

AN ORDINANCE REGULATING PORTABLE BUILDINGS WITHIN THE CITY OF RIDGELAND, MISSISSIPPI

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN, AS FOLLOWS:

Section 1. Definitions of Portable Building and Structure.

As used herein the term "portable building or structure" shall mean any structure which meets any of the following criteria:

- (a) Is originally designed to be moved from place to place by any means whatsoever, whether on wheels, skids or otherwise.
- (b) Any structure which is not originally designed to be permanently attached to the real property on which it sets by means of a permanent foundation.
- (c) Any structure constructed on site so as not to allow all inspections required of site built structures provided for or required by the building code of the City of Ridgeland.
- (d) Any structure not having permanent water and sewer connections.
- (e) Any metal (50% or more) building or structure less than 400 square feet shall be presumed to be a portable building subject to the right of the person seeking to construct the same rebut said presumption by clear and convincing evidence of the permanency of said structure.
- (f) Is of a temporary nature including, but not limited to, trailers, tents, inflatable structures.

Section II. Prohibited Portable Buildings.

No portable building or structure, that is used or intended to be used for a business or for habitation shall be placed, located or assembled to be placed or located, on any property within the City of Ridgeland.

Section III. Permitted Portable Buildings.

- (a) Portable building or structure may be allowed as an accessory use to buildings or residences as set forth in the zoning ordinances of the City of Ridgeland.
- (b) An application for a permit to assemble, place or locate an accessory portable building or structure shall be made in writing on a form to be provided by the Building Official and obtained at the office of the Public Works Department.
- (c) Said application form shall be completed and signed by the applicant and shall thereafter be filed with the Building Official, together with the prescribed fees as set forth in the ordinances of the City of Ridgeland.
- (d) Upon receipt of said application form and fees, the Building Official shall review the application for conformance to the Zoning Ordinance and Building Codes

of the City of Ridgeland. If upon said review, the Building Official finds that an application for an accessory building or structure has an adverse aesthetic, environmental, health, safety or architectural impact upon existing adjoining properties of the City, he may deny the issuance of the permits; otherwise the permit may be issued.

Section IV. Applicability to Mobile Homes and Tents.

- (a) This ordinance shall not apply to mobile homes as defined and regulated by the zoning ordinances of the City of Ridgeland or to tents for special sales or events of established retail businesses provided a permit is issued as hereafter provided.
- (b) Said businesses must apply to the Building Official for a special permit on forms supplied by the Building Official and pay a permit fee of \$25.00 per event. Permits shall be for three (3) days only and allowed four (4) times per year.

Section V. Appeals.

Any person aggrieved by a decision of the Building Official may appeal to the Mayor and Board of Aldermen.

Section VI. Effective Date.

This ordinance shall be effective thirty (30) days from and after passage.

SO ORDAINED, this the 16th day of April, 1991.

CITY OF RIDGELAND, MISSISSIPPI

BY: GENE F. MCGEE, MAYOR

ATTEST:

MICHAEL MCPHEARSON, CITY CLERK