

# CITY OF RIDGELAND MISSISSIPPI



## **WEST JACKSON STREET OVERLAY DISTRICT ORDINANCE**

Adopted: December 19, 1995

## ***WEST JACKSON STREET OVERLAY DISTRICT RIDGELAND, MISSISSIPPI***

**AN ORDINANCE PROVIDING THAT THE ARCHITECTURAL REVIEW BOARD SHALL REVIEW PROPOSED ALTERATION, CONSTRUCTION, DEMOLITION, DEMOLITION BY NEGLECT, AND RELOCATION IN THE WEST JACKSON STREET OVERLAY DISTRICT; PROVIDING THE CRITERIA FOR EVALUATING SUCH PROPOSED ACTIVITIES; PROVIDING A PROCEDURE FOR THE SUITABILITY CERTIFICATION; AND ACCOMPLISHING RELATED PURPOSES.**

### **SECTION I - PURPOSE**

The City hereby recognizes that the City of Ridgeland is known for its dynamic and exciting growth. The dramatic increase in residential newcomers to the City is unsurpassed in the State of Mississippi only to be equaled by the quantity and quality of commercial development.

As a matter of public policy the City aims to redevelop, enhance, and perpetuate those aspects of the City that have architectural, cultural, historical, and/or archaeological significance. Such development activities will promote and protect the health, safety, prosperity, and general welfare of persons living in Ridgeland.

Specifically, the West Jackson Street Overlay District Design Guidelines are designed to achieve the following:

- A. Promote a historically relevant commercial district;
- B. Establish the "turn of the century" character of the district. Thereby increasing aesthetic and visual qualities, as well as, property values of the city;
- C. Promote highway traffic safety and protect the ability of state and local roads to conduct traffic smoothly and efficiently;
- D. Protect, enhance and perpetuate resources which represent distinctive and significant elements of the city's historical, cultural, social, economic, political, archaeological, and architectural identity;
- E. Insure the harmonious, orderly, and efficient growth and development of the city;
- F. Strengthen civic pride and cultural stability;
- G. Stabilize the economy of the city through the continued use, and revitalization of its resources;
- H. Provide a review process for the appropriate development of the city's resources; and
- I. Provide a district in which the zoning laws permit the development of a turn of the century commercial district by allowing for setbacks and other land use regulations which are consistent with such development.

## SECTION II - CERTAIN USES NOT COVERED BY THIS ORDINANCE

*Nothing in this ordinance shall affect any of the following:*

1. *Any property zoned for residential usage.*
2. *Any property being used for residential purposes.*
3. *Any property used by a church or other institution.*
4. *Any current commercial structure or additions or repairs thereto or maintenance thereof.*
5. *Any property zoned commercial presently used as residential for as long as the residential use continues.*
6. *Maintenance, improvement, alteration or changes of any property used as residential, for church use, or other property not covered by this ordinance.*
7. *Landscaping of any property used as residential, for church use, or other property not covered by this ordinance. (i.e. existing developed properties)*
8. *The right to continue any legal non-conforming use.*

## SECTION III - INTERPRETATION AND DEFINITIONS

### A. CONSTRUCTION OF OTHER ORDINANCES

To the extent this ordinance conflicts with the Zoning Ordinance, Sign Ordinance or any other ordinance of the City of Ridgeland, this ordinance shall control.

### B. RULES FOR WORDS AND PHRASES

For the purpose of this Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory; the word "may" is permissive; the word "used" includes "designed" and "intended" or arranged to be used or occupied; and the word "person" includes a firm, association, organization, partnership, trust, foundation, company or corporation as well as an individual.

### C. DEFINITIONS

For the purpose of this Ordinance certain words, phrases and terms used herein shall be interpreted as stated in this Section III. Any word, phrase or term not defined herein shall be defined by the Zoning Administrator, the interpretation based on its common and ordinary usage.

For the purpose of this Ordinance, all definitions defined herein are in addition to all definitions in the City of Ridgeland Zoning Ordinance.

Alteration Any change to a resource because of construction, repair, maintenance, or other means.

Applicant The owner of record of a resource; the lessee thereof with the approval of the owner of record in notarized form; or a person holding a bona fide contract to purchase a resource.

Appurtenance A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, buildings, structures, objects, sites, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panes, satellite dishes, and signs.

Construction The addition or placement of any improvement onto a resource.

Demolition The complete or partial removal of buildings, structures, objects, or sites, including appurtenances.

Demolition by Neglect Improper maintenance or lack of maintenance of any resource which results in substantial deterioration of the resource and threatens its continued preservation.

District The section of the City of Ridgeland for which the regulations governing the use of buildings and premises are uniform.

Exterior Features Exterior features of resources shall include, but not be limited to, the color, kind, and texture of the building material and the type and style of all windows, doors, and appurtenances.

Improvement An appurtenance developed by human design, including, but not limited to, buildings, structures, objects, landscape features, and manufactured units, like mobile homes, boats, docks, carports, and storage buildings.

Landscape Feature Any improvement, natural formation, or vegetation including, but not limited to: shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including, but not limited to, subsurface alterations, fill depositing, and paving.

Owner of Record The owner of a parcel of land, improved or unimproved, reflected on the city tax roll and in county deed records.

West Jackson Street Overlay District. A district designated by the Board of Aldermen and approved by the city through an ordinance, which contains a geographically definable area, urban or rural, possessing significant concentration of sites, buildings, structures, or objects associated by past events or by plan or physical development.

Relocation Any changes in the location of a building, object, or structure in its present setting or to another setting.

Resource A landmark, landmark site, and all land or water within the West Jackson Street Overlay District, together with the appurtenances and improvements, if any. The term resource includes, but is not limited to, buildings, structures, sites, objects, landscape features, and related groups thereof.

Suitability Certificate A signed and dated document evidencing the approval of the Architectural Review Board for work proposed by an applicant. The Board may, in appropriate situations, limit the period for which a Suitability Certification is valid.

#### **SECTION IV - DESIGNATION**

The West Jackson Street Overlay District shall include all commercially zoned land being situated in an area described in Exhibit A attached hereto and shown on a map attached hereto as Exhibit B. The Overlay District shall consist of a Primary Zone and a Transition Zone. The Transition Zone shall consist of all the property in the Overlay District west of Sunnybrook Road and of an extension thereof to the Natchez Trace Parkway right of way. The balance of said territory shall be the primary zone. In the event it is unclear as to whether any section of this ordinance is referring to one zone or the other, said reference shall be construed to refer to the Primary Zone.

#### **SECTION V - ALLOWABLE USES**

As per underlying zoning district except following uses are prohibited: heavy industry, drive-thru eating establishments, liquor/package stores, arcades, bars not associated with restaurants, and pool halls and car washes. The Transition Zone with C-4 underlying zoning is intended to provide a transitional buffer into

and from the District and in said areas drive-thru eating establishments, convenience stores (including gas pumps and any accessory car washes) and video stores are permitted.

In the Transition Zone the property owner shall have the option of:

1. Complying with the requirements of the Primary Zone.
2. Complying with the requirements of the underlying zoning with the following additional requirements:
  - a) Complying with the landscaping requirements for the Primary Zone.
  - b) Designing, to the extent practical, improvements which are architecturally compatible with the goals of this ordinance. The Architectural Review Board shall review the site plan and make suggestions to achieve the goals of this ordinance. The design standards, herein shall be utilized as an aid to assuring architectural compatibility.
  - c) Underlying zoning requirements may be modified to permit utilization of site standards applicable to the Primary Zone or portions thereof, to achieve the goals of this ordinance.

## **SECTION VI - POWERS OF THE ARCHITECTURAL REVIEW BOARD**

In order to preserve, promote, and develop the distinctive appearance and to accomplish the purposes set forth in this ordinance:

- A. The Architectural Review Board shall review applications proposing construction, alteration, demolition, or relocation of any resource and recommend approval or denial of a Suitability Certificate to the Mayor and Board of Aldermen
- B. The Architectural Review Board shall recommend to the Mayor and Board of Aldermen Suitability Certifications, and may recommend Suitability Certifications contingent upon the acceptance by the applicant of specified conditions. After the adoption of the written guidelines approved by the City, the Architectural Review Board may condition its recommendation of a Suitability Certificate on the posting of a performance bond by an applicant in order to guarantee the applicant's financial ability to complete the project as proposed.
- C. The Architectural Review Board shall not consider interior arrangements of buildings and structures except as otherwise provided herein.
- D. The Architectural Review Board is authorized, solely in the performance of its official duties and only at reasonable times, to enter upon private land for the examination or survey thereof. No member, employee, or agent of the Architectural Review Board shall enter any structure without the express consent of the owner of record or occupant thereof.

## **SECTION VII - PROCEDURAL RULES**

The Architectural Review Board may adopt written rules of procedure in addition to those already adopted which shall not be inconsistent with any of the provisions hereof.

## **SECTION VIII - CRITERIA FOR ISSUANCE OF SUITABILITY CERTIFICATES**

The Architectural Review Board and the City shall use the following criteria in granting or denying Suitability Certificates.

- A. Architectural design of building, structure, or appurtenance and proposed alteration.

B. The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the facade, the materials, the textures, the colors, the patterns, the trims, and the design of the roof.

C. Rhythm created by existing building masses and spaces between them shall be preserved.

D. The landscape plan shall be visually compatible with the environment with which it is visually related. Landscaping shall also not prove detrimental to the fabric of a resource.

E. Architectural style shall be typical of Central Mississippi at the turn of the century (1900).

F. All exterior alterations to a building, structure, site or landscape feature shall be compatible with the Design Guidelines.

## **SECTION IX - SUITABILITY CERTIFICATION**

No exterior feature of any resource shall be, altered, relocated, constructed, or demolished until after a Suitability Certificate shall be issued by the Mayor and Board of Aldermen. Provided, however, that Suitability Certificates shall not be required for routine maintenance. A Suitability Certificate shall expire twenty four months after its issuance, except that a certificate shall expire after six months if work has not commenced.

## **SECTION X - PROCEDURES FOR ISSUANCE OF SUITABILITY CERTIFICATES**

A. Whenever an application for Suitability Certification is filed with the City of Ridgeland Zoning Administrator, the Zoning Administrator shall immediately notify the Chairman of the Architectural Review Board that an application has been filed.

B. The Zoning Administrator shall have the authority to determine when a filed application is complete and contains all required information. An application deemed incomplete by the Architectural Review Board shall not be considered to have been filed for the purposes of this ordinance. The Architectural Review Board shall develop standard application forms and establish a regular schedule for hearings. One hearing shall be scheduled for each month unless no application for Suitability Certificates has been submitted. However, the Architectural Review Board has to meet at least once every three months even if no applications for a certificate have been submitted.

C. Members of the Architectural Review Board shall meet as established by the Architectural Review Ordinance and shall consider applications for Suitability Certificates as a normal agenda matter.

D. Upon request, the applicant shall have the right to a preliminary conference with the Architectural Review Board Chairman or Vice-Chairman for the purpose of learning whether changes or adjustments to the application could make it more consistent with these standards.

E. Not later than six (6) days before the date set for the hearing, the Zoning Administrator shall mail notice thereof to the applicant and to all members of the Architectural Review Board.

F. The Architectural Review Board, at either a preliminary conference or at a regularly scheduled meeting, shall have the right to recommend changes and modifications to enable the applicant to meet the requirements of these guidelines. If the applicant chooses to do this at a preliminary conference after an application for a certificate has been filed, then the time during which the Architectural Review Board must render its decision to recommend or deny Suitability Certificates shall be extended by thirty days in order to permit the applicant to prepare any new drawings or other submissions which prove necessary.

G.. Within not more than forty-five (45) days after the filing of the application, the Architectural Review Board shall act upon it, either recommending denial or approval or deferring action until the next meeting of the

board, giving consideration to the factors set forth in Section XVI hereof. Whatever its decision, notice in writing shall be given to the applicant, the Zoning Administrator, and forwarded for action to the Mayor and Board of Aldermen at its next regularly scheduled meeting.

H. Failure by the Architectural Review Board to reach and render a decision within sixty (60) days of the date of filing of the application with the Architectural Review Board shall be taken to constitute a recommendation of approval of the application by the Architectural Review Board, unless an applicant has requested that the board delay its decision beyond the sixty (60) day period otherwise required.

I. The issuance of a Suitability Certificate shall not relieve an applicant for a companion building permit, special use permit, or from compliance with any other requirement or provision of the laws of the city concerning zoning, construction, repair, or demolition. In all such cases, applicants are encouraged to apply first for a Suitability Certificate as other city agencies will advise the Architectural Review Board in making its subsequent decisions.

J. No building permit which affects a resource shall be issued by the City Official prior to the issuance of a Suitability Certificate by the Architectural Review Board.

## **SECTION XI - APPEALS**

Any party aggrieved with the administrative interpretation of the Architectural Review Board or other city official shall have the right to appeal such interpretation. Such appeals may be made directly to the Mayor and Board of Alderman. 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 Ridgeland Architectural Review Board shall be made by 12:00 Noon ten working days prior to the next regularly scheduled meeting of the Architectural Review Board. All appeals shall be in writing and shall include a copy of the original application for Suitability Certification, together with a statement of the reason for the appeal. Appeals of the actions of the Mayor and Board of Aldermen shall be pursuant to the Mississippi Code of 1972, as amended.

## **SECTION XI - APPEALS**

Any party aggrieved with the administrative interpretation of the Architectural Review Board or other city official shall have the right to appeal such interpretation. Such appeals may be made directly to the Mayor and Board of Alderman. 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 Ridgeland Architectural Review Board shall be made by 12:00 Noon ten working days prior to the next regularly scheduled meeting of the Architectural Review Board. All appeals shall be in writing and shall include a copy of the original application for Suitability Certification, together with a statement of the reason for the appeal.

## **SECTION XII - DAMAGES AND FINES**

Prior to the issuance of a Certificate of Occupancy, the Zoning Administrator shall verify that construction complies with all stipulations of the Suitability Certificate. If compliance has not been met, the Certificate of Occupancy shall be withheld until compliance has been made.

### **SECTION XIII - MAINTENANCE REQUIREMENTS**

To insure the protective maintenance of resources, the exterior features of such properties shall be maintained to meet the requirements of the city's minimum housing code and the City of Ridgeland Building Code.

### **SECTION XIV - DESIGN GUIDELINES**

Design guidelines may from time to time be adopted by the Mayor and Board of Aldermen for guidance in the administration of this ordinance. The initial design guidelines are attached hereto as Section XVI.

### **SECTION XV - REPEALER**

The ordinance shall stand repealed five (5) years from an after passage. It is the intent of the Mayor and Board of Aldermen to periodically evaluate the effectiveness of this ordinance in accomplishing the purposes thereof. Should it appear that the ordinance is not effective in accomplishing its goals and is having a detrimental effect on the development of property within the district, this ordinance shall be reviewed prior to its automatic repealer. The Mayor and Board of Aldermen may extend, modify or otherwise amend this repealer based upon their evaluation of the continued effectiveness of this ordinance. This ordinance will not be extended beyond five years without further public hearing with notice provided in the same manner required for a zoning change. If this ordinance is repealed only the underlying zoning shall apply. Provided however, that since certain portions of the area may have developed or been planned in accordance with the provisions of this ordinance, this ordinance shall remain effective and in force with regard to such areas which have been developed or which have been granted a certificate of suitability pursuant to the provisions of this ordinance. No property shall become a non-conforming use by virtue of the automatic repeal of this ordinance pursuant to this section.

### **SECTION XVI - AMENDMENTS**

This ordinance shall not be amended until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen (15) days notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Ridgeland

### **SECTION XVI —DESIGN GUIDELINES**

#### **A. PURPOSE**

The design guidelines for the West Jackson Street Overlay District are established to aid in the implementation of the ordinance which has as its' purpose to promote a relevant commercial district. Establishment of aesthetic, visual and architectural qualities dominant at the turn of the century in Central Mississippi as demonstrated in this document is the foremost intent of these guidelines.

It is also the intent of the ordinance and guidelines to promote highway traffic safety, as well as, the ability of local roads to conduct traffic smoothly and efficiently is premier to the health, safety, and welfare of the residents and visitors of Ridgeland.

Expansion of the commercial tax base of the city is also a purpose of the ordinance.

The Rules of Procedure and Design Guidelines are intended to serve as a guide for the Architectural Review Board in their role as review body and issuers of the Suitability Certificates required for all developments in the West Jackson Street Overlay District.

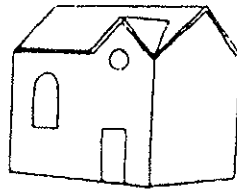


## B. ARCHITECTURAL GUIDELINES

Architectural design shall adhere to the functional and decorative elements evident in Central Mississippi as demonstrated in this document at the turn of the century (1900).

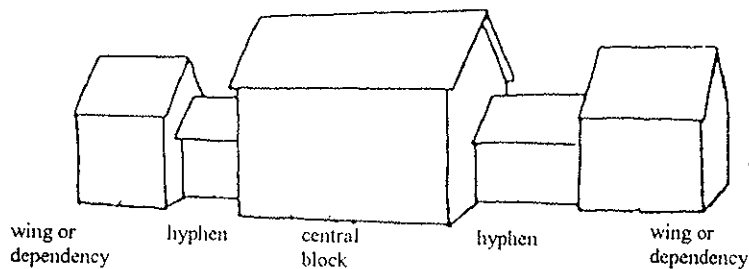
### A. Building Composition

1. Buildings shall have simple massing patterns to include simple, complete shapes typical of brick bearing wall construction.



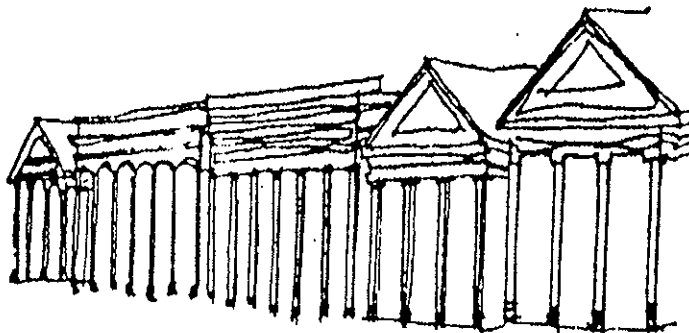
*Simple massing,  
Complete shapes.*

2. Irregular building cut-outs and cantilevers are not allowed.
3. Design of large buildings shall emulate the historic building type which began as a simple volume onto which smaller and buildings of lesser significance were added.



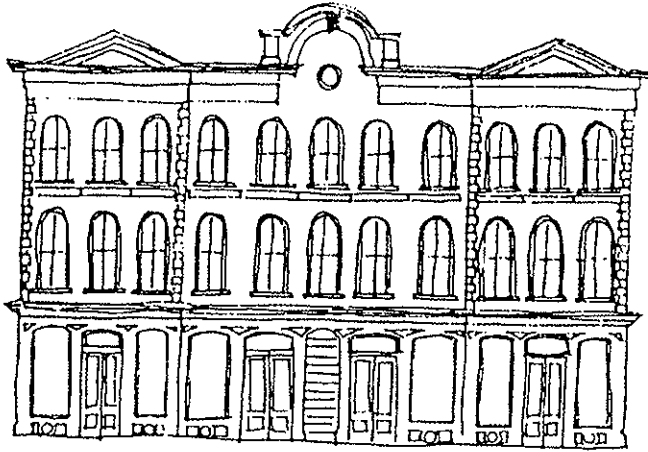
*Large, simple building  
with smaller volumes  
added.*

4. Corner sites are built out to the sidewalk with few gaps between them.
5. Facades along primary streets are individually interesting, yet harmonious with one another.
6. The main building entrance is oriented to the primary street.
7. Regular divisions of openings is required in all facades.
8. Balconies and awnings may extend over the sidewalk or a portion thereof.
9. If utilized, regularly divided arcades shall extend a minimum of 60 inches over sidewalks.



*Regularly divided arcades.*

10. Buildings align with the sidewalk with few gaps between them.



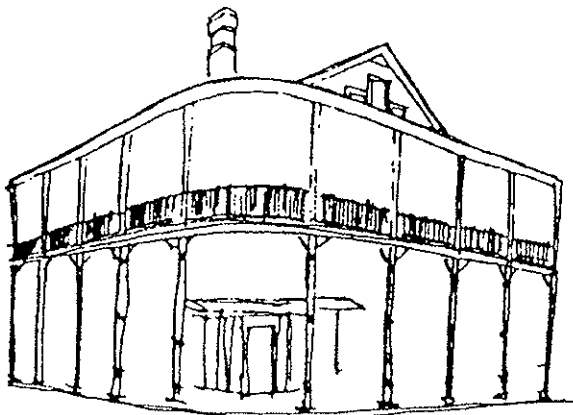
*Buildings with shared walls.*

11. Building height shall range between 1 to 3 stories. Minimum height of primary facade shall be 16 feet. The primary facade is that exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details. Corner lots may have one or more primary facades.
12. All buildings shall have a dominant vertical proportion of openings.



*Dominant vertical openings.*

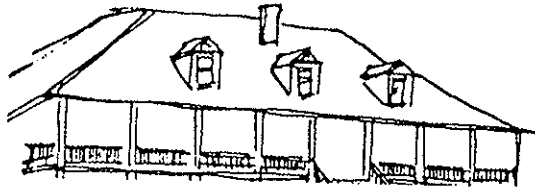
13. Corner sites are built out to the sidewalk with few gaps between them.



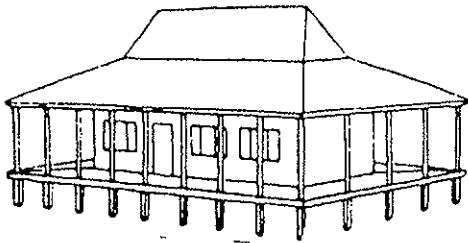
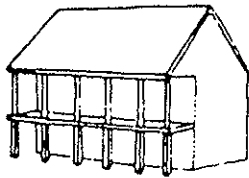
*Corner sites built out to sidewalk.*

B. Rooflines shall accommodate simplistic lines such as hip, flat or shed, gable to front, or gable to side. Mansard roofs are not allowed.

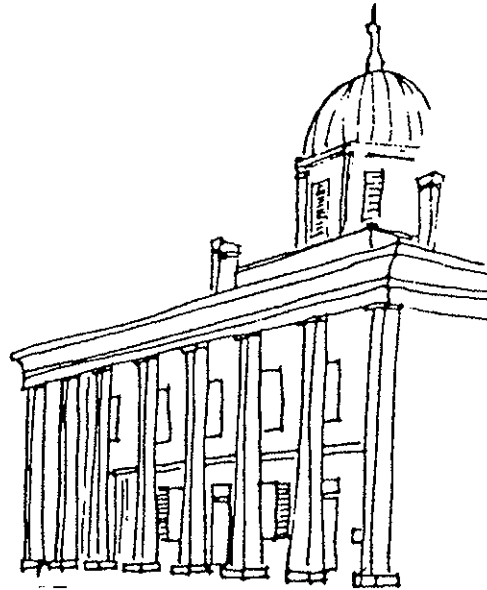
C. Balcony/Porch Types shall feature the following forms: cantilevered balcony, full facade under roof, one story arcade, or multi-story arcade.



*Full facade under roof.*



*Full facade under roof.*



*Multi-story arcade.*

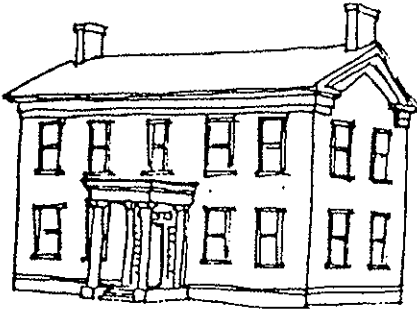
D. Building walls shall conform to the following:

1. Exterior or veneered walls shall be constructed of either brick, true stucco, wood, or wood clapboard, but no aluminum, vinyl or simulated wood siding products.
2. The predominate brick bond patterns shall be running bonds.
3. Chimneys shall be brick or brick covered with true stucco.
4. Clapboard shall not exceed 6 inches to the weather.
5. Lintels shall be made of stone, brick, wood or faced concrete.
6. Each facade shall be faced with one primary material.

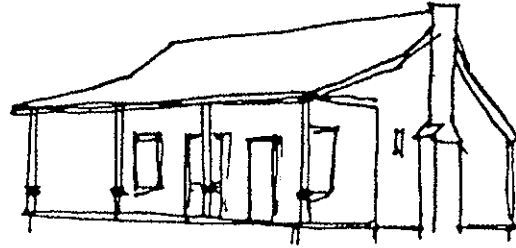
E. Building Elements shall conform to the following:

1. Porches shall be made of wood, ornamental metal, brick, or decorative concrete.
2. Balconies supported by posts shall be made of wood, brick, or ornamental metal.
3. Cantilevered balconies shall be a minimum of 36 inches in depth and shall be made of metal with wood, brick or decorative concrete flooring.
4. Posts and columns shall be made of wood, brick, or ornamental iron or aesthetic equivalent.
5. Balustrades shall have a maximum spacing of 5" on center.

6. Exposed foundation walls shall be constructed of brick or stucco.



*Exposed foundation walls - brick/stucco.*



*Porch made of wood, etc.*

**F. Roofing Materials** shall meet the following criteria:

1. Pitched roofs shall be covered with slate, architectural asphalt shingles, metal standing seam, "V crimp" metal roofing, clay tile, or wood shingles.
2. Roof pitch shall fall in a range of 4:12 to 12:12, but shed roofs shall have minimum pitch of 2:12.



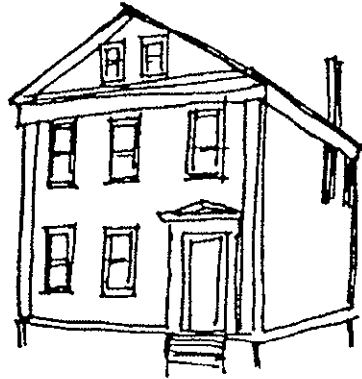
*Roof pitches - 4:12 to 12:12,  
Shed roof - 2:12.*

3. Flat roofs shall have a parapet with a minimum height of 42".
4. Gutters shall be made of galvanized steel or copper.

**G. Windows and Doors**

1. Windows shall be made of solid wood or exterior anodized aluminum clad surface with solid wood interior construction, and if divided lights are preferred then they shall be true divisions.
2. Windows shall be glazed with clear glass having a maximum light reduction of 10%. Reflective films and coatings are not permitted.
3. Windows shall be double hung with a minimum height to width ratio of 2:1, unless picture window is required.
4. Doors, with the exception of service entrances, shall be made of wood or exterior anodized aluminum clad surface with solid wood interior construction.

5. Openings shall align vertically with one another.

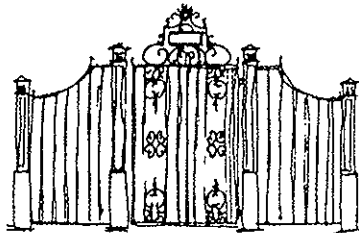


*Openings shall align vertically.*

7. All doors shall be hinged except for garage doors.
8. Sliding doors shall be in backyards only.
9. Primary Street Facades: Maximum 35% and minimum 10% glazed area above the lowest visible or distinctively treated part of a wall.
10. Secondary Street Facades: Maximum 35% glazed area above the lowest visible or distinctively treated part of a wall.

#### **H. Fences and Walls**

1. Fences shall be made of wood, brick, or iron.
2. Walls shall be made of brick according to the primary building material.
3. Wood pickets shall be a minimum of 5" on center.
4. Metal rails shall be a minimum of 3" on center.

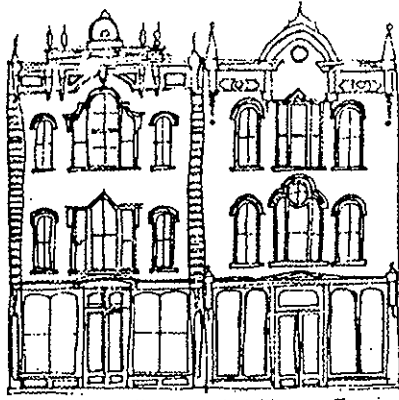


*Typical ornate fencing.*

#### **I. Storefronts**

1. Storefronts housing retail and commercial uses shall not have less than 55% glazing of the total facade area. Storefronts housing office or other non-retail uses shall have not less than 35% glazing of the total facade area.
2. Piers and columns should have sufficient width to visibly support upper floors.
3. Storefront doors should generally be centered in the width of the storefront and typically recessed from the front facade, allowing pedestrian space between the sidewalk and the front door.

4. Storefront doors should be glazed for a minimum of 25% of their surface area.

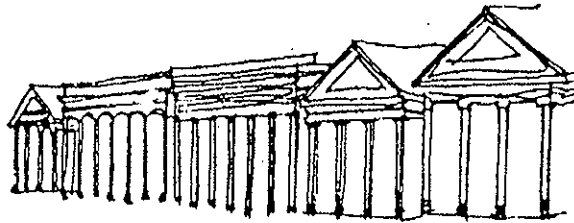


*Typical Storefront.*

#### **J. Large Scale Developments**

##### **1. Building Walls**

- a. The building facade shall create repetitive bays.
- b. The facade shall be divided into a balanced yet asymmetrical composition.
- c. The overall facade shall be subdivided into a collection of smaller, independently complete facades.



*Independently complete facades.*

##### **2. Building Composition**

- a. Buildings over 30 feet wide shall change the vertical plane no more than every 16 feet and no less than every 32 feet. This change in plane may be accomplished by:
  1. continuous bays
  2. division of bays into complete units
  3. treat facade as a balanced asymmetrical composition

#### **K. Mechanical Equipment**

1. All mechanical equipment shall be screened from view by elements derived from typical building or site detailing.

### **C. SITE STANDARDS**

#### **A. Dimensional Requirements**

##### **1. Building Setbacks**

- a. Front Building Setback: 10 feet from edge of street paving/back-of-curb. Buildings may be built to the edge of the right-of way provided a minimum of 10 feet from the curb is maintained for the required sidewalks. Easements behind the right-of-way shall be evaluated on an individual basis to determine the feasibility of building over the easement.
  - b. Side Building Setback: None, unless corner lot. At corner, same as front building setback.
  - c. Rear Building Setback: same as front building setback.
2. Lot Area and Width: Minimum lot size - 3,500 square feet for any commercial use.

3. Building Height - No building or structure shall exceed 45 feet or 3 stories. Minimum building height 16 feet.

#### B. Access and Driveways

Individual projects will minimize traffic and safety impacts on highways and local streets. However, it is the intent of these rules of procedure to maintain a continuous commercial frontage along Jackson Street to the greatest degree possible.

1. The number of curb cuts on state and local roads shall be minimized. To the extent feasible, access to business shall be provided via one of the following:
  - a. Access via a common driveway serving adjacent lots or premises.
  - b. Access via an existing side street.
  - c. Access via a cul-de-sac or loop road shared by adjacent lots or premises.
2. One driveway per business shall be permitted as a matter of right.
3. Curb cuts shall be limited to the minimum width for safe entering and exiting, and shall in no case exceed 30 feet in width.
4. All driveways shall be designed to afford motorists exiting to state and local roads with safe sight distance.
5. The proposed development shall assure safe interior circulation within its site by separating pedestrian and vehicular traffic.
6. Sidewalks and driveways shall be provide access to adjacent properties and between individual businesses within a development;
7. No lot having less than 200 feet of street frontage shall have more than two (2) driveway entrances and/or exits on each street abutting the lot. Lots with more than 200 feet of street frontages may have up to one driveway entrance and/or exit for each 200 feet of additional street frontage.

#### C. Parking and Loading

1. Minimum total parking space requirements shall meet The City of Ridgeland Official Zoning Ordinances (Article XXIII) with the following modifications.
  - a. Minimum parking stall requirements are 9' by 18'.
  - b. Overall minimum parking lot sizes shall be based upon the parking dimensions for various applications found in Appendix A:
  - c. When computing parking space requirements for office and retail developments on the basis of the number of persons expected to be on the premises of a particular development of mixed compatible subcategories of land use, the parking space required shall equal seventy five percent (75%) of the sum of the requirements for each of the various uses computed separately. Restaurants shall be computed at 100% of their normal requirements.
  - d. Parking space requirements for office and retail developments shall be computed on the basis of the NET LEASEABLE floor space. Restaurants shall be computed on the basis of their NET CUSTOMER SERVICE floor space.
2. All parking shall be located off-street, behind primary building, or off-site.
3. No parking shall be allowed in front of retail and commercial uses.
4. Designated loading spaces shall be located in the rear of buildings.
5. Sight Triangle - 30' x 30' at rights-of-way are to remain unobstructed.
6. Dumpsters - 6' opaque screen on all sides with a metal gate in appropriate character. Minimum five foot landscape buffer with continuous hedge and trees every 15 feet.
7. A 10 foot sidewalk with street tree cut-outs is required adjacent to primary streets in commercially zoned districts. A green space planting buffer 2 feet wide shall be provided adjacent to the curb along primary streets.

#### D. Walls

1. Walls shall be no less than 8 inches wide and capped.
2. Walls shall be constructed of primary building material.

#### E. Sidewalks

1. All sidewalks adjacent to primary streets in commercially zoned areas shall have a minimum continuous ten (10) foot sidewalk adjacent to the street back of curb and adjoining the front wall of the building or structure.
2. All sidewalks adjacent to secondary streets in commercially zoned areas shall have a minimum continuous six (6) foot sidewalk adjacent to the street back of curb and adjoining the wall of the building or structure.
3. Materials other than broom swept concrete and asphalt shall be required. High quality concrete finishes such as sand finished, sand blasted, etc. shall be allowed.

#### F. Landscaping

Compliance with the following requirements shall retain existing trees and other vegetation to the greatest extent feasible.

1. All required shade trees shall have a minimum caliper of 2 inches with a 10 to 12 feet height, and shall be limbed up a minimum of 7 feet above grade.
2. Shrubs used to form hedges shall be evergreen, and shall be a minimum of 24 inches when installed. They shall have a maximum 36" spacing, and shall be maintained to form a continuous visual screen 36 inches in height above grade within one year of planting.
3. An average 10 foot wide (minimum 5 feet ) green space shall be provided between vehicular areas and any adjacent public street, walk, right-of-way, or property line.
  - a. A tree is required for every 30 feet of green space. Grouping of trees is preferable to individual tree plantings.
  - b. A three foot visual barrier shall be provided continuously except for in vehicular openings/sight triangle areas between the landscaped area and the parking lot. A visual barrier may be: wall, hedge, fence, or earthen berm.
4. All landscape islands and buffer areas adjoining parking areas shall be curbed.
5. Landscaping shall be provided in the interior areas of parking lots.
  - a. Lots with fewer than 10 spaces, no interior landscaping requirements.
  - b. 10 - 20 spaces, 5% of the gross parking area shall be landscaped, with one shade tree planted for every 300 square feet of landscaped area.
  - c. Greater than 21 spaces, 10% of the gross area shall be landscaped, with one shade tree planted for every 300 square feet of landscaped area.
  - d. Trees shall be located in every landscape island. The minimum required planting area is 200 square feet. There shall be one landscape island per 10 parking spaces.
  - e. Landscape islands shall be located at each end of a parking row and intervals no less than every 10 spaces, as well as, at the corners of the parking lots.
  - f. Divider islands in parking lot interiors shall be a minimum of five feet wide.
  - g. Continuous rows of parking spaces shall be terminated at both ends by landscaped islands. Average size of islands shall be five by five (5 x 5) feet and each island shall be a minimum of three by three (3x3) feet.
  - h. There shall be planted one tree minimum per island.
  - i. All landscape islands shall be planted with grass, shrubs, or ground cover, excluding gravel, sand, and pavements.
  - j. All vehicular areas and landscape islands shall be curbed.
6. Landscaping adjacent to contiguous properties where the building wall does not extend to the property line.
  - a. A five foot landscape area shall be provided adjacent to all property lines. Shrub and groundcover plantings shall provide a minimum 24" visual barrier consisting of 65% of the length of each property line.
  - b. One tree shall be planted for every 50 feet of landscape area. Groupings of trees is preferable to individual tree plantings.
  - c. If the adjacent property is zoned for residential use, a six foot opaque barrier shall be provided in combination with the planting requirements.



7. Service Areas

- a. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be screened from view from neighboring properties and streets with a combination of shrubs and fencing.
- b. A five foot wide landscape area with a 5 foot opaque screen is required around all service areas.
- c. One tree per thirty feet shall be planted surrounding service areas.

8. Landscape Buffers - Primary Streets

- a. Shade trees shall be located every 45 lineal feet and setback five feet from the rights-of-way.
- b. Landscape Buffer shall have 50% of total buffer area landscaped with low shrubs and groundcovers.

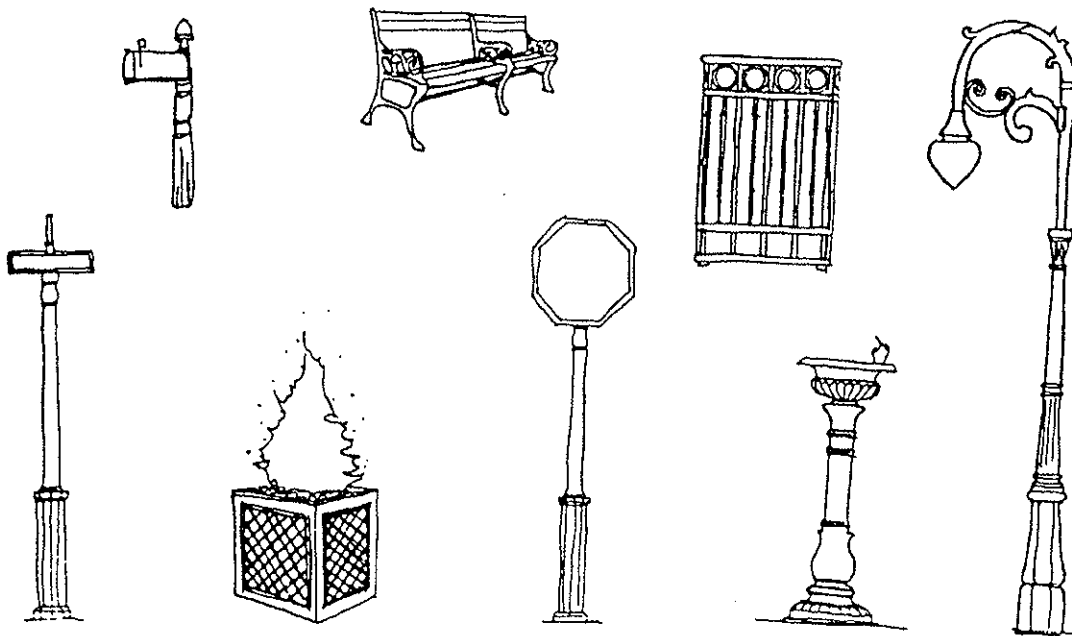
9. All existing shade trees exceeding twenty (20) inches in diameter at breast height shall be maintained where reasonable. Location of all existing trees is required on the site plan.

10. Maintenance

- a. Plantings shall be planted and maintained in accordance with accepted horticultural practices.
- b. Plantings which die or become diseased shall be replaced within one growing season

G. Lighting and Site Furnishings

1. Site lighting shall be constructed of metal in an ornamental fashion depicting turn of the century styling. No High Pressure or Low Pressure Sodium light sources shall be allowed. Fixture color shall be black or other approved by the Review Board.
2. Lighting shall provide security and visual interest while not providing adverse glares onto the adjacent properties. On-site lighting should be located to avoid harsh glares which distract motorists line of sight. Cut-off or hidden source lighting is required, unless the proposed fixture is ornamental in keeping with the turn of the century character.
3. The above provisions for ornamental and site lighting shall not apply to security lighting. A security lighting plan, where deemed appropriate by the owner, may be submitted for review by the Architectural Review Board on a case by case basis.
4. All site furnishings including benches, trash receptacles, public telephones, mailboxes, street signs, planter boxes, bike racks, etc. shall be ornamental metal depicting turn of the century styling and colors.



*Typical Site Furnishings.*

#### D. SIGNAGE

All signs shall conform to the City of Ridgeland Sign Regulations, except as provided herein.

- A. The proposed signs shall be consistent with the character and use of the areas in which they are placed.
  - 1. Sign copy shall be limited to the name under which the occupant is doing business. One sign shall be allowed per business occupant.
  - 2. All sign design, color, layout, graphics, location and size shall first be submitted for review.
- B. Every sign will have appropriate scale and proportion in its design and in its visual relationship to buildings and surroundings.



*Balance: Scale and Proportion.*

- C. Every sign will be designed as an integral architectural element of the building in the site to which it principally relates. Storefronts may utilize a continuous lintel or signband across the entire facade no less than 18 inches in height above the storefront windows.
- D. The proposed colors and materials shall be restrained and harmonious with the building and the site to which it principally relates.
- E. Graphics and logos require approval by the Architectural Review Board. This logo or trademark may be used in conjunction with the proposed sign provided the logo meets the size specifications required herein. No product logos are permitted.
- F. Each sign shall not compete for attention.
- G. No Changing Signs (automatic) or Changeable Copy Signs are allowed.
- H. Temporary Signs are allowed under the same regulations of the City of Ridgeland Sign Regulations.
- I. All signs shall be affixed to the primary building wall fronting the street.
  - 1. If one or more business/offices are located within a building a primary sign shall be designated to address the primary commercial use which occupies the major portion of the building.
  - 2. One or more secondary signs which identify additional uses within the building more particularly located in a separate part of the building or on separate floors with separate entrances may be allowed at the discretion of the Architectural Review Board. Corner buildings where the entrance to a secondary use(s) may be located on a separate facade from the location of the primary sign and secondary sign(s) may utilize an additional secondary sign(s) to identify the entrance of the business. These signs shall be significantly smaller as related to the primary sign and may be hung under balconies or porches or may be stenciled in windows.

## E. NON-CONFORMING USES

Developments and uses existing at the time of the enactment of this ordinance not conforming to the provisions of this ordinance shall be regarded as non-conforming uses.

## F. SITE PLAN APPROVAL

A. Initial Submittal - submit site plan to Zoning Administrator.

All site plans shall show the following:

1. Survey including existing tree location, specie, & size at d.b.a.
2. Proposed Use and Density
3. Pedestrian Systems
4. Bike System (for parking and/or transportation)
5. Preliminary Landscape Plan, no larger than 1"=30'
6. Utilities - Overhead/Underground Locations
7. Site Lighting - Pole location & height. Fixture detail
8. Parking areas, curb cuts, curbs
9. Signage
10. Preliminary Building Elevations -- Four sides with height
11. Trash Dumpster Location & Screening
12. Type of Building Construction
13. Proposed Flammable/Hazardous Materials Storage Tanks
14. Fences/Walls
15. Fire Hydrants
16. Phasing
17. Survey or Plat
18. Location Map
19. Adjacent Land Uses and Zones
20. Project Name
21. Dimension all buildings/structures to property lines
22. Existing Features of Site ( Trees, Water, Topo, Roadways, Structures)
23. Zoning of Site
24. Location of all easements & r.o.w.
25. Owners Name & Address
26. Mechanical Equipment & Screening
27. Handicap Parking Spaces & Access Ramps
28. Delineate all Parking Spaces
29. Site Data Computations ( in s.f. & % in relation to total area)
  - a. Total Area of Site
  - b. Total Building Area (all floors & all buildings)
  - c. Proposed units per acre
  - d. Building Ground Coverage -- include all accessory buildings
  - e. Recreational Open Space
  - f. Passive Open Space
  - g. Floor Area Ratio
30. Building Elevations
  - a. Four sides of structure to reflect materials, colors, & finishes.
  - b. Height dimensions from grade to all floors & total overall height of all buildings
  - c. Material and height of rooftop equipment/screening.
  - d. Floor plans

B. Revised Submittal Initial Submittal to Review Board

1. Revised plans incorporating City Staff Comments sent to Historic Review Board with City Staff Comments.

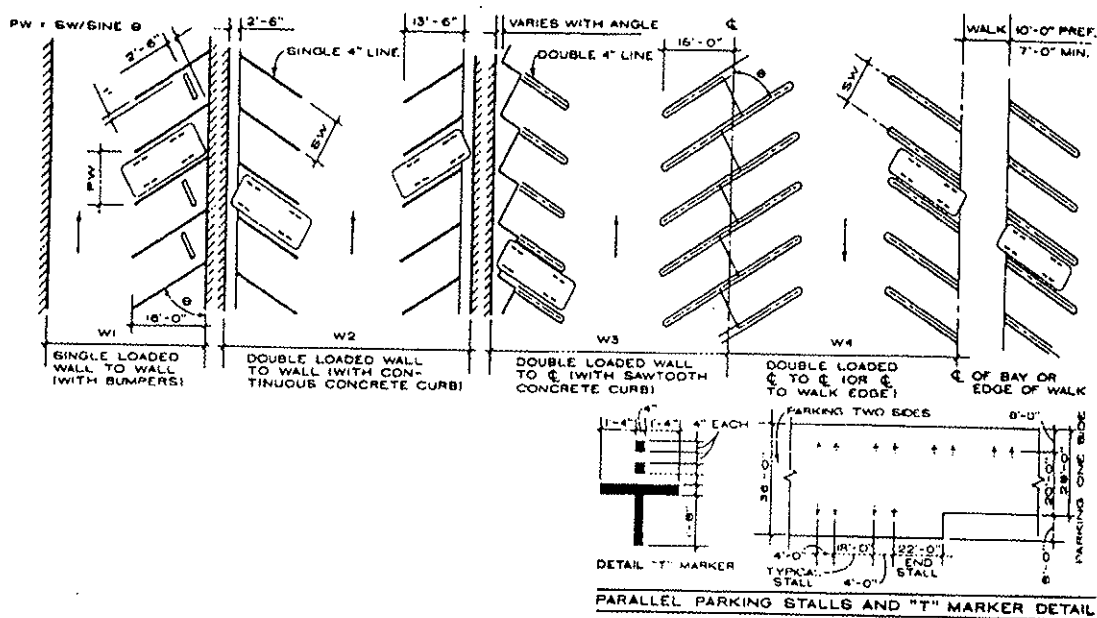
2. Every sheet shall indicate: Project name, name of Architect/Landscape Architect/Designer, Location of Project, scale of drawing, directional arrow.
3. Number of parking spaces required & furnished. Handicap parking space required/provided, and accessibility ramps. Typical parking space detail.
4. Off-street loading zones, size, & location.
5. Preliminary Grading & Drainage Plans.
6. Location, size, & height of dumpster
7. Location, height, & details of fences/walls
8. Location, size, & type of pedestrian systems.
9. Preliminary Water & Sewer Plans
10. Landscape Plans
11. Site Lighting
12. Sign Elevations with dimensions, materials, colors, and lighting.
13. Color & material samples for all exterior surfaces & types of finishes.
14. Appearance required by Developer or representative/designer.

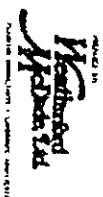
C. Final submittal to Zoning Administrator. Submittal includes comments issued by the Review Board.

1. Revised plans incorporating Historic Review Board Comments submitted to Zoning Administrator or a statement indicating agreement or disagreement with the Historic Board. Thereby, requesting a Zoning Board review.
2. Phase lines, if any.
3. Site Plans, Elevations, Landscape & Irrigation Plans, Utility Plans, & Floor Plans

# APPENDIX A

PARKING DIMENSIONS IN FEET AND INCHES											
⊙ ANGLE OF PARK											
STALL WIDTH	W	45°	50°	55°	60°	65°	70°	75°	80°	85°	90°
9'-0"	1	32'-0"	32'-9"	34'-0"	35'-4"	37'-6"	39'-8"	42'-0"	44'-4"	46'-2"	48'-0"
	2	49'-4"	51'-0"	53'-2"	55'-6"	57'-10"	60'-0"	61'-10"	63'-4"	64'-9"	66'-0"
	3	46'-4"	48'-10"	51'-4"	53'-10"	56'-0"	58'-8"	61'-0"	63'-0"	64'-6"	66'-0"
	4	44'-8"	46'-6"	49'-0"	51'-6"	54'-0"	57'-0"	59'-8"	62'-0"	64'-2"	66'-0"





**ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY  
OF RIDGELAND, MISSISSIPPI AMENDING THE WEST JACKSON STREET  
OVERLAY DISTRICT ORDINANCE OF THE CITY OF RIDGELAND,  
MISSISSIPPI ADOPTED ON DECEMBER 19, 1995**

WHEREAS, the City of Ridgeland, Mississippi acting by and through the Mayor and Board of Aldermen did on December 19, 1995 adopt an ordinance setting forth the West Jackson Street Overlay District for the City of Ridgeland, Mississippi; and,

WHEREAS, changes were proposed to the West Jackson Street Overlay District Ordinance, notice of a public hearing to be held on August 3, 1999 was properly published, a public hearing was conducted on August 3, 1999, and those for and against said changes were given the opportunity to and did provide public input; and,

WHEREAS, the Mayor and Board of Aldermen having heard and considered the public comment have determined that it would be in the best interest of the City and provide for more efficient government if the Ordinance was amended as follows:

BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi that the Ordinance of December 19, 1995, setting forth the West Jackson Street Overlay District of the City of Ridgeland, Mississippi shall be amended as hereinafter determined:

**SECTION 1**

That Section 3-C - Definitions of the Ordinance is hereby amended as follows:

Change: Front Yard to read:

Front Yard: The required and unoccupied and unobstructed space on the same lot with a main building, extending the full width of the lot and situated between the front property line and the nearest exterior limits of the main building. In the case of a corner or double lot each side fronting on a street shall be considered a front yard, and the required front yard setback shall be measured from each existing or proposed right-of-way upon which the lot abuts. Local streets as defined by the City of Ridgeland Subdivision Regulations are not considered a front when located on a corner lot.

**SECTION 2**

The remainder of the Ordinance establishing the West Jackson Street Overlay District for the City of Ridgeland, Mississippi shall remain unaffected.

SECTION 3

This Ordinance shall be in force and effective thirty (30) days from and after passage.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at its regular meeting held on the 3TH day of AUGUST, 1999.

MOTION made to adopt the foregoing Ordinance was made by Alderman STEEN and SECONDED by Alderman TRUNZLER and the foregoing having first been reduced to writing, was submitted to a Roll Call Vote, the result was as follows:

Alderman Ann Hurd	<u>AYE</u>
Alderman Lisa Walters	<u>AYE</u>
Alderman Carole Davis	<u>AYE</u>
Alderman Larry Roberts	<u>AYE</u>
Alderman Scott Jones	<u>AYE</u>
Alderman Linda Trunzler	<u>AYE</u>
Alderman Gerald Steen	<u>AYE</u>

Whereupon, the Mayor declared the Ordinance carried and the Ordinance adopted.

The foregoing Ordinance is approved this the 4th day of AUGUST, 1999.



CITY OF RIDGELAND, MISSISSIPPI

BY:   
GENE F. MCGEE, MAYOR

  
MICHAEL MCPHEARSON, CITY CLERK



**ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN  
OF THE CITY OF RIDGELAND, MISSISSIPPI,  
AMENDING THE  
WEST JACKSON STREET OVERLAY DISTRICT ORDINANCE**

WHEREAS, the City of Ridgeland, Mississippi, did adopt the West Jackson Street Overlay District Ordinance on December 19, 1995; and

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, did on August 20, 1996, hold and conduct a public hearing on certain matters concerning the West Jackson Street Overlay District; and

WHEREAS, the matter of amending said ordinance was presented to the Mayor and Board of Aldermen at said hearing and all persons having an interest therein and present at said hearing were given an opportunity to speak for or against the amendment; and

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, did find from the matters presented that an amendment to the West Jackson Street Overlay District Ordinance would be in furtherance of the spirit and intent of said ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI, AS FOLLOW, TO-WIT:

SECTION 1. That the facts set out in the preamble hereto are adopted as true and correct and included herein.

SECTION 2. The West Jackson Street Overlay District Ordinance, Section

V, first paragraph, shall be amended to read as follows:

#### Section V-ALLOWABLE USES

As per underlying zoning district except following uses are prohibited: heavy industry, drive-thru eating establishments, liquor/package stores, arcades, bars not associated with restaurants, pool halls, and car washes. Provided, however, drive-thru windows shall be permitted on tracts immediately contiguous to the Transition Zone, if permitted by the underlying zoning district. Reasonable conditions on the location and operation of drive-thru windows shall be imposed to accomplish the purpose of this ordinance. The Transition Zone with C-4 underlying zoning is intended to provide a transitional buffer into and from the District and in said areas drive-thru eating establishments, convenience stores (including gas pumps and any accessory car washes) and video stores are permitted.

SECTION 3. This ordinance shall take effect thirty (30) days from and after its passage.

The motion for adoption of the above and foregoing Ordinance was made by Alderman Carr and seconded by Alderman Irons and the foregoing Ordinance having first been reduced to writing, was read, considered and approved Section by Section and then as a whole and was submitted to the Board of Aldermen for passage or rejection on a roll call vote with the vote being as follows, to-wit:

Alderman Daryl Smith

Voted: Aye

Alderman Al Bible

Voted: Aye

Alderman Harvey Carr Voted: Aye

Alderman Linda Davis Voted: Absent

Alderman Kathi Irons Voted: Aye

Alderman R. Joseph Barlow Voted: Aye

Alderman Chuck Kobert Voted: Absent

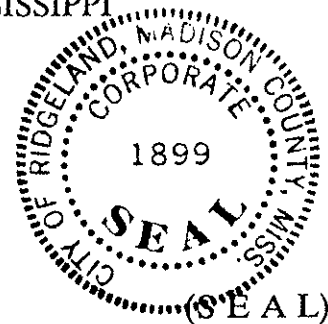
WHEREUPON, the Mayor declared that the Motion carried and the Ordinance was adopted.

The foregoing Ordinance is approved,  
this the 3rd day of September 1996.



\_\_\_\_\_  
GENE F. MCGEE, MAYOR OF THE  
CITY OF RIDGELAND, MISSISSIPPI

ATTEST:

  
\_\_\_\_\_  
City Clerk

(S E A L)  
gabriel dir/west-j.ord/gq

**ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY  
OF RIDGELAND, MISSISSIPPI AMENDING THE WEST JACKSON STREET  
OVERLAY DISTRICT ORDINANCE OF THE CITY OF RIDGELAND,  
MISSISSIPPI ADOPTED ON DECEMBER 19, 1995, AS AMENDED**

WHEREAS, the City of Ridgeland, Mississippi acting by and through the Mayor and Board of Aldermen did on December 19, 1995 adopt an ordinance setting forth the West Jackson Street Overlay District for the City of Ridgeland, Mississippi; and,

WHEREAS, the West Jackson Street Overlay District Ordinance has been previously amended; and,

WHEREAS, changes were proposed to the West Jackson Street Overlay District Ordinance, notice of a public hearing to be held on October 5, 1999, was properly published, a public hearing was conducted on October 5, 1999, and those for and against said changes were given the opportunity to and did provide public input; and,

WHEREAS, the Mayor and Board of Aldermen having heard and considered the public comment have determined that it would be in the best interest of the City and provide for more efficient government if the Ordinance was amended as follows:

BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi that the Ordinance of December 19, 1995, setting forth the West Jackson Street Overlay District of the City of Ridgeland, Mississippi, as amended, shall be amended as hereinafter determined:

**SECTION 1**

Section XVI-D. Signage shall be amended to read as follows:

XVI-D.I. All signs on property located within fifty (50) feet of the right-of-way of West Jackson Street shall conform to the City of Ridgeland Sign Regulations, except as provided herein.

**SECTION 2**

Section XVI-D.I. shall be amended to read as follows:

XVI-D.I.I Signs for multi-occupant buildings shall be affixed to the primary building wall fronting the street. (Subsections (1 and (2 shall remain the same.)

### SECTION 3

Section XVI-D.I.J. shall be added as follows:

Single occupant buildings will be allowed one ground mounted sign and one wall mounted sign per street frontage no closer than ten (10) feet from the street right-of-way. The area for sign is as stated in the City of Ridgeland Sign Regulations.

### SECTION 4

Section XVI-D.I.K. shall be added as follows:

Each multi-occupant building will be allowed one exterior directory which may be mounted on the building or separate from the building. The size and design shall be consistent with the building design. The proposed dimension will be submitted to the Architectural Review Board for approval.

### SECTION 5

Section XVI-D.II. shall be added as follows:

All other property located within the District shall comply with the City of Ridgeland Sign Regulations.

### SECTION 6

The remainder of the Ordinance establishing the West Jackson Street Overlay District for the City of Ridgeland, Mississippi, as amended, shall remain unaffected.

### SECTION 7

This Ordinance shall be in force and effective thirty (30) days from and after passage.

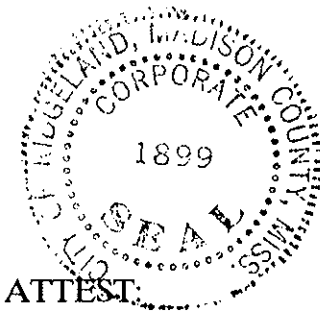
ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at its regular meeting held on the 5TH day of OCTOBER, 1999.

MOTION made to adopt the foregoing Ordinance was made by Alderman WALTERS and SECONDED by Alderman JONES and the foregoing having first been reduced to writing, was submitted to a Roll Call Vote, the result was as follows:

Alderman Ann Hurd	<u>ABSENT</u>
Alderman Lisa Walters	<u>AYE</u>
Alderman Carole Davis	<u>AYE</u>
Alderman Larry Roberts	<u>AYE</u>
Alderman Scott Jones	<u>AYE</u>
Alderman Linda Trunzler	<u>AYE</u>
Alderman Gerald Steen	<u>AYE</u>

Whereupon, the Mayor declared the Ordinance carried and the Ordinance adopted.

The foregoing Ordinance is approved this the 6th day of OCTOBER, 1999.



ATTEST:

CITY OF RIDGELAND, MISSISSIPPI

BY: Gene F. McGee  
GENE F. MCGEE, MAYOR

Rebecca H. Dixon  
REBECCA DIXON, ACTING CITY CLERK

**ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF  
THE CITY OF RIDGELAND, MISSISSIPPI ADOPTING THE  
WEST JACKSON STREET OVERLAY DISTRICT ORDINANCE**

WHEREAS, on December 19, 1995, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi adopted a West Jackson Street Overlay Ordinance which included therein a repealer to be reviewed every five (5) years; and,

WHEREAS, on November 7, 2000, after appropriate notice and a public hearing, Section XV-Repealer was readopted and provided again for reconsideration of the Ordinance five (5) years thereafter; and,

WHEREAS, public notice announcing a public hearing for the purpose of determining whether to readopt the West Jackson Street Overlay District Ordinance was published on October 13 and 20, 2005, in the *Madison County Journal* in the same manner as required for a zoning change; and,

WHEREAS, at 6:30 o'clock p.m. on November 1, 2005, the time, date and place specified in the notice, the Mayor and Board of Aldermen did conduct a full and complete hearing on whether to extend, modify or otherwise amend the West Jackson Street Overlay District Ordinance and Section XV-The Repealer thereto based upon an evaluation of the continued effectiveness of the Ordinance, and at said hearing the Mayor and Board of Aldermen did receive comments and heard evidence presented by all who appeared at said hearing; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property which makes up the Overlay District and the existing land uses within the City of Ridgeland and in acting on an Ordinance, have fully considered the matters and facts within their personal knowledge which effect the land uses involved; and,

WHEREAS, the matter was presented to the Mayor and Board of Aldermen, and after discussion thereof, Alderman Gautier offered the following Ordinance and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordained by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That the Mayor and Board of Aldermen hereby find it would be in the best interest of the City of Ridgeland and its citizens that the West Jackson Street Overlay District Ordinance of December 19, 1995, as amended should be continued as written and amended to delete Section XV-The Repealer.

SECTION 3. The remainder of the Ordinance shall remain unaffected.

SECTION 4. That the City of Ridgeland Zoning Regulations Ordinance of February 6, 2001, and the Official Zoning Map shall continue to show the boundaries of the West Jackson Street Overlay District and that the terms and conditions of the Ordinance as amended should continue to be enforced.

SECTION 5. This ordinance shall be effective thirty (30) days after its passage and after publication of same as required in §21-13-11 Mississippi Code of 1972, provided, however, that there shall be no interruption of the Ordinance as amended from and after November 7, 2005.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at a regular meeting thereof held on the 1<sup>st</sup> day of November, 2005.

The motion for adoption was seconded by Alderman Steen, and the foregoing Ordinance having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted:	<u>Aye</u>
Alderman Chuck Gautier (Ward 2) voted:	<u>Aye</u>
Alderman Kevin Holder (Ward 3) voted:	<u>Aye</u>
Alderman Larry Roberts (Ward 4) voted:	<u>Aye</u>
Alderman Scott Jones (Ward 5) voted:	<u>Aye</u>
Alderman Linda S. Davis (Ward 6) voted:	<u>Aye</u>
Alderman Gerald Steen (At large) voted:	<u>Aye</u>

WHEREUPON, the Mayor declared the Motion had carried and that the Ordinance was adopted.



200516

The foregoing Ordinance is approved, this the 1 day of March, 2005.

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

ATTEST: David Overby

David Overby, City Clerk

[SEAL]



W JACKSON OVERLAY ORD1b  
11/1/2005-MMH

**NOTICE OF THE READOPTION OF THE WEST JACKSON  
STREET OVERLAY DISTRICT FOR THE CITY OF RIDGELAND,  
MISSISSIPPI AND CERTAIN AMENDMENTS THERETO**

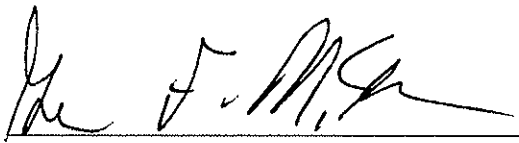
THIS NOTICE, pursuant to Miss. Code Ann. §21-17-19 (Supp. 2000), contains the substance of the Ordinance Readopting and Amending the West Jackson Street Overlay District for the City of Ridgeland, Mississippi on July 3, 2001. The purpose of this Ordinance is to facilitate the redevelopment of an area in the City of Ridgeland on and along West Jackson Street from Highway 51 to Interstate 55. The Ordinance sets out the purpose for the Overlay District; what properties and land uses are not covered by the Ordinance; definitions; designation of the primary and transition zones of the district; allowable uses within the district; the powers and functions of the Architectural Review Board; criteria and procedures for the issuance of the suitability certificates; the right to appeal; design guidelines for the district; and a repealer of the Overlay District effective November 7, 2005.

The amendments adopted were certain clarifications and additions to the definitions and text of the Ordinance to make it more easily understood, including mixed use development; additional criteria for parking on and along West Jackson Street and public thoroughfares; more clearly established the intent to create a downtown area reminiscent of the early 1900's; clarified design guidelines concerning site standards and exterior appearance of buildings; and clarified allowable signage within the district.

A full copy of the text of the West Jackson Street Overlay District is posted by the City Clerk at City Hall, at the Madison County Public Library, Ridgeland Branch and the Central Fire Station in the City of Ridgeland on Towne Center Boulevard. The Clerk will furnish any residents of the municipality a copy of the full text of the Ordinance upon request.

SO APPROVED this the 3<sup>rd</sup> day of July, 2001.

CITY OF RIDGELAND, MISSISSIPPI

By:   
Gene F. McGee, Mayor



ATTEST:

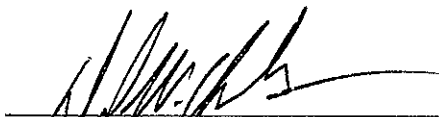
  
David Overby, City Clerk

EXHIBIT "J"

***WEST JACKSON STREET OVERLAY DISTRICT  
RIDGELAND, MISSISSIPPI***

AN ORDINANCE PROVIDING THAT THE ARCHITECTURAL REVIEW BOARD SHALL REVIEW PROPOSED ALTERATION, CONSTRUCTION, DEMOLITION, DEMOLITION BY NEGLECT, AND RELOCATION IN THE WEST JACKSON STREET OVERLAY DISTRICT; PROVIDING THE CRITERIA FOR EVALUATING SUCH PROPOSED ACTIVITIES; PROVIDING A PROCEDURE FOR THE SUITABILITY CERTIFICATION; AND ACCOMPLISHING RELATED PURPOSES.

**SECTION I - PURPOSE**

The City hereby recognizes that the City of Ridgeland is known for its dynamic and exciting growth. The dramatic increase in residential newcomers to the City is unsurpassed in the State of Mississippi only to be equaled by the quantity and quality of commercial development. As a matter of public policy the City strives to redevelop, enhance, and perpetuate those aspects of the City that have architectural, cultural, historical, and/or archaeological significance. Such development activities will promote and protect the health, safety, prosperity, and general welfare of persons living in Ridgeland.

Specifically, the West Jackson Street Overlay District is established to achieve the following:

- A. Promote a historically relevant commercial district;
- B. Establish the "turn of the century" character of the district, thereby increasing aesthetic and visual qualities, as well as, property values of the city;
- C. Promote highway traffic safety and protect the ability of state and local roads to conduct traffic smoothly and efficiently;
- D. Protect, enhance and perpetuate resources which represent distinctive and significant elements of the city's historical, cultural, social, economic, political, archaeological, and architectural identity;
- E. Insure the harmonious, orderly, and efficient growth and development of the District;
- F. Strengthen civic pride and cultural stability;
- G. Stabilize the economy of the city through the continued use, and revitalization of its resources;
- H. Provide a review process for the appropriate development of the District's resources; and
- I. Provide a district in which the zoning laws permit the development of a turn of the century commercial area by allowing for setbacks and other land use regulations which are consistent with such development.

## SECTION II - CERTAIN USES NOT COVERED BY THIS ORDINANCE

Nothing in this ordinance shall affect any of the following:

1. Any property zoned for residential use.
2. Any property being used for residential purposes.
3. Any property used by a church or other institution.
4. Any current commercial structure or additions or repairs thereto or maintenance thereof.
5. Any property zoned commercial presently used as residential for as long as the residential use continues.
6. Maintenance, improvement, alteration or changes of any property used as residential, for church use, or other property not covered by this ordinance.
7. Landscaping of any property used as residential, for church use, or other property not covered by this ordinance. (i.e. existing developed properties)
8. The right to continue any legal non-conforming use.

## SECTION III - INTERPRETATION AND DEFINITIONS

### A. CONSTRUCTION OF OTHER ORDINANCES

To the extent this ordinance conflicts with the Zoning Ordinance, Sign Ordinance or any other ordinance of the City of Ridgeland, this ordinance shall control.

### B. RULES FOR WORDS AND PHRASES

For the purpose of this Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory; the word "may" is permissive; the word "used" includes "designed" and "intended" or arranged to be used or occupied; and the word "person" includes a firm, association, organization, partnership, trust, foundation, company or corporation as well as an individual.

### C. DEFINITIONS

For the purpose of this Ordinance certain words, phrases and terms used herein shall be interpreted as stated in this Section III. Any word, phrase or term not defined herein shall be defined by the City Official, the interpretation based on its common and ordinary usage.

For the purpose of this Ordinance, all definitions defined herein are in addition to all definitions in the City of Ridgeland Zoning Ordinance.

Alley: Narrow public ways within a block, generally used for vehicular access to the rear of abutting properties.

Alteration: Any change to a resource because of construction, repair, maintenance, or other means.

Applicant: The owner of record of a resource; the lessee thereof with the approval of the owner of record in notarized form; or a person holding a bona fide contract to purchase a resource.

Appurtenance: A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, buildings, structures, objects, sites, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panes, satellite dishes, and signs.

Arterial Roadway: That part of the roadway system serving as the principal network for through traffic flow. The routes connect areas of principal traffic generation and important rural highways entering the city. West Jackson Street is designated a arterial roadway for purposes of the West Jackson Street Overlay District.

Board: The Architectural Review Board for the City of Ridgeland.

City Official: Director of the Department of Community Development for the City of Ridgeland.

Collector Roadway: The distributor and collector roadways servicing traffic between major and local roadways. These are roadways used mainly for traffic movements within residential, commercial, and industrial areas.

Construction: The addition or placement of any improvement onto a resource.

Demolition: The complete or partial removal of buildings, structures, objects, or sites, including appurtenances.

Demolition by Neglect: Improper maintenance or lack of maintenance of any resource which results in substantial deterioration of the resource and threatens its continued preservation.

District: The section of the City of Ridgeland for which these regulations govern the use of buildings and premises.

Exterior Features: Exterior features of resources shall include, but not be limited to, the color, kind, and texture of the building material and the type and style of all windows, doors, and appurtenances.

Front Yard: The required and unoccupied and unobstructed space on the same lot with a main building extending the full width of the lot and situated between the front property line and the nearest exterior limits of the main building. In the case of a corner or double lot each side fronting on a street shall be considered a front yard, and the required front yard setback shall be measured from each existing or proposed right-of-way upon which the lot abuts. Local streets as defined by the City of Ridgeland Subdivision Regulations are not considered a front when located on a corner lot.

Improvement: An appurtenance developed by human design, including, but not limited to, buildings, structures, objects, landscape features, and manufactured units, like mobile homes, boats, docks, carports, and storage buildings.

Landscape Feature: Any improvement, natural formation, or vegetation including, but not limited to: shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including, but not limited to, subsurface alterations, fill depositing, and paving.

Large Tree: Any tree with a typical growth habit over 40 feet as listed in the plant materials example section of the City of Ridgeland Landscape Ordinance.

Local Roadway: Roadways used primarily for direct access to residential, commercial, industrial, or other abutting property. They do not include roadways carrying through traffic. Long local roadways will generally be divided into short sections of collector roadway systems.

Mixed Use: The presence of residential and nonresidential uses within the same complex or same building. Mixed use can also refer to different categories of nonresidential uses such as institutional,

retail, and office within the same complex of building. The advantage of mixed uses is the promotion of architectural compatibility, and pedestrian scaled environments.

Multi-Use Trail: Any road, street, path, or way that is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes.

Owner of Record: The owner of a parcel of land, improved or unimproved, reflected on the city tax roll and in county deed records.

Primary Façade: The primary facade is that exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Relocation: Any changes in the location of a building, object, or structure in its present setting or to another setting.

Resource: A landmark, landmark site, and all land or water within the West Jackson Street Overlay District, together with the appurtenances and improvements, if any. The term resource includes, but is not limited to, buildings, structures, sites, objects, landscape features, and related groups thereof.

Sidewalk: Paved or otherwise improved area for pedestrian use, located within public street rights-of-way, which also contain roadways for vehicular traffic. Sidewalks may also be located on private lands.

Small Tree: Any tree with a typical growth habit not to exceed 40 feet as listed in the plant materials example section of the City of Ridgeland Landscape Ordinance.

Suitability Certificate: Signed and dated minutes evidencing the approval of the Mayor and Board of Aldermen for work proposed by an applicant. The Mayor and Board of Aldermen may, in appropriate situations, limit the period for which a Suitability Certification is valid.

West Jackson Street Overlay District: A district designated by the Board of Aldermen and approved by the city through an ordinance, which contains a geographically definable area, urban or rural, possessing significant concentration of sites, buildings, structures, or objects associated by past events or by plan or physical development.

#### **SECTION IV - DESIGNATION**

The West Jackson Street Overlay District shall include all commercially zoned land situated in an area described in Exhibit A attached hereto and shown on a map attached hereto as Exhibit B. The District shall consist of a Primary Zone and a Transition Zone. The Transition Zone shall consist of all the property in the District west of Sunnybrook Road and an extension thereof to the Natchez Trace Parkway right-of-way. The balance of said territory shall be the primary zone. In the event it is unclear whether any section of this ordinance is referring to one zone or the other, said reference shall be construed to refer to the Primary Zone.

#### **SECTION V - ALLOWABLE USES**

As per underlying zoning district except the following uses are prohibited: heavy industry, drive-thru eating establishments, liquor/package stores, arcades, bars not associated with restaurants, pool halls and car washes. Provided, however, drive-thru windows shall be permitted on tracts immediately contiguous to the Transition Zone, if permitted by the underlying zoning district. Reasonable conditions on the location and operation of drive-thru windows shall be imposed to accomplish the purpose of this

ordinance. The Transition Zone with C-4 underlying zoning is intended to provide a transitional buffer into and from the District and in said areas drive-thru eating establishments, convenience stores (including gas pumps and any accessory car washes) and video stores are permitted.

Allow mixed-use development as a permitted use in all commercially zoned property within the West Jackson St. overlay district boundaries provided that any residential uses be above the ground floor..

In the Transition Zone the property owner shall have the option of:

1. Complying with the requirements of the Primary Zone.
2. Complying with the requirements of the underlying zoning with the following additional requirements:
  - a) Complying with the landscaping requirements for the Primary Zone.
  - b) Designing, to the extent practical, improvements which are architecturally compatible with the goals of this ordinance. The Architectural Review Board shall review the site plan and make suggestions to achieve the goals of this ordinance. The design standards herein shall be utilized as an aid to assure architectural compatibility.
  - c) Underlying zoning requirements may be modified to permit utilization of site standards applicable to the Primary Zone or portions thereof, to achieve the goals of this ordinance.

## **SECTION VI - POWERS OF THE ARCHITECTURAL REVIEW BOARD**

In order to preserve, promote, and develop the distinctive appearance and to accomplish the purposes set forth in this ordinance:

- A. The Architectural Review Board shall review applications proposing construction, alteration, demolition, or relocation of any resource and recommend approval or denial of a Suitability Certificate to the Mayor and Board of Aldermen
- B. The Architectural Review Board shall recommend to the Mayor and Board of Aldermen Suitability Certifications, and may recommend Suitability Certifications contingent upon the acceptance by the applicant of specified conditions. After the adoption of the written guidelines approved by the City, the Architectural Review Board may condition its recommendation of a Suitability Certificate on the posting of a performance bond by an applicant in order to guarantee the applicant's financial ability to complete the project as proposed.
- C. The Architectural Review Board shall not consider interior arrangements of buildings and structures except as otherwise provided herein.
- D. The Architectural Review Board is authorized, solely in the performance of its official duties and only at reasonable times, to enter upon private land for the examination or survey thereof. No member, employee, or agent of the Architectural Review Board shall enter any structure without the express consent of the owner of record or occupant thereof.

## **SECTION VII - PROCEDURAL RULES**

The Architectural Review Board may adopt written rules of procedure in addition to those already adopted which shall not be inconsistent with any of the provisions hereof.

## **SECTION VIII - CRITERIA FOR ISSUANCE OF SUITABILITY CERTIFICATES**

The Architectural Review Board and the City shall use the following criteria in granting or denying Suitability Certificates.

- A. Architectural design of building, structure, or appurtenance and proposed alteration.
- B. The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the facade, the materials, the textures, the colors, the patterns, the trims, and the design of the roof.
- C. Rhythm created by building masses and spaces between buildings shall be preserved.
- D. The landscape plan shall be visually compatible with the environment with which it is visually related. Landscaping shall also not prove detrimental to the fabric of a resource.
- E. Architectural style shall be typical of downtown commercial architecture of Central Mississippi at the turn of the century (1900).
- F. All exterior alterations to a building, structure, site or landscape feature shall be compatible with the Design Guidelines.

## **SECTION IX - SUITABILITY CERTIFICATION**

No exterior feature of any resource shall be, altered, relocated, constructed, or demolished until after a Suitability Certificate shall be issued by the Mayor and Board of Aldermen. Provided, however, that Suitability Certificates shall not be required for routine maintenance. A Suitability Certificate shall expire twenty-four months after its issuance, except that a certificate shall expire after six months if work has not commenced.

## **SECTION X - PROCEDURES FOR ISSUANCE OF SUITABILITY CERTIFICATES**

- A. Whenever an application for Suitability Certification is filed with the City of Ridgeland Zoning Administrator, the Zoning Administrator shall immediately notify the Chairman of the Architectural Review Board that an application has been filed.
- B. The Zoning Administrator shall have the authority to determine when a filed application is complete and contains all required information. An application deemed incomplete by the Architectural Review Board shall not be considered to have been filed for the purposes of this ordinance. The Architectural Review Board shall develop standard application forms.
- C. Members of the Architectural Review Board shall meet as established by the Architectural Review Ordinance and shall consider applications for Suitability Certificates as a normal agenda matter.
- D. Upon request, the applicant shall have the right to a preliminary conference with the Architectural Review Board Chairman or Vice-Chairman for the purpose of learning whether changes or adjustments to the application could make it more consistent with these standards.
- E. Not later than six (6) days before the date set for the hearing, the Zoning Administrator shall mail



notice thereof to the applicant and to all members of the Architectural Review Board.

F. The Architectural Review Board, at either a preliminary conference or at a regularly scheduled meeting, shall have the right to recommend changes and modifications to enable the applicant to meet the requirements of these guidelines. If the applicant chooses to do this at a preliminary conference after an application for a certificate has been filed, then the time during which the Architectural Review Board must render its decision to recommend or deny Suitability Certificates shall be extended by thirty days in order to permit the applicant to prepare any new drawings or other submissions which prove necessary.

G. Within not more than forty-five (45) days after the filing of the application, the Architectural Review Board shall act upon it, either recommending denial or approval or deferring action until the next meeting of the Board, giving consideration to the factors set forth in Section XVII hereof. Whatever its decision, notice in writing shall be given to the applicant, the Zoning Administrator, and forwarded for action to the Mayor and Board of Aldermen at its next regularly scheduled meeting.

H. Failure by the Architectural Review Board to reach and render a decision within sixty (60) days of the date of filing of the application with the Architectural Review Board shall be taken to constitute a recommendation of approval of the application by the Architectural Review Board and shall be forwarded to the Mayor and Board of Aldermen, unless an applicant has requested that the board delay its decision beyond the sixty (60) day period otherwise required.

I. The issuance of a Suitability Certificate shall not relieve an applicant of the requirement for a companion building permit, special use permit, or from compliance with any other requirement or provision of the laws of the city concerning zoning, construction, repair, or demolition. In all such cases, applicants are encouraged to apply first for a Suitability Certificate as other city agencies will advise the Architectural Review Board in making its subsequent decisions.

J. No building permit, which affects a resource, shall be issued by the City Official prior to the issuance of a Suitability Certificate by the Architectural Review Board.

## **SECTION XI - APPEALS**

Any party aggrieved with the administrative interpretation or recommendation of the Architectural Review Board shall have the right to appeal such interpretation or recommendation within 30 days after the issuance of the administrative interpretation or recommendation. Such appeals shall be made directly to the Mayor and Board of Alderman. 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. All appeals shall be in writing and shall include a copy of the original application for Suitability Certification, together with a statement of the reason for the appeal. Appeals of the actions of the Mayor and Board of Aldermen shall be pursuant to the Mississippi Code of 1972, as amended.

## **SECTION XII - DAMAGES AND FINES**

Prior to the issuance of a Certificate of Occupancy, the City Official shall verify that construction complies with all stipulations of the Suitability Certificate. If compliance has not been met, the Certificate of Occupancy shall be withheld until compliance has been made.

## **SECTION XIII - MAINTENANCE REQUIREMENTS**

To insure the protective maintenance of resources, the exterior features of such properties shall be

maintained to meet the requirements of the city's minimum housing code and the City of Ridgeland Building Code.

#### **SECTION XIV - DESIGN GUIDELINES**

Design guidelines may from time to time be adopted by the Mayor and Board of Aldermen for guidance in the administration of this ordinance. The initial design guidelines are attached hereto as Section XVII.

#### **SECTION XV - REPEALER**

The ordinance shall stand repealed five (5) years from an after passage or renewal. It is the intent of the Mayor and Board of Aldermen to periodically evaluate the effectiveness of this ordinance in accomplishing the purposes thereof. Should it appear that the ordinance is not effective in accomplishing its goals and is having a detrimental effect on the development of property within the district, this ordinance shall be reviewed prior to its automatic repealer. The Mayor and Board of Aldermen may extend, modify or otherwise amend this repealer based upon their evaluation of the continued effectiveness of this ordinance. This ordinance will not be extended beyond five years without further public hearing with notice provided in the same manner required for a zoning change. If this ordinance is repealed only the underlying zoning shall apply. Provided however, that since certain portions of the area may have developed or been planned in accordance with the provisions of this ordinance, this ordinance shall remain effective and in force with regard to such areas which have been developed or which have been granted a certificate of suitability pursuant to the provisions of this ordinance. No property shall become a non-conforming use by virtue of the automatic repeal of this ordinance pursuant to this section. (Following a public hearing, this repealer was readopted for an additional five (5) year period by the Mayor and Board of Aldermen on November 7, 2000)

#### **SECTION XVI - AMENDMENTS**

This ordinance shall not be amended until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen (15) days notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Ridgeland

#### **SECTION XVII —DESIGN GUIDELINES**

##### **A. PURPOSE**

The design guidelines for the West Jackson Street Overlay District are established to aid in the implementation of the ordinance which has as its' purpose to promote a relevant commercial district. Establishment of aesthetic, visual and architectural qualities dominant at the turn of the century in typical downtown architecture in Central Mississippi as demonstrated in this document is the foremost intent of these guidelines.

It is also the intent of the ordinance and guidelines to promote highway traffic safety. The ability of District's roads to conduct traffic smoothly and efficiently is premier to the health, safety, and welfare of the residents and visitors of Ridgeland.

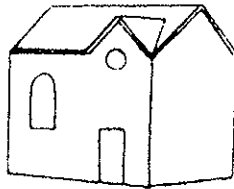
The Rules of Procedure and Design Guidelines are intended to serve as a guide for the Architectural Review Board in their role as review body of the Suitability Certificates required for all developments in the West Jackson Street Overlay District.

## B. ARCHITECTURAL GUIDELINES

Architectural design shall adhere to the functional and decorative elements evident in the downtown areas of Central Mississippi as demonstrated in this document at the turn of the century (1900). The guidelines are to insure the planned intent to create a downtown area reminiscent of the 1900's era are met. The guidelines are intended to guide the designer toward creating the intent of this ordinance. The Board may recommend approval of appropriate alternative materials.

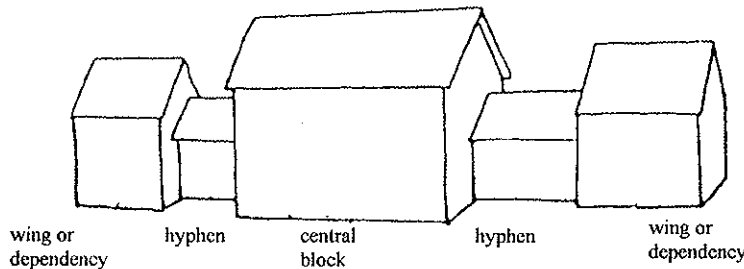
### A. Building Composition

1. Buildings shall have simple massing patterns to include simple, complete shapes typical of brick bearing wall construction.



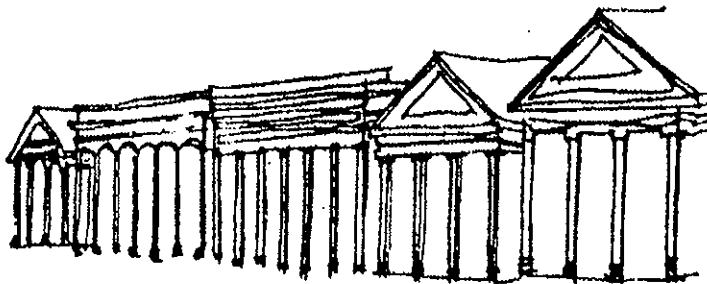
*Simple massing,  
Complete shapes.*

2. Irregular building cutouts and cantilevers not characteristic of the 1900's typical architectural style are not allowed.
3. Design of large buildings shall emulate the historic building type which began as a simple volume onto which smaller and buildings of lesser significance were added.



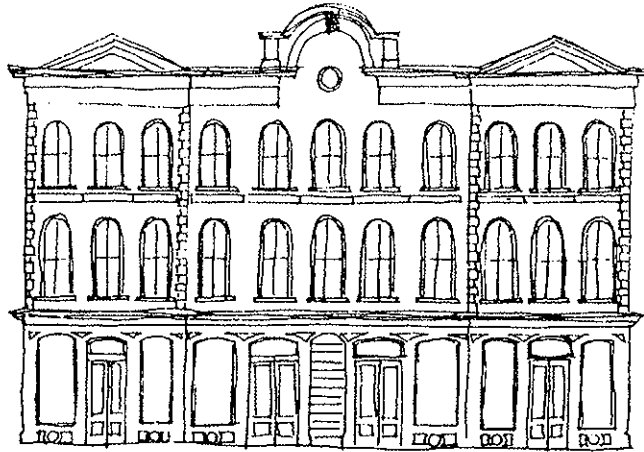
*Large, simple building  
with smaller volumes  
added.*

5. Facades along primary streets are individually interesting, yet harmonious with one another.
6. The main building entrance is oriented to the primary street.
7. Regular divisions of openings are required in all facades.
8. Balconies and awnings may extend over the sidewalk or a portion thereof.
9. If utilized, regularly divided arcades shall extend a minimum of 60 inches over sidewalks.



*Regularly divided arcades.*

10. Buildings shall align with the sidewalk on West Jackson Street with few gaps between the buildings.



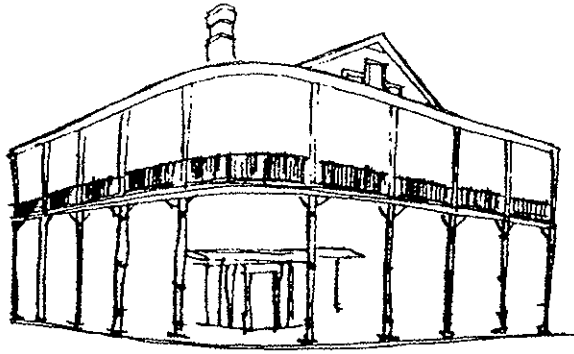
*Buildings with shared walls.*

11. Building height shall range between 1 to 3 stories. Minimum height of primary facade shall be 16 feet. Corner lots may have one or more primary facades.
12. All buildings shall have a dominant vertical proportion of openings.



*Dominant vertical openings.*

13. Corner sites are built out to the sidewalk with few gaps between the buildings.



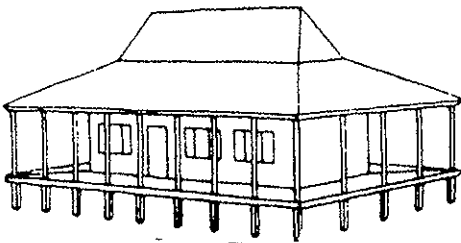
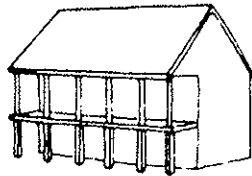
*Corner sites built out to sidewalk.*

B. Rooflines shall accommodate simplistic lines such as hip, flat or shed, gable to front, or gable to side. Mansard roofs are not allowed.

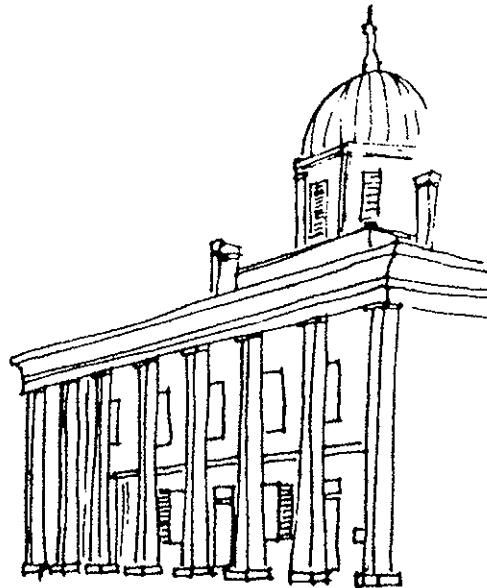
C. Balcony/Porch Types shall feature the following forms: cantilevered balcony, full facade under roof, one story arcade, or multi-story arcade.



*Full facade under roof.*



*Full facade under roof.*



*Multi-story arcade.*

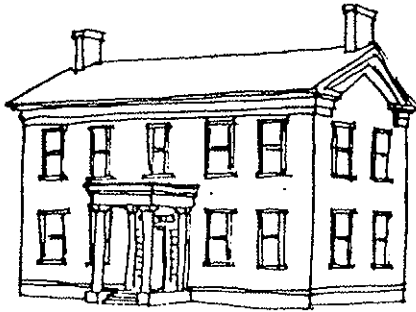
D. Building walls shall conform to the following:

1. Exterior or veneered walls shall be constructed of either brick, true stucco, wood, or wood clapboard, but no aluminum, vinyl or simulated wood siding products.
2. The predominate brick bond patterns shall be running bonds.
3. Chimneys shall be brick or brick covered with true stucco.
4. Clapboard shall not exceed 6 inches to the weather.

5. Lintels shall be made of stone, brick, wood or faced concrete.
6. Each facade shall be faced with one primary material.

E. Building Elements shall conform to the following:

1. Porches shall be made of wood, ornamental metal, brick, or decorative concrete.
2. Balconies supported by posts shall be made of wood, brick, or ornamental metal.
3. Cantilevered balconies shall be a minimum of 36 inches in depth and shall be made of metal with wood, brick or decorative concrete flooring.
4. Posts and columns shall be made of wood, brick, or ornamental iron or aesthetic equivalent.
5. Balustrades shall have a maximum spacing of 4" on center.
6. Exposed foundation walls shall be constructed of brick, concrete or stucco.



*Exposed foundation walls - brick/stucco.*

*Porch made of wood, etc.*

F. Roofing Materials shall meet the following criteria:

1. Pitched roofs shall be covered with slate, architectural asphalt shingles, metal standing seam, "V crimp" metal roofing, clay tile, or wood shingles.
2. Roof pitch shall fall in a range of 4:12 to 12:12, but shed roofs shall have minimum pitch of 2:12.



*Roof pitches - 4:12 to 12:12,  
Shed roof - 2:12.*

3. Flat roofs shall have a parapet with a minimum height of 42".
4. Gutters shall be made of galvanized steel or copper.

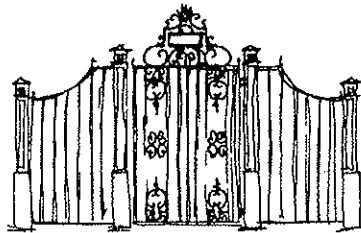
G. Windows and Doors

1. Windows shall be made of solid wood or exterior anodized aluminum clad surface with solid wood interior construction, and if divided lights are preferred then they shall be true divisions.
2. Windows shall be glazed with clear glass having a maximum light reduction of 10%. Reflective films and coatings are not permitted.

3. Windows shall be double hung with a minimum height to width ratio of 2:1, unless picture window is required.
4. Doors, with the exception of service entrances, shall be made of wood or exterior anodized aluminum clad surface with solid wood interior construction.
5. All exterior doors on building fronts shall be hinged.
6. Sliding doors and Garage doors which are for service use only shall not be permitted on the building fronts.
7. Primary Street Facades: Maximum 35% and minimum 10% glazed area above the lowest visible or distinctively treated part of a wall.
8. Secondary Street Facades: Maximum 35% glazed area above the lowest visible or distinctively treated part of a wall.

#### H. Fences and Walls

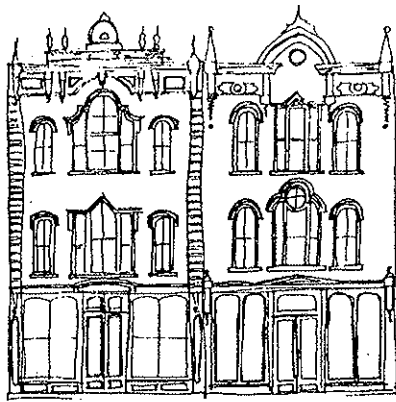
1. Fences shall be made of wood, brick, or iron.
2. Walls shall be made of brick according to the primary building material.
3. Wood pickets shall be a minimum of 5" on center.
4. Metal rails shall be a minimum of 3" on center.



*Typical ornate fencing.*

#### I. Storefronts

1. Storefronts housing retail and commercial uses shall have not less than 55% glazing of the total facade area. Storefronts housing office or other non-retail uses shall have not less than 35% glazing of the total facade area.
2. Piers and columns should have sufficient width to visibly support upper floors.
3. Storefront doors should generally be centered in the width of the storefront and typically recessed from the front facade, allowing pedestrian space between the sidewalk and the front door.
4. Storefront doors should be glazed for a minimum of 25% of their surface area.

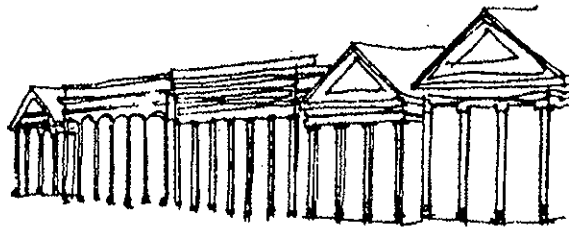


*Typical Storefront.*

#### J. Large Scale Developments

1. Building Walls
  - a. The building facade shall create repetitive bays.

- b. The facade shall be divided into a balanced yet asymmetrical composition.
- c. The overall facade shall be subdivided into a collection of smaller, independently complete facades.



*Independently complete facades.*

## 2. Building Composition

- a. Buildings over 30 feet wide shall change the vertical plane no more than every 16 feet and no less than every 32 feet. This change in plane may be accomplished by:
  - 1. continuous bays
  - 2. division of bays into complete units
  - 3. treat facade as a balanced asymmetrical composition

## K. Mechanical Equipment

- 1. All mechanical equipment shall be screened from view by elements derived from typical building or site detailing.

## C. SITE STANDARDS

### A. Dimensional Requirements

#### 1. Building Setbacks

- a. Front Building Setback: The minimum distance between the street paving/back of curb and the building shall be 10 feet, provided that no building shall be built in the right-of-way. Buildings may be built to the edge of the right-of way provided a minimum of 10 feet from the curb is maintained for the required sidewalks. Easements behind the right-of-way shall be evaluated on an individual basis to determine the feasibility of building over the easement.
- b. Side Building Setback: None, unless corner lot. At corner, same as front building setback.
- c. Rear Building Setback: same as front building setback.
- 2. Lot Area and Width: Minimum lot size - 3,500 square feet for any commercial use.
- 3. Building Height - No building or structure shall exceed 45 feet or 3 stories. Minimum building height 16 feet.

### B. Access and Driveways

Individual projects will minimize traffic and safety impacts on roadways. However, it is the intent of these rules of procedure to maintain a continuous commercial frontage along West Jackson Street to the greatest degree possible.

- 1. The number of curb cuts on roadways shall be minimized. To the extent feasible, access to business shall be provided via one of the following:
  - a. Access via a common driveway serving adjacent lots or premises.
  - b. Access via an existing local roadway or alley.
  - c. Access via a cul-de-sac or loop road shared by adjacent lots or premises.
- 2. One driveway per business shall be permitted subject to approval of the Mississippi Department of Transportation and the City of Ridgeland.



3. Curb cuts shall be limited to the minimum width for safe entering and exiting, and shall in no case exceed 30 feet in width.
4. All driveways shall be designed to afford motorists exiting to roadways with safe sight distance.
5. The proposed development shall assure safe interior circulation within its site by separating pedestrian and vehicular traffic.
6. Sidewalks and driveways shall provide access to adjacent properties and between individual businesses within a development;
7. No lot having less than 200 feet of street frontage shall have more than two (2) driveway entrances and/or exits on each street abutting the lot. Lots with more than 200 feet of street frontages may have up to one driveway entrance and/or exit for each 200 feet of additional street frontage.

#### C. Parking and Loading

1. Minimum total parking space requirements shall meet The City of Ridgeland Official Zoning Ordinances with the following modifications.
  - a. Minimum parking stall requirements are 9' by 18'.
  - b. Overall minimum parking lot sizes shall be based upon the parking dimensions for various applications found in Appendix A:
  - c. When computing parking space requirements for office and retail developments on the basis of the number of persons expected to be on the premises of a particular development of mixed compatible subcategories of land use, the parking space required shall equal sixty percent (60%) of the sum of the requirements for each of the various uses computed separately. Restaurants shall be computed at seventy five percent (75%) of their normal requirements.
  - d. Parking space requirements for office and retail developments shall be computed on the basis of the NET LEASEABLE floor space. Restaurants shall be computed on the basis of their NET CUSTOMER SERVICE floor space.
  - e. As a means of achieving the total parking required for any given development or proposed use, shared parking may be allowed between on site parking and off site parking on public right-of-way provided that no less than 50% of the total site parking requirements must be met on site.
  - f. For each off site parking space utilized by a proposed development, the developer shall pay to the City of Ridgeland an impact fee of \$100 for development of said parking areas. This shall allow incremental development of said areas by the City as impact fees become available.
2. Off street/onsite parking shall be located behind primary building, or the line parallel to the building front. Off-site parking may include on street parking approved by the Mayor and Board of Aldermen. There shall be no on street parking on West Jackson Street where the travel lanes of West Jackson Street would be required to enter and exit a parking space. Parking may be provided between the right-of-way and the primary façade of the building, in the event that easements or other site circumstances prevent location of primary building façade on the right-of-way line, and if access to the proposed lot is provided through existing or proposed curb cuts and a traffic lane is provided to provide access to parking separate and apart from normal traffic on West Jackson Street. An 10 foot minimum island shall be required between the West Jackson Street traffic lane and off street parking.
3. Designated loading spaces shall be located in the rear of buildings.
4. Sight Triangle - 30' x 30' at rights-of-way are to remain unobstructed. Sight triangles for driveways shall be 15' x 15'.
5. Dumpsters - 6' opaque screen on all sides with a metal gate in appropriate character. Minimum five foot landscape buffer with continuous hedge and trees every 15 feet with the exception of the side where the gate is provided.
6. A 10-foot sidewalk/public access area with street tree cutouts is required adjacent to primary streets in commercially zoned districts. A green space planting buffer a minimum of 2 feet

wide shall be provided adjacent to the curb along primary streets. The planting buffer shall be a part of the overall 10-foot sidewalk/public access space. Street tree cutouts may be provided in the sidewalk/public access area provided that the paved area of the sidewalk/public access area shall be a minimum of 6 feet wide.

D. Walls

1. Walls shall be no less than 8 inches wide and capped.
2. Walls shall be constructed of primary building material. The purpose of which is to maintain the visual continuity of the primary façade.

E. Sidewalks

1. All sidewalks adjacent to primary streets in commercially zoned areas shall have a minimum continuous ten (10) foot sidewalk/public access area adjacent to the street back of curb and adjoining the front wall of the building or structure. Planting buffers and street tree cut out areas may be provided as a part of this 10-foot area provided that a minimum of 6 feet of paved sidewalk is maintained. Tree grates may be utilized to fill the voids created by the tree cut outs.
2. All sidewalks adjacent to secondary streets in commercially zoned areas shall have a minimum continuous six (6) foot sidewalk/public access area adjacent to the street back of curb and adjoining the wall of the building or structure.
3. Materials other than broom swept concrete and asphalt shall be required. High quality concrete finishes such as sand finished, sand blasted, etc. shall be allowed.

F. Landscaping

Compliance with the following requirements shall retain existing trees and other vegetation to the greatest extent feasible.

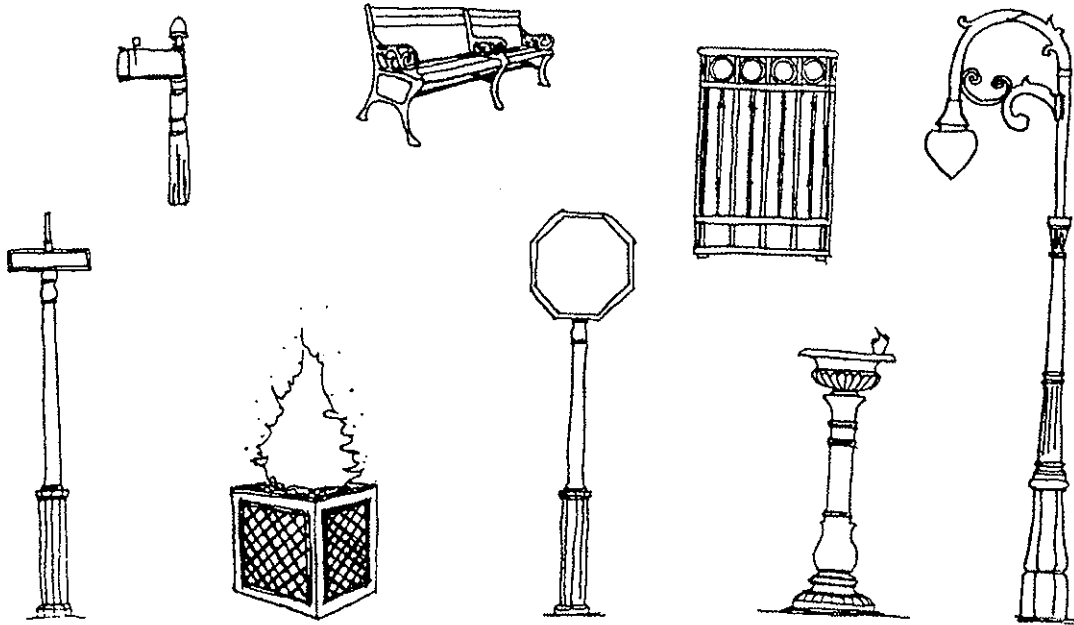
1. All required shade trees shall have a minimum caliper of 2 inches with a 10 to 12 feet height, and shall be limbed up a minimum of 7 feet above grade.
2. Shrubs used to form hedges shall be evergreen, and shall be a minimum of 24 inches when installed. They shall have a maximum 36" spacing, and shall be maintained to form a continuous visual screen 36 inches in height above grade within one year of planting. Shrubs required adjacent to West Jackson Street shall not exceed 24 inches maximum height.
3. An average 10 foot wide (minimum 5 feet) green space shall be provided between vehicular parking areas and any adjacent public street, walk, right-of-way, or property line.
  - a. A tree is required for every 30 feet of green space. Grouping of trees is preferable to individual tree plantings.
  - b. A minimum three-foot visual barrier shall be provided continuously except for in vehicular openings/sight triangle areas between the landscaped area and the parking lot. A visual barrier may be: wall, hedge, fence, or earthen berm.
4. All landscape islands and buffer areas adjoining parking areas shall be curbed.
5. Landscaping shall be provided in the interior areas of parking lots.
  - a. Lots with fewer than 10 spaces, no interior landscaping requirements.
  - b. 10 - 20 spaces, 5% of the gross parking area shall be landscaped, with one shade tree planted for every 300 square feet of landscaped area.
  - c. Greater than 21 spaces, 10% of the gross area shall be landscaped, with one shade tree planted for every 300 square feet of landscaped area.
  - d. Trees shall be located in every landscape island. The minimum required planting area is 200 square feet. There shall be one landscape island per 10 parking spaces.
  - e. Landscape islands shall be located at each end of a parking row and intervals no less than every 10 spaces, as well as, at the corners of the parking lots.
  - f. Divider islands in parking lot interiors shall be a minimum of five feet wide.

- g. Continuous rows of parking spaces shall be terminated at both ends by landscaped islands. Average size of islands shall be five by five (5 x 5) feet and each island shall be a minimum of three by three (3x3) feet.
  - h. There shall be planted one tree minimum per island.
  - i. All landscape islands shall be planted with grass, shrubs, or ground cover, excluding gravel, sand, and pavements.
  - j. All vehicular areas and landscape islands shall be curbed.
6. Landscaping adjacent to contiguous properties where the building wall does not extend to the property line.
- a. A five-foot landscape area shall be provided adjacent to all property lines. Shrub and groundcover plantings shall provide a minimum 24" visual barrier consisting of 65% of the length of each property line.
  - b. One tree shall be planted for every 50 linear feet of landscape area. Groupings of trees are preferable to individual tree plantings.
  - c. If the adjacent property is zoned for residential use, a six foot opaque barrier shall be provided in combination with the planting requirements.
7. Service Areas
- a. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be screened from view from neighboring properties and streets with a combination of shrubs and fencing.
  - b. A five foot wide landscape area with a 5 foot opaque screen is required around all service areas.
  - c. One tree per thirty feet shall be planted surrounding service areas.
  - d. For all development, which proceeds under this Ordinance, garbage and refuse storage and pickup shall not be allowed on or along West Jackson Street.
8. Landscape Buffers - Primary Streets
- a. Shade trees shall be located every 45 lineal feet on center. Shade trees may be located adjacent to the curb in tree cut out areas. Shade trees located on right-of-way on West Jackson Street may require additional permitting from the Mississippi Department of Transportation.
  - b. Landscape Buffer shall have 50% of total buffer area landscaped with low shrubs and groundcovers.
9. All existing shade trees exceeding twenty (20) inches in diameter at breast height shall be maintained where reasonable. Location of all existing trees is required on the site plan.
10. Maintenance
- a. Plantings shall be planted and maintained in accordance with accepted horticultural practices.
  - b. Plantings which die or become diseased shall be replaced within one growing season
11. Root barriers shall be installed in all tree cut outs to force deep rooting of trees planted in paved areas.
12. Small trees shall be substituted where large trees are required where the presence of overhead utilities prohibit the planting of trees which would interfere with the utility lines.

#### G. Lighting and Site Furnishings

- 1. Site lighting shall be constructed of metal in an ornamental fashion depicting turn of the century styling. No High Pressure or Low Pressure Sodium light sources shall be allowed. Fixture color shall be black or other approved by the Board.
- 2. Lighting shall provide security and visual interest while not providing adverse glares onto the adjacent properties. On-site lighting should be located to avoid harsh glares which distract motorists line of sight. Cut-off or hidden source lighting is required, unless the proposed fixture is ornamental in keeping with the turn of the century character.

3. The above provisions for ornamental and site lighting shall not apply to security lighting. A security lighting plan, where deemed appropriate by the owner, may be submitted for review by the Architectural Review Board on a case by case basis.
4. All site furnishings including benches, trash receptacles, public telephones, mailboxes, street signs, planter boxes, bike racks, etc. shall be ornamental metal depicting turn of the century styling and colors.

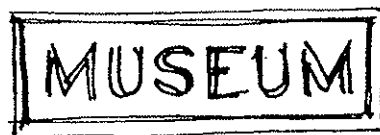


*Typical Site Furnishings.*

#### **D. SIGNAGE**

All signs on property located within fifty (50) feet of the right-of-way of West Jackson Street shall conform the City of Ridgeland Sign Regulations, except as provided herein.

- A. The proposed signs shall be consistent with the character and use of the areas in which they are placed.
  1. Sign copy shall be limited to the name under which the occupant is doing business. One sign shall be allowed per business occupant.
  2. All sign design, color, layout, graphics, location and size shall first be submitted for review.
- B. Every sign will have appropriate scale and proportion in its design and in its visual relationship to buildings and surroundings.



*Balance: Scale and Proportion.*

- C. Every sign will be designed as an integral architectural element of the building in the site to which it principally relates. Storefronts may utilize a continuous lintel or sign band across the entire facade no less than 18 inches in height above the storefront windows.
- D. The proposed colors and materials shall be restrained and harmonious with the building and the site to which it principally relates.
- E. Graphics and logos require approval by the Architectural Review Board. The logo or trademark may be used in conjunction with the proposed sign provided the logo meets the size specifications required herein. No product logos are permitted.
- F. Each sign shall not compete for attention.
- G. No Changing Signs (automatic) or Changeable Copy Signs are allowed.
- H. Temporary Signs are allowed under the same regulations of the City of Ridgeland Sign Regulations.
- I. Signs for multi-occupant buildings shall be affixed to the primary building wall fronting the street.
  - 1. If one or more business/offices are located within a building, a primary sign shall be designated to address the primary commercial use which occupies the major portion of the building.
  - 2. One or more secondary signs which identify additional uses within the building more particularly located in a separate part of the building or on separate floors with separate entrances may be allowed at the discretion of the Architectural Review Board. Corner buildings where the entrance to a secondary use(s) may be located on a separate facade from the location of the primary sign and secondary sign(s) may utilize an additional secondary sign(s) to identify the entrance of the business. These signs shall be significantly smaller as related to the primary sign and may be hung under balconies or porches or may be stenciled in windows.
- J. A non-common wall building will be allowed one ground-mounted sign no closer than ten (10) feet from the street right-of-way and one wall mounted sign per street frontage. The area for sign is as stated in the City of Ridgeland Sign Regulations.
- K. Each multi-occupant building will be allowed one exterior directory which may be mounted on the building or separate from the building. The size and design shall be consistent with the building design. The proposed dimension will be submitted to the Architectural Review Board for approval.
- L. All other property located within the District shall comply with the City of Ridgeland Sign Regulations.

#### **E. NON-CONFORMING USES**

Developments and uses existing at the time of the enactment of this ordinance not conforming to the provisions of this ordinance shall be regarded as non-conforming uses.

#### **F. SITE PLAN APPROVAL**

- A. Initial Submittal - submit site plan to Zoning Administrator.

All site plans shall show the following:

- 1. Survey including existing tree location, specie, & size at d.b.a.
- 2. Proposed Use and Density

3. Pedestrian Systems
4. Bike System (for parking and/or transportation)
5. Preliminary Landscape Plan, no larger than 1"=30'
6. Utilities - Overhead/Underground Locations
7. Site Lighting - Pole location & height. Fixture detail
8. Parking areas, curb cuts, curbs
9. Signage
10. Preliminary Building Elevations -- Four sides with height
11. Trash Dumpster Location & Screening
12. Type of Building Construction
13. Proposed Flammable/Hazardous Materials Storage Tanks
14. Fences/Walls
15. Fire Hydrants
16. Phasing
17. Survey or Plat
18. Location Map
19. Adjacent Land Uses and Zones
20. Project Name
21. Dimension all buildings/structures to property lines
22. Existing Features of Site ( Trees, Water, Topo, Roadways, Structures)
23. Zoning of Site
24. Location of all easements & r.o.w.
25. Owners Name & Address
26. Mechanical Equipment & Screening
27. Handicap Parking Spaces & Access Ramps
28. Delineate all Parking Spaces
29. Site Data Computations (in s.f. & % in relation to total area)
  - a. Total Area of Site
  - b. Total Building Area (all floors & all buildings)
  - c. Proposed units per acre
  - d. Building Ground Coverage -- include all accessory buildings
  - e. Recreational Open Space
  - f. Passive Open Space
  - g. Floor Area Ratio
30. Building Elevations
  - a. Four sides of structure to reflect materials, colors, & finishes.
  - b. Height dimensions from grade to all floors & total overall height of all buildings
  - c. Material and height of rooftop equipment/screening.
  - d. Floor plans

**B. Revised Submittal Initial Submittal to Review Board**

1. Revised plans incorporating City Staff Comments sent to Architectural Review Board with City Staff Comments.
2. Every sheet shall indicate: Project name, name of Architect/Landscape Architect/Designer, Location of Project, scale of drawing, directional arrow.
3. Number of parking spaces required & furnished. Handicap parking space required/provided, and accessibility ramps. Typical parking space detail.
4. Off-street loading zones, size, & location.
5. Preliminary Grading & Drainage Plans.
6. Location, size, & height of dumpster
7. Location, height, & details of fences/walls
8. Location, size, & type of pedestrian systems.

9. Preliminary Water & Sewer Plans
10. Landscape Plans
11. Site Lighting
12. Sign Elevations with dimensions, materials, colors, and lighting.
13. Color & material samples for all exterior surfaces & types of finishes.
14. Appearance required by Developer or representative/designer.

C. Final submittal to City Official. Submittal includes comments issued by the Board.

1. Revised plans incorporating the Board comments submitted to the City Official or a statement indicating agreement or disagreement with the Board. Thereby, requesting a review by the Mayor and Board of Aldermen.
2. Phase lines, if any.
3. Site Plans, Elevations, Landscape & Irrigation Plans, Utility Plans, & Floor Plans

# APPENDIX A

PARKING DIMENSIONS IN FEET AND INCHES											
Θ ANGLE OF PARK											
STALL WIDTH	W	45°	50°	55°	60°	65°	70°	75°	80°	85°	90°
9'-0"	1	32'-0"	32'-9"	34'-0"	35'-4"	37'-6"	39'-8"	42'-0"	44'-4"	46'-2"	48'-0"
	2	49'-4"	51'-0"	53'-2"	55'-6"	57'-10"	60'-0"	61'-10"	63'-4"	64'-9"	66'-0"
	3	46'-4"	48'-10"	51'-4"	53'-10"	56'-0"	58'-8"	61'-0"	63'-0"	64'-6"	66'-0"
	4	44'-8"	46'-6"	49'-0"	51'-6"	54'-0"	57'-0"	59'-8"	62'-0"	64'-2"	66'-0"

