values.
8. The conditional use must not be hazardous, detrimental, or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes, water pollution, erosion, vibration, general unsightliness, electrical interference, or other nuisance.
9. The conditional use must generate only minimal vehicular traffic on local streets as defined by the Adopted Thoroughfares Plan and must not create traffic congestions, unsafe access, or parking needs that will cause inconvenience to the adjoining properties.
10. The conditional use must be served adequately by essential public services such as streets, police, fire protection, utilities, schools, and parks.
11. The conditional use must not create excessive additional requirements at public cost for public facilities and services and shall not be detrimental to the economic welfare of the city.
12. A goal of the City of Ridgeland is to preserve and incorporate the site's important natural and scenic features into the development design

subject to the provisions of this ordinance. At a minimum that Mayor and Board of Aldermen shall require that the proposed project comply with all provisions of the Landscape Ordinance and Tree Ordinance and any adopted Design Guidelines.

13. The conditional use shall not cause significant adverse environmental effects.

14. No conditions imposed on a special use as a result of these standards will be so unreasonably difficult as to preclude development of the use.

15. Other information as required by the City of Ridgeland or any official thereof.

SECTION 9 REPLACEMENT OF TERM "ZONING ADMINISTRATOR"

The following sections of the Zoning Ordinance of the City of Ridgeland are amended to replace the term "Zoning Administrator" with the term "Director of Community Development or his designee". To the extent that the term Zoning Administrator appears in any other section of the Zoning Ordinance, the same shall mean "Director of Community Development or his designee."

SECTION 21

SECTION 35.03

SECTION 36.02

SECTION 36.06

SECTION 40.02

SECTION 40.03

SECTION 40.04

SECTION 600.02

SECTION 600.03

SECTION 600.04

SECTION 600.07

SECTION 600.08

SECTION 600.09

SECTION 600.10

SECTION 600.11

SECTION 600.13

SECTION 600.17

SECTION 700.02

The following sections shall be amended to read as follows:

600.03 ALL BUILDING AND ZONING-RELATED ACTIONS TO BE INITIATED THROUGH THE OFFICE OF THE DIRECTOR OF COMMUNITY DEVELOPMENT: All actions with regard to the currently adopted Building Code collection, this Ordinance, the *Sign Ordinance*, the *Development Review Ordinance*, the *Subdivision Regulations*, *Landscape Ordinance*, and the *Tree Ordinance* shall be initiated through the office of the Director of Community Development of the City of Ridgeland. The Director of Community Development, or his duly authorized representative, shall be responsible for coordinating all building and zoning-related activities with other City of Ridgeland officials, including (as appropriate) the Building Official, the City Engineer, the Zoning Administrator, the City Attorney, the Fire Chief, Police Chief, Director of Public Works, Mayor and Board of Aldermen, chairmen of the Zoning Board, and other City boards having responsibility with regard to building or development matters.

600.04 DUTIES, POWERS, AND LIMITATION OF POWERS OF THE BUILDING OFFICIAL AND ZONING ADMINISTRATOR IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE: The Building Official (if a different person from the Zoning Administrator) referred to under Section 600.02 of this Ordinance shall be responsible for providing copies of all applications for building permits, plot diagrams, detailed drawings and specifications, and site plans to the Director of Community Development or his designee as soon as possible after his receipt of such applications, etc. The Director of Community Development or his designee designated by the Mayor and Board of Aldermen shall administer and enforce this Zoning Ordinance in accordance with the provisions herein.

A. Duties of the Community Development Department :

1. The Director of Community Development shall either personally or by designee(s):
 - a. Coordinate all matters relating to this Ordinance with, as appropriate, other City officials.
 - b. Provide information to the public on matters relating to zoning.

- c. Provide application forms to the public on matters relating to zoning.
- d. Maintain, or be responsible for, the maintenance of the *Official Zoning Map* in good and useful condition and properly recording on that map all zoning amendments (re-zonings).
- e. Review all building permit applications and plot diagrams as they relate to this Ordinance.
- f. Receive and take appropriate action on all applications for dimensional variances, conditional use permits (special exceptions), and zoning amendments (re-zonings).
- g. Receive and take appropriate action on all site plans submitted in accordance with Section 600.12 of this Ordinance and the forwarding copies of site plans and associated materials to the proper individuals or bodies.
- h. Check construction (or use conversion) performed under zoning-related permits to determine if the work (or use conversion) meets the requirements before issuing a certificate of occupancy.
- i. Oversee the preparation and maintenance of a map or other recording process indicating nonconforming uses, structures and undeveloped (or vacant) lots.
- j. Clear with other local, county, state, or Federal agencies where such clearance is necessary in connection with zoning matters.
- k. Appear before the Zoning Board, Planning Commission and the Mayor and Board of Aldermen to furnish information helpful to those bodies in carrying out their assigned functions.
- l. Make periodic checks for violations of this Ordinance and notifying IN WRITING the person(s) responsible for violations of the Ordinance, indicating the nature of the violation and ordering the action necessary to correct it. Such notification shall be by registered or certified mail or shall be delivered personally by the Director of Community Development or his designee.
- m. Report uncorrected violations to the Mayor and Board of Aldermen and recommend action to prevent or halt violations of this Ordinance.
- n. Advertise public hearings as required by this Ordinance. (Note: The Director of Community Development or his designee may simply notify the City Clerk that advertisement of a public hearing is needed, and the City Clerk may actually transmit the required notice to the appropriate newspaper or newspapers).
- o. Keep records pertaining to zoning matters.

- p. Attend Zoning Board meetings as needed.
- q. Provide administrative interpretation as provided in Subsection 600.04-B.

**SECTION 10
DELETION OF REFERENCES TO PLANNING COMMISSION**

The following sections of the Zoning Ordinance of the City of Ridgeland are amended to delete the term "Planning Commission" To the extent that the term Planning Commission appears in any other section of the Zoning Ordinance, the same shall mean "Zoning Board"

SECTION 21

SECTION 31.03

SECTION 300.05

SECTION 300.06

SECTION 340.07

SECTION 340.07

SECTION 600.03

SECTION 600.04

SECTION 600.06

SECTION 600.07

SECTION 600.09

SECTION 600.10

**SECTION 11
REPLACEMENT OF TERM STANDARD BUILDING CODE**

The following sections of the Zoning Ordinance of the City of Ridgeland are amended to delete the term Standard Building Code and replace the same with the term "currently adopted building code" To the extent that the term Standard Building Code appears in any other section of the Zoning Ordinance, the same shall mean the currently adopted building code.

SECTION 21

SECTION 40.08

SECTION 200.04

SECTION 250.18

SECTION 265.04 E

SECTION 520.03

SECTION 600.02

SECTION 600.03

**SECTION 12
EFFECTIVE DATE**

This Ordinance shall be effective 30 days from and after adoption.

SO ORDAINED, THIS THE 1st DAY OF DECEMBER, 2009.

The ordinance, having been first reduced, to writing, was offered for adoption by Alderman Steen and seconded by Alderman Gautier and submitted to the Board of Aldermen for passing or rejection on roll call vote with the following results.


Alderman Ken Heard (Ward 1) voted:	Absent
Alderman Chuck Gautier (Ward 2) voted:	Aye
Alderman Kevin Holder (Ward 3) voted:	Aye
Alderman Brian Ramsey (Ward 4) voted:	Aye
Alderman Scott Jones (Ward 5) voted:	Aye
Alderman Wesley Hamlin (Ward 6) voted:	Aye
Alderman Gerald Steen (At large) voted:	Aye

WHEREUPON, the Mayor declared the Motion had carried and the ordinance adopted
this the 1st day of December 2009.



Gene F. McGee, Mayor of the
City of Ridgeland, Mississippi

ATTEST:



David Overby, City Clerk

[SEAL]

