

**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.

**SECTION 3**

Replace Section **340.05.D** with:

**D. Minimum Heated and Cooled Floor Area Per Residential Unit in a Vertical Mixed Use Building:**

- 1. Studio: 600 square feet minimum; Max. Occupancy: 2
- 2. 1 Bedroom: 750 square feet minimum; Max. Occupancy: 3
- 3. 2 Bedroom: 1000 square feet minimum; Max. Occupancy: 4
- 4. 3 Bedroom: 1250 square feet minimum; Max. Occupancy: 5
- 5. 4 Bedroom: 2000 square feet minimum; Max. Occupancy: 6

Note: Vertical mixed use buildings shall not contain any unit that exceeds four bedrooms.

**SECTION 4**

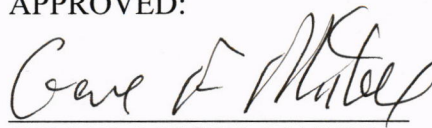
That this Ordinance take effect and be in force one (1) month from and after passage as provided by law.

The foregoing Ordinance having been reduced to writing, the same was introduced by Alderman Brian Ramsey, seconded by Alderman Bill Lee and was adopted by the following vote, to-wit:

Alderman Ken Heard (Ward 1) voted:	<u>AYE</u>
Alderman Chuck Gautier (Ward 2) voted:	<u>ABSENT</u>
Alderman Kevin Holder (Ward 3) voted:	<u>ABSENT</u>
Alderman Brian Ramsey (Ward 4) voted:	<u>AYE</u>
Alderman Bill Lee (Ward 5) voted:	<u>AYE</u>
Alderman Wesley Hamlin (Ward 6) voted:	<u>AYE</u>
Alderman D. I. Smith (At-large) voted:	<u>AYE</u>

The Mayor thereby declared the motion carried and the Ordinance adopted, this the 1<sup>st</sup> day of September, 2020.

APPROVED:

  
 GENE F. MCGEE, MAYOR

ATTEST:

  
 PAULA TIERCE, CITY CLERK

