

**ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
RIDGELAND AND SECTIONS 510.03, 520.02.C, 600.14.F.11, 37.02.A.1.(A), 21
(DEFINITIONS), 440.02.A, AND 40.03.B.3 OF THE ZONING ORDINANCE OF THE
CITY OF RIDGELAND, MISSISSIPPI**

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi did lawfully adopt a Zoning Ordinance on February 4, 2014 after proper notice and a public hearing; and

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi subsequently adopted Zoning Ordinance Amendments on February 3, 2015, June 2, 2015, April 5, 2016, October 18, 2016, September 19, 2017, January 16, 2018, April 3, 2018, March 5, 2019, September 1, 2020, and May 2, 2021 after proper notice and public hearings; and

WHEREAS, the certain territories were annexed into the City of Ridgeland in 2016 and 2020; and

WHEREAS, the Mayor and Board of Aldermen desire to establish zoning by amending the Official Zoning Map of the City of Ridgeland for the annexed areas in order to provide for orderly growth and promote and preserve the health, safety, morals, and general welfare of Ridgeland's citizens; and

WHEREAS, the Mayor and Board of Aldermen desire to amend other underlying zoning classifications of certain parcels in order to support economic development; and

WHEREAS, the Mayor and Board of Aldermen desire to affirm that nonconforming annexed properties that lawfully existed prior to the adoption of this amendment shall continue to enjoy "grandfather" provisions as listed in Section 40 of the Official Zoning Ordinance of the City of Ridgeland; and

WHEREAS, the Mayor and Board of Aldermen desire to include distribution and warehousing in the Permitted Uses of the Technical Industrial Park District in order to further promote the development of Highland Commerce Park; and

WHEREAS, the Mayor and Board of Aldermen desire to strengthen Ridgeland's Special Use Site Plan Standards for New Landfills or Expansion or Reconfiguration of Existing Landfills in conjunction with the city's development of its own *Municipal Solid Waste Plan* in order to reduce the land use from negatively impacting area properties; and

WHEREAS, the Mayor and Board of Aldermen desire to clarify that any Existing Landfill shall have rights as defined in Section 40 of the Zoning Ordinance; however, any New Landfill or Expansion or Reconfiguration of an Existing Landfill shall be required to obtain a Conditional Use Permit prior to the issuance of a Building Permit.

WHEREAS, the Mayor and Board of Aldermen desire to establish regulations that govern the location of Electric Vehicle Charging Stations, which are not addressed in the current Zoning Ordinance; and

WHEREAS, the Mayor and Board of Aldermen desire to amend the C-4 regulations to add general commercial uses to the permitted uses of the district due to the change in the nature

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of the C-4 Districts; and

WHEREAS, the Mayor and Board of Aldermen desire to extend the registration requirement for Restricted Uses because of the lease nature of many of the Restricted Uses (as defined in Article II, Section 21 of the Zoning Ordinance), it is believed that some Nonconformities will be resolved through attrition; and the Mayor and Board of Aldermen have not yet determined which businesses technically caused the nonconformity per the buffer restriction; and

WHEREAS, the Mayor and Board of Aldermen find that a change of character in the neighborhood is evident in the areas that are being rezoned due the development of a portion of what will be known as Highland Commerce Drive, a frontage road along Interstate 220, and due to the numerous large development projects that have started construction in the area that will be known as Highland Commerce Park; and

WHEREAS, the Mayor and Board of Aldermen also find that there is a public need for establishing zoning in the newly annexed areas in order to promote and preserve health, safety, morals, and general welfare of Ridgeland's citizens; and

WHEREAS, the Mayor and Board of Aldermen find that there is a public need for rezoning of certain parcels in order to support the development along Highland Commerce Drive, a portion of which is already under construction; and

NOW THEREFORE BE IT ORDAINED, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, find that the Preamble of this amendment is true and correct and adopt the following sections as amendments to the Official Zoning Ordinance of the City of Ridgeland, Mississippi by amending the following sections:

SECTION 1

The attached Zoning Map is hereby adopted as the Official Zoning Map of the City of Ridgeland.

SECTION 2

Replace Section 510.03.H with: **H.** Existing Landfill subject to Special Use Site Plan Standards in Section 600.14.F.

Add Section 510.03.I New Landfill or Expansion or Reconfiguration of an Existing Landfill subject to Special Use Site Plan Standards in Section 600.14.F.

SECTION 3

Replace Section 520.02.C with: **C.** Light manufacturing, compounding, processing, fabricating, assembling, packaging, warehousing, and distribution facilities, all with such activities conducted wholly within enclosed structures. There shall be no exterior evidence of such activities, except for areas reserved for loading/unloading of materials from trucks. Furthermore, outdoor storage of manufacturing or other activities shall be prohibited except as otherwise

indicated by the dimensional requirements and other regulations of Technical Industrial Park District.

SECTION 4

Replace Section 600.14.F.11 with the following:

11. **Landfills must:**

- (a) Be designed and constructed in accordance with all applicable solid waste landfill regulations currently in effect or as may hereafter be adopted by the Mississippi Dept. of Environmental Quality (MDEQ). Additional specific design and construction requirements are:
 - 1. Landfills including buffer areas shall be located no less than 5,000 feet from the nearest existing residential structure and no less than 500 feet from the property line of the nearest adjoining property or right-of-way. There shall be no structure, access roads, accessory functions, detention, treatment/collection facility, or landfill activity within this setback area. Any landfill which expands closer to the nearest residential structure or property line than the requirements hereof shall result in the owner/operator being subject to the daily penalty as hereinafter set forth in Section 600.18 of this Ordinance and/or revocation of the conditional use permit. Within the five hundred (500) foot landfill setback area there shall be a buffer of natural vegetation of no less than two hundred fifty (250) feet in width parallel to the property lines of the Landfill. The composition and location of the buffer shall be contained in the initial design plans and shall fully screen any offsite view to the landfill and any of its facilities and functions excluding fencing and entrance signage.
 - 2. All plans for Landfills shall be reviewed by an Independent Registered Professional Engineer selected by the City to review and approve plans and monitor operations of the landfill. The owner/operator of the landfill shall be responsible for all costs and fees associated with the Independent Registered Professional Engineer.
 - 3. No Conditional Use Permit application for a new landfill or expansion or reconfiguration of an existing landfill shall be considered unless the application is accompanied by an Environmental Impact Study prepared by a professional engineer with respect to the proposed site. The Environmental Impact Study must address, at a minimum, the following:
 - i. The composition of the underlying soil and bedrock.
 - ii. The flow of surface water over the site.
 - iii. The impact of the proposed landfill on the local vegetation, wetlands and wildlife.

- iv. The potential impact on historical and/or archeological conditions on the proposed site.
 - v. Any necessary wetlands mitigation must be, if at all possible, performed on site.
 - vi. The height limitation to be placed upon the depository of accepted waste.
 - vii. The location of drinking water wells within a 50-mile radius, and the potential impact on drinking water and aquifers.
- 4. A Good Neighbor Plan must be submitted and include commitments for litter prevention, maintenance, and cleanup along all roads leading to the Landfill, illegal dumping prevention, maintenance, and clean up along all roads leading to the Landfill, and means and methods and guarantees on controlling odors and noise from the Landfill. The Good Neighbor Plan must be implemented by the operator as long as the Landfill is in operation and continued until the closure plan/monitoring period on file with MDEQ is finished.
 - 5. A complete “closure” plan must also be submitted at the time the application is filed. All closure plans shall be prepared in accordance with all applicable regulations of the Mississippi Dept. of Environmental Quality (MDEQ) and shall be reviewed and approved by the Independent Registered Professional Engineer prior to any application being set for a hearing.
 - 6. Prior to any Conditional Use Permit being considered at a public hearing the applicant shall pay for the completion of a traffic impact study. The study shall be performed by a Registered Professional Engineer selected by the City and shall be submitted as part of the record at the public hearing.

SECTION 5

Add Section 37.02.A.1.(a) **Level 1 and Level 2 Electric Vehicle Charging Facilities:** Level 1 and Level 2 Electric Vehicle Charging facilities may be installed in garages and carports and are limited to residential use only. Electric Vehicle Charging facilities at residential structures shall not have utility service connections separate from the principle dwelling.

Add Section 400.02.K Level 1 and Level 2 Electric Vehicle Charging facility as an accessory use to a principle commercial structure.

Add Section 450.02.M Level 1 and Level 2 Electric Vehicle Charging facility as an accessory use to a principle commercial structure.

Add Section 500.02.M Level 1 and Level 2 Electric Vehicle Charging facility as an accessory use to a principle industrial structure.

SECTION 6

Replace the Section 21 “Service Station” Definition with the following language: **Service Station:** Any area of land, including the structure thereon, which is used primarily for the retail sale of gasoline, diesel fuel, ethanol, oil, propane, other fuels, and/or the sale or installation of automobile accessories and may also include incidental services such as facilities for lubricating, washing (either automatic or by hand), and cleaning, or otherwise servicing automobiles and light trucks. This term includes Level 3 (and above) Electric Vehicle Charging Stations. This term does not include the painting or major repair of vehicles.

SECTION 7

Replace 440.02.A with A. Any use permitted outright in C-2 General Commercial District, subject to the regulations of the C-2 District.

SECTION 8

Amend Section 40.03.B.3. **Existing Nonconforming Restricted Uses.** The registration deadline for existing nonconforming Restricted Uses shall be extended to February 4, 2026, and the Class C conformity deadline for nonconforming Restricted Uses shall be extended to August 4, 2026. Failure to maintain a current Privilege License, operate in a legal manner, maintain all required permits, and maintain the facility in the manner and means required by the Property Maintenance Code of the City of Ridgeland shall result in immediate termination of the use. If the use/business closes or does not operate for any reason for a period of 30 days or longer, the use shall be terminated immediately. Existing nonconforming Restricted Uses shall also be subject to Section 40.09 Rules for Class B Nonconformities.

SECTION 9

That this Ordinance take effect and be in force one (1) month from and after passage as provided by law.

The foregoing Ordinance having been reduced to writing, the same was introduced by Alderman Bill Lee, seconded by Alderman Kevin Holder, and was adopted by the following vote, to-wit:

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 Brian Ramsey (Ward 4) voted:	<u>AYE</u>
Alderman Bill Lee (Ward 5) voted:	<u>AYE</u>

Alderman Wesley Hamlin (Ward 6) voted:

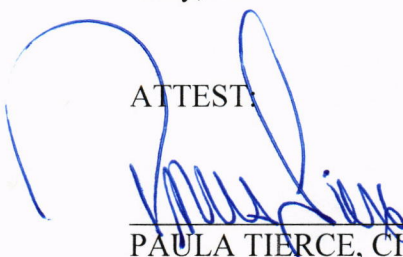
AYE

Alderman D. I. Smith (At-large) voted:

ABSENT

The Mayor thereby declared the motion carried and the Ordinance adopted, this the 20th day of July, 2021.

ATTEST:



PAULA TIERCE, CITY CLERK
Published: August 5, 2021



APPROVED:



GENE F. MCGEE, MAYOR

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the city of **RIDGELAND**

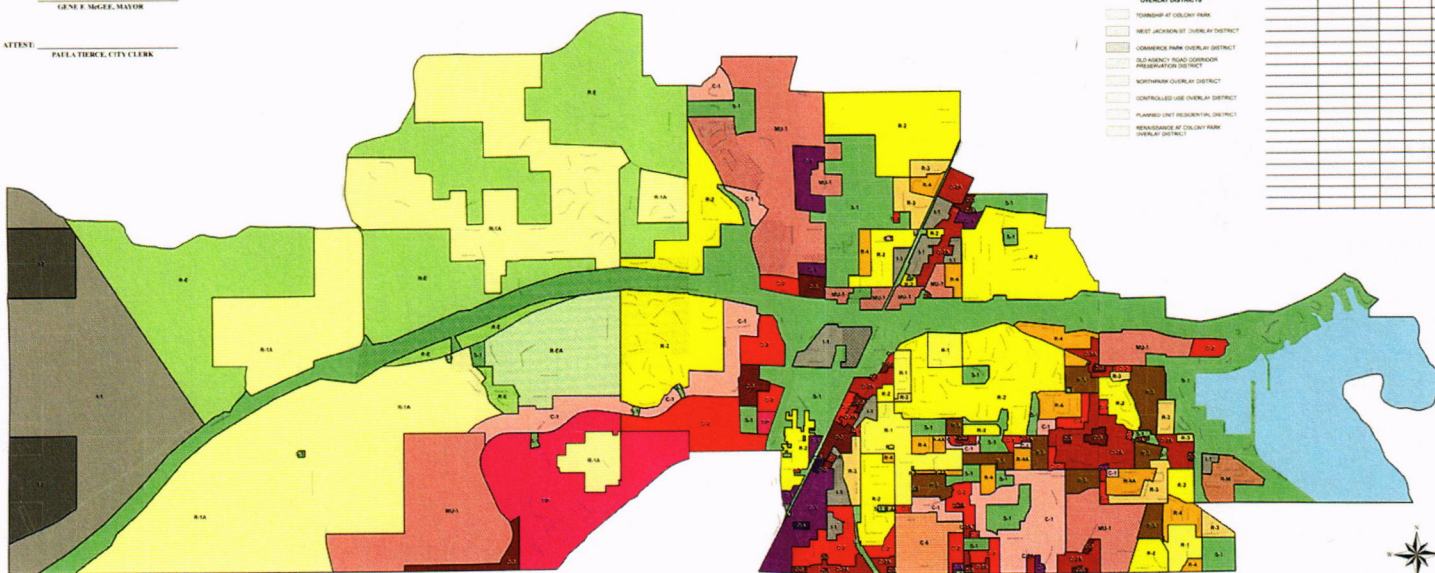
OFFICIAL ZONING MAP

DATE: 07/20/2021

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF THE CITY OF RIDGELAND, AS ADOPTED BY THE MAYOR AND BOARD OF ALDERMAN ON FEBRUARY 4, 2014.

GENE F. MCGEE, MAYOR

ATTEST: _____
PAULA TIERCE, CITY CLERK



ZONING CLASSIFICATIONS

- ### ZONING CLASSIFICATIONS
- | | |
|-------|------------------------------------|
| A-1 | AGRICULTURAL DISTRICT |
| A-2 | RESIDENTIAL ESTATE DISTRICT |
| RE | RESIDENTIAL ESTATE DISTRICT |
| R-1 | SINGLE FAMILY RESIDENTIAL DISTRICT |
| R-2 | SINGLE FAMILY RESIDENTIAL DISTRICT |
| R-3 | SINGLE FAMILY RESIDENTIAL DISTRICT |
| R-4 | LOT LOT RESIDENTIAL DISTRICT |
| R-5 | "TOWNHOUSE RESIDENTIAL DISTRICT" |
| R-6 | MULTIFAMILY RESIDENTIAL DISTRICT |
| R-6M | MIXED HOME RANK RESIDENT DISTRICT |
| R-7 | SPECIAL USE DISTRICT |
| GR-1 | GREENWAY DISTRICT |
| M-U-1 | MIXED USE DISTRICT |
| C-1 | LOW-INTENSITY COMMERCIAL DISTRICT |
| C-2 | GENERAL COMMERCIAL DISTRICT |
| C-3A | GENERAL COMMERCIAL DISTRICT |
| C-3 | CONVENTION COMMERCIAL DISTRICT |
| C-4 | GENERAL COMMERCIAL DISTRICT |
| C-5 | HIGH-INTENSITY COMMERCIAL DISTRICT |
| C-6 | REGIONAL SHOPPING MALL DISTRICT |
| I-1 | LIMITED INDUSTRIAL DISTRICT |
| I-2 | GENERAL INDUSTRIAL DISTRICT |
| TIP | TECHNICAL INDUSTRIAL PARK DISTRICT |

ARRANGEMENTS

[illegible]