

**ORDINANCE AMENDING SECTION 600.14.F OF THE OFFICIAL 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, and September 1, 2020, after proper notice and public hearings; and

WHEREAS, the Mayor and Board of Aldermen understand that an under-concentration of land uses creates negative impacts by not meeting the demands of Ridgeland's citizens and causes them to have to travel longer distances and further burdening the community's infrastructure; likewise, they understand that an over-concentration of land uses creates negative impacts by utilizing properties that could be used by other uses that are needed to serve public needs now and into the future; and

WHEREAS, the Mayor and Board of Aldermen have an expressed concern about the over-concentration of the number of Storage Facility options in Ridgeland as it relates to the specific needs of Ridgeland citizens; and

WHEREAS, the Mayor and Board of Aldermen do not desire to absorb a disproportionate share of Storage Facilities in lieu of other business types that are needed to serve the citizens of Ridgeland; and

WHEREAS, the Mayor and Board of Aldermen find that additional requirements need to be considered in order to reduce negative impacts caused by the Storage Facility industry; and

WHEREAS, the Mayor and Board of Aldermen reviewed a map in order to analyze locations of existing facilities and existing undeveloped areas zoned for Storage Facilities, and they have relied on their own knowledge and experiences; and

WHEREAS, the Mayor and Board of Aldermen have a desire to implement buffer distances between facilities and require certain compatibility, reuse, and safety regulations in order to reduce the negative impacts caused by the Storage Facility industry; and

WHEREAS, the Mayor and Board of Aldermen conducted a Public Hearing for the consideration of this City-initiated Amendment after acknowledgement by the City Clerk that the Public Hearing had been properly noticed.

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

Add Section 600.14.F.12. Climate Controlled Storage Facilities and Self-Storage Facilities must:

- (a) (for all existing and future Climate Controlled Storage Facilities and Self-Storage Facilities)
 - 1. NOT be used as a residence or for sales, service, repair, or any other commercial business venture at the facility other than storage.
 - 2. NOT allow for storage of combustible or flammable liquids or fibers, explosives, toxic materials, or illegal substances or items.
 - 3. Endeavor to make storage units available to Ridgeland citizens and business owners before making them available to other individuals and businesses.
- (b) (for Climate Controlled Storage Facilities and Self-Storage Facilities constructed after the date of the adoption of this Amendment)
 - 1. NOT be located within 2,000 linear feet from any other existing Climate Controlled Storage or Self Storage Facilities and/or Structures. Distances shall be measured in a straight line from nearest point of structure to nearest point of structure.
- (c) (for Climate Controlled Storage Facilities constructed after the date of the adoption of this Amendment)
 - 1. Architecture and design should be sensitive to the surrounding context and the intended character of the district (including consideration of the potential reuse plan).
 - 2. Be designed for reuse pursuant to the underlying Zoning district and Future Land Use Plan. Climate Controlled Storage Facilities in Commercial districts shall be designed and constructed in a manner to be reused as a Commercial property such as retail or office building complete with windows, doors, and floor-to-ceiling height (minimum 9 feet) compatible with the retail or office building use. Climate Controlled Storage Facilities in Industrial Districts shall be designed and constructed in a manner to be reused as an Industrial facility such as a warehouse or light manufacturing facility.
 - 3. Include sufficient enough undeveloped property on the same parcel for future reuse parking and be illustrated in the design plans.

Section 2

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 Kevin Holder, seconded by Alderman Wesley Hamlin, 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>ABSENT</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:	<u>AYE</u>
Alderman D. I. Smith (At-large) voted:	<u>AYE</u>

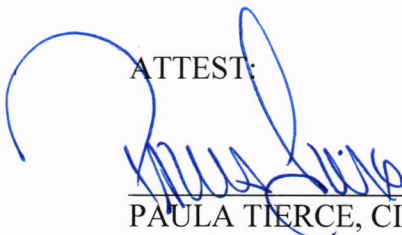
The Mayor thereby declared the motion carried and the Ordinance adopted, this the 4th day of April, 2021.

APPROVED:



GENE F. MCGEE, MAYOR

ATTEST:



PAULA TIERCE, CITY CLERK



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[SEAL]

ORDINANCE 2021-6