

ORDINANCE AMENDING SECTIONS 340.03.F AND 340.05.C AND 340.05.D 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, and March 5, 2019 after proper notice and public hearings; and

WHEREAS, because of the commercial requirements placed on vertical mixed use buildings, there has not been any permitted vertical mixed use buildings in MU-1 zoned districts outside of certain Overlay Districts since the adoption of the 2014 Zoning Ordinance; and

WHEREAS, the Mayor and Board of Aldermen have expressed a desire to recalibrate the commercial requirements in order to encourage the development of mixed use buildings and mixed use developments; and

WHEREAS, the COVID-19 pandemic has acted as a catalyst to draw additional attention to the factors that were already being considered prior to the pandemic; 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

Replace 340.03.F with:

F. Residential Dwelling Units in compliance with Section 340.05.

SECTION 2

Replace Section 340.05.C with:

C. Minimum Commercial Density in Vertical Mixed Use Buildings: The ground floor of any vertical mixed use building containing residential units must have a minimum of 50% of the leasable floor area dedicated to independent commercial uses intended for public use. Permitted Commercial use area excludes lobbies, common areas, other areas dedicated to residential leasing and management, elevators, stairs, mechanical rooms, and any space not suitable for lease as an independent commercial use.