

ORDINANCE AMENDING SECTIONS 40.03.B.3 AND 180.05 AND 200.05 AND 600.14.F.8(E) 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, and April 3, 2018 after proper notice and public hearings; and

WHEREAS, 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; no locations for additional Restricted Uses currently exist; 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 have expressed a desire to improve safety around pools in R-E and R-EA Zoning Districts and directed the Community Development Director to bring for an Ordinance for consideration; and

WHEREAS, the Mayor and Board of Aldermen have a desire to protect and enhance the primary transportation gateways and corridors into, out of, and through the City of Ridgeland; and

NOW THEREFORE BE IT RESOLVED, the Mayor and Board of Aldermen 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

Amend Section 40.03.B.3. **Existing Nonconforming Restricted Uses.** The registration deadline for existing nonconforming Restricted Uses shall be extended to February 4, 2022, and the Class C conformity deadline for nonconforming Restricted Uses shall be extended to August 4, 2022. 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