

**ORDINANCE AMENDING THE SECTIONS 21 AND 410
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 did lawfully adopt a Zoning Ordinance Amendment on February 3, 2015 after proper notice and a public hearing; and

WHEREAS, additional development trends of a certain commercial use has resulted in the need to consider appropriate regulations and restrictions; and

NOW THEREFORE BE IT RESOLVED, the Mayor and Board of Aldermen adopt the following sections as amendments to the Official Zoning Ordinance of the City of Ridgeland, Mississippi by amending the following sections:

Section 1

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 does not include the painting or major repair of vehicles.

Add to Section 21 Definitions the following definition: **Large Master Planned Commercial Development**: Any large commercial development consisting of a group of one (1) or more contiguous separately owned or ground leased tracts or parcels that contain, among the group of tracts or parcels, at least one building for occupancy for retail/wholesale purposes exceeding 100,000 square feet of heated and cooled space for the indoor display and sale of goods, a site with a minimum of 15 contiguous acres, access to an Arterial Street, and approved by the Mayor and Board of Aldermen which may or may not include conditions. Large Master Planned Commercial Developments may include any of the uses permitted in the underlying Zoning District as well as Service Stations; Banks, branch banks, drive-thru ATM's, and other banking facilities; Food product and carry-out and delivery stores, laundry and dry cleaning pickup stations; Fast Food Restaurant with drive-thru; Fast Casual Restaurant with drive-thru; Pharmacy with a drive-thru; and outdoor display of goods in designated areas approved by the Mayor and Board of Aldermen in one (1) or more locations not exceeding an aggregate of 15,000 square feet.

Section 2

Add Section 410.02.M. Large Master Planned Commercial Development

Section 3

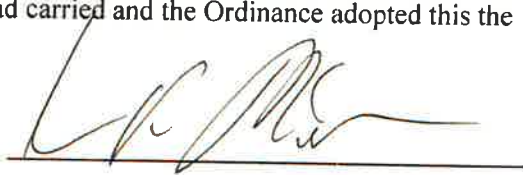
The City of Ridgeland, Mississippi, Zoning Ordinance is hereby amended to reflect the foregoing changes from and after thirty (30) days from the date of the adoption by the Board.

SO ORDAINED by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi at a meeting thereof held on the 2nd day of June, 2015.

The ordinance, having been first reduced to writing, was offered for adoption by Alderman CHUCK GAUTIER and seconded by Alderman BRIAN RAMSEY and submitted to the Board of Aldermen for passing or rejection on roll call vote with the following results:

- Alderman Ken Heard (Ward 1) voted: AYE
- Alderman Chuck Gautier (Ward 2) voted: AYE
- Alderman Kevin Holder (Ward 3) voted: AYE
- Alderman Brian Ramsey (Ward 4) voted: AYE
- Alderman Scott Jones (Ward 5) voted: AYE
- Alderman Wesley Hamlin (Ward 6) voted: AYE
- Alderman D. I. Smith (At-large) voted: AYE

WHEREUPON, the Mayor declared the Motion had carried and the Ordinance adopted this the 2nd day of June, 2015.



Gene F. McGee, Mayor

City of Ridgeland, Mississippi

ATTEST:



Pamela Pierce, City Clerk

