

**SECTION 320 - OLD AGENCY ROAD CORRIDOR PRESERVATION DISTRICT  
(OARC)**

**320.01 PURPOSE OF THIS DISTRICT:**

- A. The Old Agency Road Corridor (OARC) Preservation District is hereby created to preserve the tree-lined serene character of Old Agency Road and other historic resources adjacent to it, including the site of the Choctaw Indian Agency and Greenwood Plantation home. The OARC district shall be a superimposed district, overlying one or more residential districts.
  
- A. Old Agency Road is considered a "canopy road" because of its unique natural beauty created by trees that line both side of the road. Furthermore, the road itself is a historic resource, since it was part of the original Natchez Trace; it has been designated as a "Mississippi Landmark" under the *Mississippi Antiquities Act* and has been nominated for listing in the National Register of Historic Places. The Choctaw Indian Agency site, from which Old Agency Road takes its name, was the second site of that agency, having been located there in 1807 by agent Silas Dinsmoor.
  
- B. It is the intent of this Ordinance that the scenic, historic and low density residential character of this district be preserved by preventing the location of incompatible activities, such as commercial and industrial land uses, within the borders of this zone.
  
- C. It is also the purpose of this district to alleviate vehicular traffic volumes occurring as the result of the development of new residential subdivisions adjacent to Old Agency Road by prohibiting access to that facility when other access (except for deed-reserved access) is available to such proposed subdivisions.
  
- D. Finally, it is the intent of this Ordinance to preserve the trees bordering Old Agency Road and to require the planting of trees where gaps exist

along the road.

**320.02 LAND USES PERMITTED:**

- A. Single-family detached dwellings with only one principal dwelling per lot. Because much of the land within the OARC district is traversed by White Oak Creek and tributaries of Hanging Moss Creek, the construction of Planned Unit Residential Developments (PURDs) is encouraged.
- B. Accessory uses and structures associated with the use of land for residential purposes.
- C. Home occupations, subject to the limitations specified in Section 34.
- D. Public or private recreational or open space facilities, excluding country clubs which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 32 of this Ordinance.
- E. Public streets and highways.

**320.03 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. Child care facilities.

**320.04 DIMENSIONAL REQUIREMENTS:**

- A. **Maximum Building Height:** No structure shall exceed thirty-five feet (35) or two and one-half (2-1/2) stories in height.
- B. **Required Lot Area, Lot Width, Yards, and Dimensional Requirements for Accessory Buildings:** Same as the underlying residential district.

**320.05 ACCESS TO OLD AGENCY ROAD FOR NEW RESIDENTIAL SUBDIVISIONS PROHIBITED WHEN OTHER PUBLIC ACCESS IS AVAILABLE:** When access to other public roads (i.e., dedicated to the City of Ridgeland) is available in the OARC district, access to Old Agency Road shall be prohibited for residential subdivisions proposed for development after enactment of this *Zoning Ordinance*. The provisions of this section shall not apply to access

reserved by deed. Furthermore, the provisions of this Section shall not apply to private driveways providing direct access to Old Agency Road from individual lots bordering Old Agency Road. This provision is intended to preserve the low density residential integrity of this district and to reduce traffic volumes on Old Agency Road.

**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 used permitted outright or as a special exception 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.

**320.07 OFF-STREET PARKING REQUIREMENTS:** See Section 37 for off-street parking and loading requirements for residential uses allowed in this district.

**320.08 SIGNS:** See *Sign Ordinance of the City of Ridgeland, Mississippi*.