



DATE:

VERIFIED BY: **Matthew Dodd, PLA**

*Disclaimer: The City of Ridgeland assumes no liability for errors or omissions associated with this zoning verification memorandum. The determination of conformity is based on the information readily available to the City of Ridgeland at the time of the zoning verification request. Official copies of the City of Ridgeland's zoning ordinance and zoning map are available at [www.ridgelandms.org](http://www.ridgelandms.org). Requests for site specific ordinances, variances, site plans, certificates of occupancy, and other documentation may be available upon request and subject to the filing of an open records request and any applicable fee.*

## ZONING VERIFICATION MEMORANDUM

TO:

ATTN:

BUSINESS/OWNERS NAME:

BUSINESS TYPE/USE:

PROPERTY ADDRESS:

PARCEL NUMBER(S):

**Ridgeland, MS 39157**

### **A. The current zoning of the above referenced property is:**

Commercial / Industrial Districts:

Residential Districts:

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### **B. What are the zoning designations of the abutting properties?**

Commercial / Industrial Districts:

Residential Districts:

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mailing address: p.o. box 217 • ridgeland, ms 39158  
street address: 304 highway 51 • ridgeland, ms 39157  
ph: 601.856.7113 • [www.ridgelandms.org](http://www.ridgelandms.org)

Gene F. McGee, cmo - mayor • Alan Hart, asla – director of community development

board of aldermen: D.I. Smith - at - large • Ken Heard, cmo - ward 1 • Chuck Gautier - ward 2 • Kevin Holder - ward 3  
Brian P. Ramsey - ward 4 • Scott Jones, mayor pro tempore - ward 5 • Wesley Hamlin - ward 6

**C. Is the property in any special or restrictive overlay district?**

No If yes, which district? \_\_\_\_\_

**D. Was this a planned unit development?**

No Comments: \_\_\_\_\_

**E. Was the property granted any variances, conditional use permits, or zoning relief of any kind?**

No  Copy Attached  Copy Available Upon Request  Copy Unavailable

Comments: \_\_\_\_\_

**F. According to the zoning ordinance regulations for this district, the use(s) of the subject property is:**

- Legally Permitted Use in that District
- Legally Permitted as a Conditional Use in that District (See item E above)
- Class A Registered Nonconformity (Subject to Section 40 of the Zoning Ordinance)
- Class B Registered Nonconformity (Subject to Section 40 of the Zoning Ordinance)
- Class C Nonconformity (Subject to Section 40 of the Zoning Ordinance)\*

\*All Nonconformities that have NOT registered are classified as Class C. Owner must contact the Community Development Department to register.

**G. According to the zoning ordinance regulations for this district, the structures on the subject property are:**

- Legal Conforming with current zoning regulations
- Legal Conforming - Variance or Conditional Use granted (See item E above)
- Class A Registered Nonconformity (Subject to Section 40 of the Zoning Ordinance)
- Class B Registered Nonconformity (Subject to Section 40 of the Zoning Ordinance)
- Class C Nonconformity (Subject to Section 40 of the Zoning Ordinance)\*

\*All Nonconformities that have NOT registered are classified as Class C. Owner must contact the Community Development Department to register.

**H. Rebuild: In the event of a casualty, in whole or in part, the structure(s) located on the subject property:**

- May be rebuilt in their current form
- May be rebuilt, but Subject to Section 40 of the zoning ordinance. In the event that the cost of reconstruction exceeds 50% of the assessed valuation, the structure cannot be rebuilt. (See Rules for Class A and Class B Nonconformities)
- May not be rebuilt

Comments: \_\_\_\_\_

**I. Was this site developed with Site Plan Approval?**

- No         Copy Attached     Copy Available Upon Request     Copy Unavailable
- Constructed prior to annexation by the City of Ridgeland

Comments: \_\_\_\_\_

**J. To the best of your knowledge, do your records show any unresolved Zoning and/or Building Violations or complaints?**

    No        If yes, please describe: \_\_\_\_\_

**K. Were Certificates of Occupancy (CO's) issued?**

- No         Copy Attached     Copy Available Upon Request     Copy Unavailable
- Constructed prior to annexation by the City of Ridgeland
- Projects constructed prior to 1984 do not have CO's on file
- Project is currently under construction

Comments: \_\_\_\_\_

**L. Additional Comments:**

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