

**THE NORTHPARK OVERLAY DISTRICT (NOD) ORDINANCE ESTABLISHED TO PROVIDE MINIMUM ARCHITECTURAL AND DEVELOPMENT STANDARDS FOR PROPOSED DEVELOPMENT, CONSTRUCTION, AND/OR ALTERATION OF IMPROVEMENTS; PROVIDING CRITERIA FOR EVALUATION SUCH PROPOSED ACTIVITIES IN ORDER TO ISSUE ONE OR MORE SUTABILITY CERTIFICATES FOR DEVELOPMENT, CONSTRUCTION, AND/OR ALTERATION, AND ACCOMPLISH RELATED PURPOSES**

WHEREAS, the Northpark Overlay District Subject Area is known as one of the premiere shopping destinations in the State of Mississippi; and,

WHEREAS, the City of Ridgeland in Madison County, Mississippi did organize a meeting on April 19, 2006 with a majority of the land and building owners within the area defined as the District to discuss the concept of establishing a set of Design Guidelines to improve the image of the District; and,

WHEREAS, the Design Guidelines for the Northpark Shopping District were completed on May 5, 2006 and were used as a guideline for approvals by the Architectural Review Board for the District area; and,

WHEREAS, a majority of the building owners volunteered to renovate their existing structure to conform to the recommended architectural standards; and,

WHEREAS, the building owners who invested in the renovation deserve a higher degree of protection by establishing specific regulations regarding the proposed development, construction, and/or alteration of improvements within the District; and,

WHEREAS, the building owners have expressed a desire for improved signage exposure within the District in a manner that provides improved visibility of the businesses not only along County Line Road but also for the businesses located off County Line Road and within the District.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI that the following is hereby adopted:

**Section I - Purpose**

The City of Ridgeland is known for its dynamic and exciting growth. The Northpark Overlay District Area has experienced years of successful growth and continues to be an important economic area in the region. The overall purpose of this Ordinance is to create a unified character in an established commercial corridor.

The Northpark Overlay District Ordinance (“NOD Ordinance”) is established to improve upon the image of the commercial environment; improve the environment for all businesses, both local and national; improve the environment for the Northpark Mall; balance the needs of the

pedestrian and automobile by creating a safe, pleasant, and convenient experience for both; increase transit viability; and decrease the dependence of automobile access by promoting alternative means.

The Development Standards (as hereinafter defined) that are part of this NOD Ordinance are designed to make this commercial district of Ridgeland a more vibrant commercial place; to maintain and increase its role as an important source of job creation and stability, a strengthened tax base, and an incubator for new, entrepreneurial, locally-owned businesses mixed with established national and local businesses; and to provide stable job growth including professional employment and entry-level job opportunities. The Development Standards established hereby are also intended to protect the property values of nearby residential and commercial areas while providing pedestrian sensitive services in a community sensitive atmosphere.

## **Section II – Interpretation and Definitions**

- A. **CONSTRUCTION OF OTHER ORDINANCES AND EFFECT OF CLASSIFICATION:** To the extent this NOD Ordinance conflicts with the Official Zoning Ordinance (as hereinafter defined), the sign ordinance, the landscape ordinance, or any other zoning or development ordinance of the City of Ridgeland, Mississippi, this NOD Ordinance shall control, except with regard to any technical codes such as building codes, gas codes, mechanical codes, plumbing codes, electrical codes, etc. This is an Overlay Zoning District Ordinance and therefore shall operate in conjunction with any Underlying Zoning District in the Subject Area, (as hereinafter defined). The administrative procedures of the appropriate Review Board (as hereinafter defined) shall apply to this NOD Ordinance, with the Development Standards (as hereinafter defined) controlling the Development (as hereinafter defined).
- B. **RULES FOR WORDS AND PHRASES:** For the purposes of this NOD Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word “shall” is mandatory; the word “may” is permissive; the word “used” includes “designed” and “intended” or arranged to be used or occupied; and the word “person” includes a firm, association, organization, partnership, trust, foundation, company, corporation or other legal entity, as well as an individual.
- C. **DEFINITIONS:** For the purposes of this NOD Ordinance, certain words, phrases and terms used herein shall be interpreted as stated in this Section. Any word, phrase, or term not defined herein shall be defined by the City of Ridgeland Zoning Ordinance or, in the case of no definition, the Director of Community Development upon which the interpretation should be based on its common ordinary usage. For the purpose of this NOD Ordinance, all definitions defined herein are in addition to all definitions in the City of Ridgeland “Official Zoning Ordinance” (as hereinafter defined).

Adjacent. Property that physically abuts the subject property on the same side of the street.

Alteration. Any change to a Resource because of Construction, repair, maintenance, or other means.

Applicant. The Owner of Record of a Resource; the lessee thereof, with the approval of the Owner of Record in written form; or a person holding a bona fide contract to purchase a Resource.

Appurtenance. A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, structures, objects, sites, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panels, satellite dishes, and signs.

City. The City of Ridgeland, Mississippi.

Construction. The addition or placement of any improvement onto the Subject Area regulated by this NOD Ordinance.

Development. The improvements placed upon a Resource including, but not limited to, buildings, structures, streets, water features, and landscaping, etc. (see Improvements defined term herein).

Development Standards. Development design guidelines established herein to aid in the implementation of this NOD Ordinance.

District. A section of the City for which the regulations governing the use of land, buildings and premises are uniform, which may include, but not be limited to, zoning Districts, Underlying Zoning Districts or the District(s) established by this NOD Ordinance.

Façade. The face, elevation, or vertical surface of a building or accessory structure.

Frontage. That side of a lot or building abutting a public street. For a corner lot, all sides abutting a street shall be considered Frontage.

Improvement. An improvement(s) to the Resource, developed by human design, including, but not limited to, buildings, structures, objects, landscape features, manufactured units, docks, carports, and storage buildings.

Landscape Feature. Any landscape improvement, natural formation, or vegetation including, but not limited to: shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including, but not limited to, subsurface construction, fill depositing, and paving.

Land Uses Permitted/Prohibited. The land uses Permitted or specifically Prohibited as land uses within the Subject Area regulated by this NOD Ordinance.

Main Entrance. That entrance of a building or structure, which is most architecturally prominent and contains operable doors and/or other special architectural features.

Mechanical Equipment. A heating, ventilation, or air conditioning unit placed outside of a building.

Non-Conforming Use or Resource. Any Resource that is not 100% consistent with the requirements of the NOD Ordinance including but not limited to Land Uses Permitted/Prohibited, Design Guidelines, Landscaping, and Amenities.

Official Zoning Ordinance. The current Official Zoning Ordinance of the City of Ridgeland, Mississippi.

Owner of Record. The owner of a parcel of land in the Subject Area, improved or unimproved, reflected in the county deed records.

Parapet. A low, solid, protective screening or decorative wall; often used around a balcony or balconet, or along the edge of a roof.

Parking Structure. A multi-story structure containing vehicle parking. Does not include a single-level parking area commonly known as a “Surface Parking Area”.

Resource. A landmark, landmark site, and all land or water within the Subject Area, together with the Appurtenances and Improvements, if any. The term resource includes, but is not limited to, buildings, structures, sites, objects, landscape features, and related groups thereof.

Review Board. The various entities of the City of Ridgeland, Mississippi responsible for the oversight and regulation of specific Development criteria (i.e. Site Plan Administrative Review, Architectural Review Board, Administrative Review of Preliminary Plat, Planning and Zoning Board, Mayor and Board of Aldermen), all as established by the ordinances of the City.

Screening Wall. A wall made of fieldstone, brick, stucco, wood, wrought iron (or equivalent to wrought iron), or a combination of these materials, excluding round industrial railing and chain link. The wall shall create a visual buffer and shall be at least twenty five percent (25%) solid design.

Subject Area. The designated area indicated by Section III hereof.

Suitability Certificate. A document signed and dated evidencing the approval of the City of Ridgeland, Mississippi (pursuant to the actions of the appropriate Review Board) of the proposed Development, Improvements and/or Alterations proposed by an Applicant in accordance with this NOD Ordinance. A copy of the appropriate Review Board Minutes shall serve as the official Suitability Certificate.

Surface Parking Area. Any off-street parking Improvements within the Subject Area (excluding parking in a Parking Structure).

Trade Dressing. A term of art that generally refers to a characteristic or the visual appearance of a building that is unique to a particular brand/business identity.

Underlying Zoning District. The current Official Zoning Ordinance District classification(s) of the Subject Area as identified and delineated on the Official Zoning Map of the City of Ridgeland, Mississippi.

Utility Equipment. Electric pad-mounted transformers, above-ground utility boxes that service underground utilities, backflow prevention devices, utility meter.

### **Section III – Designation (Subject Area)**

The Northpark Overlay District shall include all land being situated in an area as shown on a location map attached hereto as Exhibit “A” (the “Subject Area”).

### **Section IV – Required Compliance**

- A. All new Development, Improvements and/or Alterations shall be required to comply with the Sections of this NOD Ordinance labeled “Development Standards”.
- B. Non-conforming uses and buildings: Shall comply with Section 40 of the Official Zoning Ordinance.

### **Section V – Land Uses Permitted / Prohibited**

Land Uses Permitted within the Subject Area: Except as otherwise prohibited herein, all uses permitted under each of the current Underlying Zoning Districts shall be permitted in those areas of the Subject Area which are zoned for such uses.

Land Uses Prohibited with the Subject Area: The following uses are prohibited:

- A. Adult book store.
- B. Auction barn.
- C. Bail bond office.
- D. Pawn shop.
- E. Check cashing, title loan, or cash advance service (not including banks).
- F. Businesses purchasing gold or other precious metals as a primary business.
- G. Bingo, off-track betting or gaming establishment.
- H. Discotheque, night club, or dance hall.
- I. Laundromat.

- J. Carwash.
- K. Massage or tattoo parlor.
- L. Pool hall or arcade.
- M. Shooting gallery or target range.

### **Section VI – Architectural Review Requirements**

Upon receipt by the City of an application for Suitability Certificate by the Applicant and upon review and approval of said application by the appropriate Review Board, the City shall issue a Suitability Certificate for proposed Development, Improvements and/or Alterations within the Subject Area based upon the application being in conformance with this NOD Ordinance and its Development Standards. No Suitability Certificate is required for routine ongoing maintenance of an Improvement unless it is Non-Conforming. Any Suitability Certificate issued by the City shall expire six (6) months after its issuance (unless said Certificate indicates longer or shorter duration when issued or is otherwise extended) unless a building permit or a certificate of occupancy is issued by the City during such period. The issuance of a Suitability Certificate shall not relieve an Applicant of any requirements for a companion building permit, conditional use permit, or from compliance with any other applicable requirement or provision of the laws and ordinances of the City of Ridgeland, Mississippi.

### **Section VII – Appeals**

Any party aggrieved with the administrative interpretation of the Director of Community Development or a decision of the appropriate Review Board shall have the right to appeal such interpretation. Such appeals may be made directly to the Mayor and Board of Alderman of the City of Ridgeland, Mississippi within thirty (30) days of said decision. The party aggrieved shall submit a written request to the City Clerk by 12:00 Noon on Wednesday preceding any regularly scheduled meeting of the Mayor and Board of Aldermen at which the aggrieved party desires to be heard. All appeals shall be in writing and shall include a statement of the reason for the appeal. Appeals of the actions of the Mayor and Board of Aldermen shall be pursuant to the Mississippi Code of 1972, Annotated, as amended. Where applicable, all appeals shall be in accordance with the procedures established by the City of Ridgeland Development Review Process, Subdivision Development Regulations and the Official Zoning Ordinance.

### **Section VIII – Appeals to a Court of Law**

An appeal from any action, decision, ruling, judgment or order by the City of Ridgeland, Mississippi may be taken by any person or persons in interest to the Circuit Court of Madison County.

## **Section IX – Issuance of a Certificate of Occupancy**

Prior to the issuance of a Certificate of Occupancy, the Director of Community Development shall verify that Construction complies with all stipulations of the Suitability Certificate. If compliance has not been met, the Certificate of Occupancy shall be withheld until compliance has been made or satisfied through other means approved by the City.

## **Section X – Maintenance Requirements**

To ensure the protective maintenance of Resources, the exterior features of such properties shall be maintained to meet the minimum requirements of the Property Maintenance Code of the City of Ridgeland as well as the City's current adopted Building Code collection, as the same may be amended from time to time.

## **Section XI – Exceptions**

Exceptions to the Development Standards established hereby can be granted by the appropriate Review Board of the City, upon a finding that either of the following criteria is met:

- A. The proposed Development, Improvement(s), Construction and/or Alteration is consistent with the overall intent of these minimum Development Standards; or
- B. The Applicant proves the Development Standard is unreasonable under the circumstances or that an undue hardship, owing to conditions peculiar to the land or structure and not the result of the action of the Applicant, would result from strict adherence to these Development Standards.

## **Section XII – Development Standards**

- A. The Development Standards for this NOD Ordinance are established to aid in the implementation of this NOD Ordinance and its purpose stated in Section 1 hereof. These Development Standards are intended to serve as a guide to the appropriate Review Board in their role as a review body and issuer(s) of a Suitability Certificate(s) required for Development, Improvement(s) and/or Alterations in the Subject Area. All Development, Improvement(s) and/or Alterations shall be required to comply with these Development Standards (subject to Section XI - Exceptions hereof) with regard to both sections of the text labeled "Intent" and "Standards".
- B. Specific Development Standards:
  - 1. Architectural Guidelines
    - a. Design: Architectural construction shall replicate a distinct character by way of building unity in color and repetitive forms and details and shall be developed in context to the surrounding conforming properties.

- b. Signage: Introduce building signage that is distinct to the business, not overpowering to business neighbors. All development shall comply with the requirements of the sign ordinance.
- c. Architectural and Site details and proportions shall be authentic to the architectural style of the building.
- d. Architectural materials used shall be complementary, durable, easy to maintain, easy to clean, and repairable in a manner that is consistent with the original finish.
- e. Architectural materials used within eight feet (8') of the slab surface shall be brick (with or without a finish), stone, or other cementitious materials. EIFS that is applied within this height shall include a heavy weight mesh in addition to standard weight mesh (i.e. Dryvit Panser Mesh or approved equal) and shall only be considered on a project-by-project basis.
- f. Brick, block, and stone may or may not be required to strictly adhere to the required color palette.
- g. Shades of brick and brick-like materials shall be brick blends that are complimentary to surrounding developments. All mortar colors used shall be contrasting and complimentary.
- h. The use of split-face block shall be limited to minor accent details and shall only be considered on a project-by-project basis.
- i. Roof Materials shall be limited to standing-seam metal, architectural grade shingles, tile, slate, or synthetic slate. Buildings with flat roofs shall include architectural features that hide the roofing material and appurtenances from ground level.
- j. Where applicable, parking lots between developments shall be linked to provide vehicular and pedestrian connections.
- k. All developments shall comply with the required color palette as identified in Exhibit 'B' except as otherwise noted: (Colors are listed as Sherwin-Williams standard colors for simplicity only. Exact Colors are best viewed from a Sherwin-Williams Swatch. An exact color match by any other manufacture will be accepted.)

l. **Trade Dressing:**

The City of Ridgeland recognizes the importance of Trade Dressing for national retailers; however, the intent of the NOD Ordinance carries higher importance. An exception for Trade Dressing will be considered on a case-by-case basis, but in no way shall the exception exceed the following allowances:

- 1) Street Frontage Façade – up to 10% allowance for Trade Dressing may be considered as a maximum along any Street Frontage Façade.
- 2) Non-Street Frontage Façade – up to 5% allowance for Trade Dressing may be considered as a maximum along any Non-Street Frontage Façade.



**m. Trash, Recycling Receptacles, and Loading Docks:**

- 1) Intent. Trash and recycling receptacles, grease containers, and loading docks typically provide an unsightly appearance and odor problem. Improperly located and screened receptacles and docks can cause noise problems for nearby land uses when receptacles and packages are being loaded or unloaded; therefore, they should be located as far from public sidewalks as possible and screened from view.
- 2) Standard. If stored outside of the building, all solid waste, recycling, yard trash containers (except litter containers), and grease containers shall be placed at either the side or the rear of the building and attached to that building, or shall be located as remote as is reasonably possible from higher intensity pedestrian activity. Either location shall be surrounded by an enclosing wall on all sides not exceeding eight feet (8') in height or also utilize walls of the adjacent building where applicable and shall be high enough to completely screen view of the trash, recyclables, and grease containers. All enclosing walls shall be architecturally coordinated with the adjacent primary building's materials and colors. The enclosing wall(s) shall be fitted with an opaque sliding or hinged door and working latch architecturally coordinated with the side walls. All containers shall be located to minimize sound from and visibility to abutting streets and residences. "Trash Shacks", a sealed and cooled self-compacting container, may be used. Loading docks shall be placed at the side or rear of the building and shall be screened from the street.

**n. Sidewalks**

- 1) Intent. Sidewalks, when properly designed and maintained, provide the pedestrian with a pleasant, safe, and convenient place to walk, and also serve to mitigate traffic impacts by making the area more walkable; therefore, they are an important public space in the NOD. Sidewalks, when too narrow, are inconvenient, especially in areas with large volumes of pedestrians. For pedestrians, people using wheelchairs and walking side-by-side, a minimum unobstructed sidewalk width of five feet (5') is required. In addition, sidewalks that are too curvilinear or that wrap around large block faces are an impediment to pedestrian convenience.
- 2) Standard. All buildings or Development must provide sidewalks (5 feet wide minimum) along the Street Edge(s) of their property. Sidewalks shall be placed to align with existing sidewalks. Sidewalk connections from the principal building to the public sidewalk must be provided, and be aligned to minimize walking distance. All properties shall comply with the ADA regulations, building code requirements, and city standards for ramps and street corners/crossings.

**o. Bicycle Friendly**

- 1) Intent. Pedestrian and bicycle access within the Subject Area is an important component of the District. Bicycle racks within the Subject Area shall conform to a uniform standard or be creative, be sited in a manner that allows for safe bicycle access, and be located near primary entry points into buildings.
- 2) Standard. All Buildings or Developments must contain city-approved loop style bicycle rack(s) in accordance with the following standards:
  - (a) The following Bicycle Parking Spaces are required:
    1. Buildings or Developments with less than 100 vehicular parking spaces shall contain at least one bicycle rack that will accommodate up to 8 bicycles.
    2. Buildings or Development with 100 vehicular parking spaces or more shall contain at least one bicycle rack (that will accommodate up to 8 bicycles) per 100 vehicular parking spaces.
    3. Substitution of vehicular parking with bicycle parking – New and pre-existing developments may convert up to 10% of their vehicular parking spaces to un-required additional bike parking, as long as the spaces are conveniently located near an entrance. Converted parking spaces must yield at least 6 bike parking spaces per vehicular parking space. (This section allows a business that wants more space for their business to obtain it by converting a part of their auto parking to additional bike parking. It also allows businesses that do not have any room for bike racks to create room (and have space left over). The most significant part of this item is that it provides a motivation for current businesses to install bicycle parking even though they are not required to install any.)
    4. Where the provision of bike parking is physically not feasible the requirements may be waived or reduced to a feasible level by the Director of Community Development.
  - (b) Bicycle parking should be located in close proximity to the building's entrance and clustered in lots not to exceed 16 spaces each.
  - (c) Bicycle parking facilities shall support bicycles in a stable position without damage to wheels, frame or other components.
  - (d) Bicycle parking facilities should be located in highly visible well-lighted areas to minimize theft and vandalism.
  - (e) Bicycle parking facilities shall be securely anchored to the lot surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.

- (f) Bicycle parking facilities shall not impede pedestrian or vehicular circulation, and should be harmonious with their environment both in color and design. Parking facilities should be incorporated whenever possible into building design or street furniture. Minimum 2” O.D. Loop Style Bicycle Racks that are finished with a “black” powder-coated finish shall be the minimum standard. Creative Bike Racks are also encouraged and will be considered on a case-by-case basis as an exception to the approved standard.
- (g) Racks must not be placed close enough to a wall or other obstruction so as to make use difficult. There must be sufficient space (at least 24 inches) beside each parked bike that allows access. This access may be shared by adjacent bicycles. An aisle or other space shall be provided to bicycles to enter and leave the facility. This aisle shall have a width of at least six (6) feet to the front or rear of a bike parked in the facility.
- (h) Paving is not required, but the outside ground surface shall be finished or planted in a way that avoids mud and dust.
- (i) Bike parking facilities within auto parking areas shall be separated by a physical barrier to protect bicycles from damage by cars. Barriers such curbs, wheel stops, poles or other similar features can provide adequate protection.

**p. Mechanical and Utility Equipment**

- 1) Intent. Mechanical and Utility Equipment, when improperly located on a site or improperly screened, can contribute to noise problems and create visual blight.
- 2) Standard. All Mechanical Equipment must be placed on the roof, in the rear or at the side of the building, or otherwise visually screened from the street. In rare cases Mechanical and/or Utility Equipment may be considered along street frontage(s), unless properly screened. Mechanical Equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening. All Mechanical and Utility Equipment locations shall be approved during the Suitability Certificate Process.

**q. Landscaping**

- 1) Intent. In the NOD, landscaping should be designed and maintained in a manner that creates an orderly appearance. Simple, clean, and low maintenance landscaping should be designed in a manner that controls visual interest and directs patrons and visitors to points of interest such as signs and entrances.
- 2) Standard. Landscape designs must be approved prior to installation and, in general, shall conform to the current Landscape Ordinance and Tree

Ordinance of the City of Ridgeland. Exception: The regular maintenance of seasonal annuals/perennials can be changed within the areas defined as annuals/perennials.

r. **Lighting**

- 1) Intent. Appropriate lighting can enhance the experience within the NOD Subject Area. Important factors including safety, function, scale, color, and style shall all be considered in the Lighting Design. Lighting designed for cars tends not to be human-scaled and detracts from a pleasant ambiance. Lights on tall structures unnecessary contribute to light pollution by casting light into areas not needed by pedestrians.
- 2) Standard. Appropriate street lighting shall be installed. Lighting structures, as installed, shall be pedestrian-style lighting along all sidewalks and around bicycle parking areas. Lighting structures, as installed, must be no more than twenty feet (20') high in pedestrian-oriented areas and no more than thirty feet (30') high if it is street lighting or Surface Parking Area lighting. Building, wall, and freestanding exterior lighting fixtures shall be directed downward in order to reduce glare onto adjacent properties and street. Relatively low intensity up lighting and special feature lighting is permitted so long as the intent of this lighting standard is complied with.

**Section XIII – District Signage**

- A. The District Signage within the NOD Subject Area requires specific approval by the Mayor and Board of Aldermen. The District Signage is intended to provide for a means to improve the advertising of businesses not only along County Line Road but also the entire Subject Area.
- B. Specific District Signage Standards: Signs shall meet the design standards as identified in Exhibit 'C'.
- C. Generalized locations have been predetermined and attached as Exhibit 'D'. Each location is designed to service the identified area.
- D. The construction, management, and maintenance of the District Signage shall be performed by private individual(s) or entity(ies). Detailed information regarding the construction, management, and maintenance shall be submitted at time of approval by the Mayor and Board of Aldermen.

**Section XIV**

Effective date of this Ordinance shall take effect and be enforced thirty (30) days from and after its passage.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at its regular meeting held on the 15th day of June, 2010.

MOTION made to adopt the foregoing Ordinance was made by Alderman Steen and SECONDED by Alderman Gautier and the foregoing, having first been reduced to writing, was submitted to a roll call vote, the result was as follows:

Alderman Ken Heard	<u>Aye</u>
Alderman Chuck Gautier	<u>Aye</u>
Alderman Kevin Holder	<u>Absent</u>
Alderman Brian Ramsey	<u>Absent</u>
Alderman Scott Jones	<u>Aye</u>
Alderman Wes Hamlin	<u>Aye</u>
Alderman Gerald Steen	<u>Aye</u>

Whereupon, the Mayor declared the Ordinance carried and the Ordinance adopted.

The foregoing Ordinance is approved this the 15th day of June, 2010.

CITY OF RIDGELAND, MISSISSIPPI

By: \_\_\_\_\_  
Gene F. McGee, Mayor

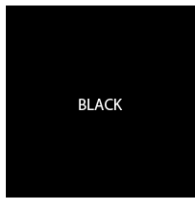
ATTEST:

By: \_\_\_\_\_  
David Overby, City Clerk

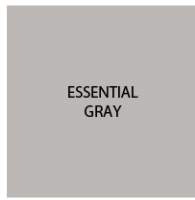




R:79, G:86, B:60



BLACK



ESSENTIAL GRAY

R:188, G:184, B:181



NAVAL

R:48, G:58, B:76

**MATERIALS**

(See NSD Ordinance SECTION XII-B)

- COPPER
- BRONZE (or color)
- GALVALUME
- ARCHITECTURAL SHINGLES

**ROOF / AWNING COLOR TREATMENT**



SOFTER TAN

R:217, G:205, B:178



ANTIQUÉ WHITE

R:231, G:222, B:199



BASKET BEIGE

R:191, G:174, B:140



UNIVERSAL KHAKI

R:186, G:174, B:150



COASTAL PLAIN

R:157, G:168, B:148



PORTABELLO

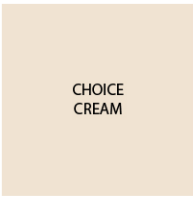
R:148, G:126, B:99

**MATERIALS**

(See NSD Ordinance SECTION XII-B)

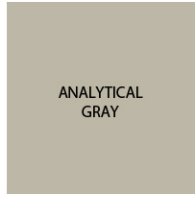
- STONE
- BRICK (Blend)
- STUCCO
- EIFS (Accent Only)

**FACADE COLOR TREATMENT (MAIN COLOR)**



CHOICE CREAM

R:240, G:227, B:209



ANALYTICAL GRAY

R:189, G:183, B:166



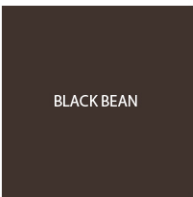
MODERNE WHITE

R:226, G:225, B:216



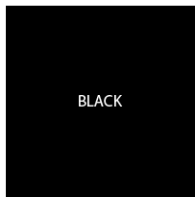
PURE WHITE

R:238, G:237, B:231

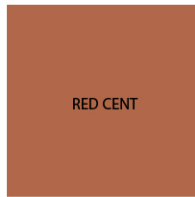


BLACK BEAN

R:64, G:51, B:46



BLACK



RED CENT

R:177, G:104, B:74



NONCHALANT WHITE

R:222, G:222, B:210

**MATERIALS**

(See NSD Ordinance SECTION XII-B)

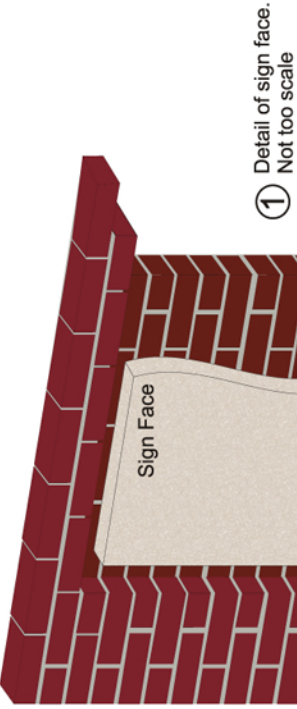
- ALUMINUM
- EIFS (Accent Only)

**ACCENT / WINDOW FRAME COLOR TREATMENT**

All colors and materials listed are approved to be incorporated into new and existing buildings and developments, however, the final design scheme is still subject to the City of Ridgeland’s Development Review procedures. All colors are taken from *Sherwin-Williams* swatches but other brands matching approved equals will also be accepted.



# Exhibit 'C'



Internally and externally illuminated monument sign.

The top of the sign is constructed from aluminum which is primed and painted with Grip Guard polyurethane paint. "TOWNLINE" is a routed face, backed with acrylic and internally illuminated with fluorescent bulbs.

Tenant panels are pan formed aluminum panels, 2"x19"x68" (2"x36 1/2"x68"), finished with dryvit, with routed faces backed with acrylic. The tenant panels will be fastened to the sign with no visible fasteners. These panels are externally illuminated with fluorescent fixtures fixed externally to the sign. External lighting, and electrical connection and equipment to be provided by Gulf State Electric, Ridgeland, MS.

Sign structure is a steel frame welded to round poles set in concrete in the ground. The frame is covered with brick. The trim panels are formed aluminum finished with dryvit.

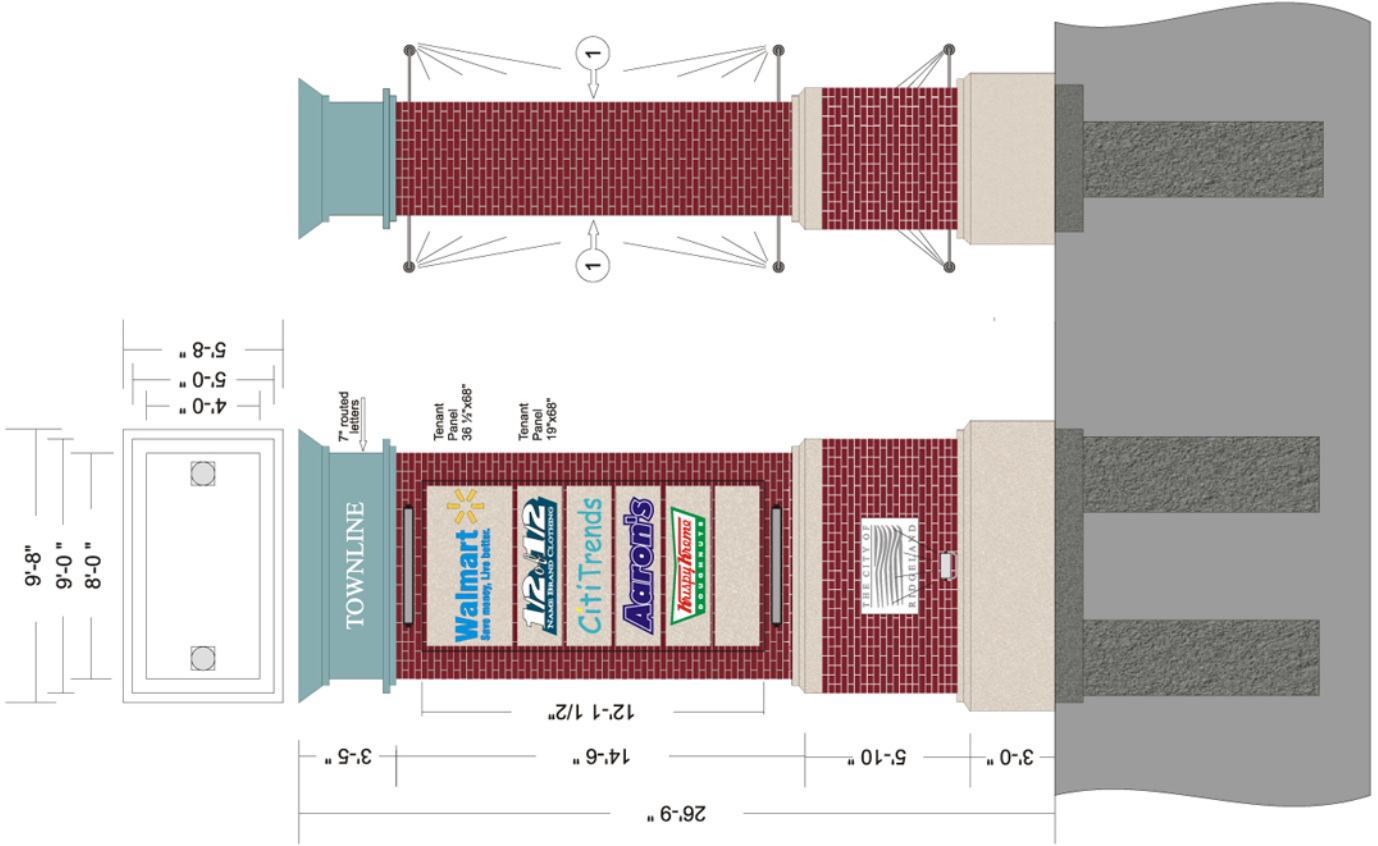
City of Ridgeland logo to be cast concrete with a limestone finish and will be mounted flush to the brick. Color will vary.

Color Schedule:

Brick: Red Speck Velour, # 481 B, Tri-State Brick and Tile, Jackson, Mississippi.

Top of the sign: Sherwin Williams Coastal Plain 6192

Trim and tenant panels: Pantone Warm Grey 1 C.





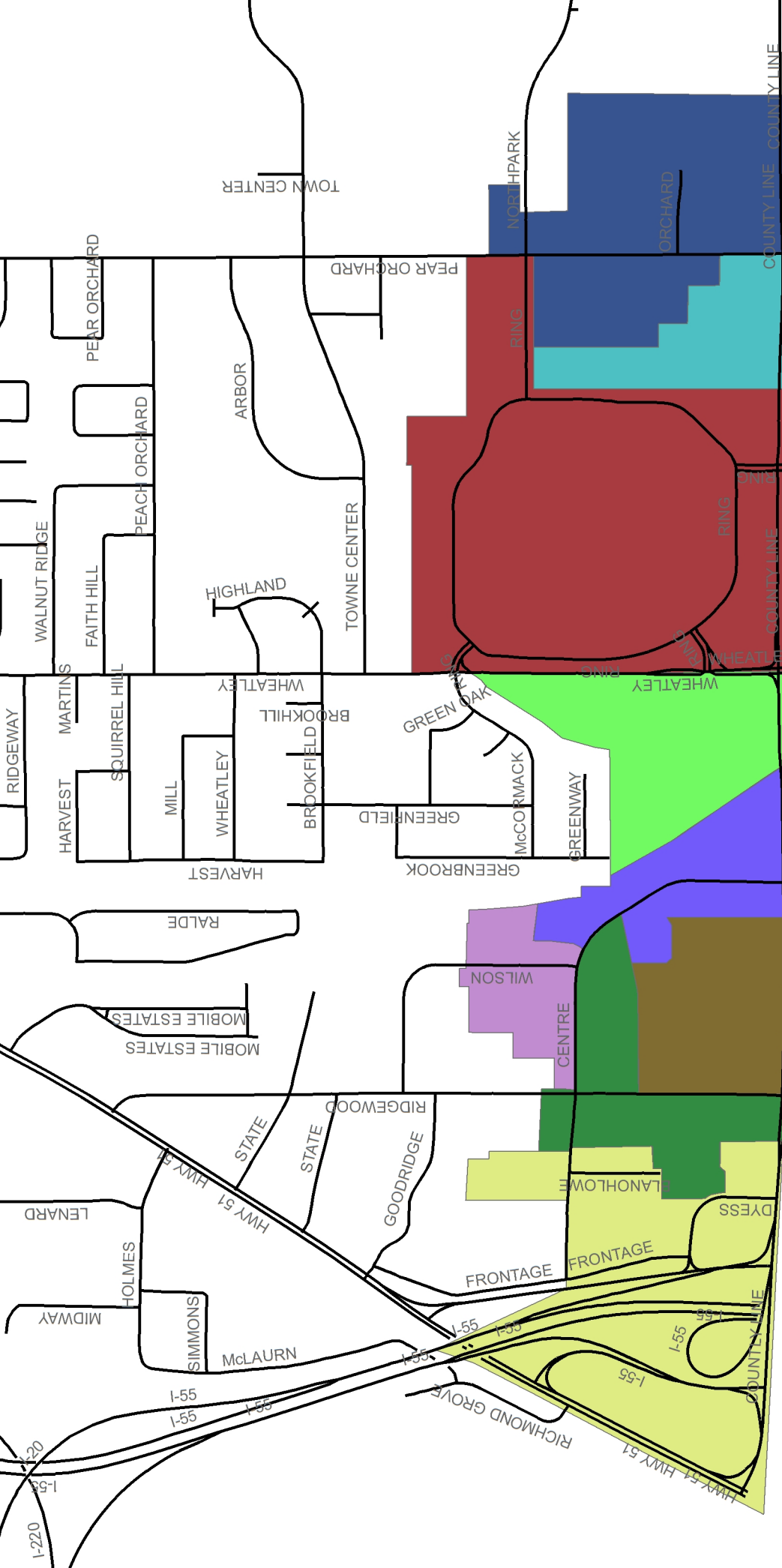


EXHIBIT D