

**ORDINANCE AMENDING SECTIONS 420.03, 430.02, 430.03, 21 (DEFINITIONS),
AND 600.14.F 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, and subsequently amended, after proper notice and public hearing; and

WHEREAS, development trends of certain uses have resulted in the need to consider appropriate locations and restrictions; 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; few 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, there has been a change in the law and a legislative determination that municipalities are now authorized to set rules and regulations for locations of liquor stores within the City of Ridgeland in order to promote public health, morals, and safety; and

NOW THEREFORE BE IT ORDAINED, the Mayor and Board of Aldermen 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 Section 21 DEFINITIONS Restricted Uses: A category of uses that includes pawn shops, tattoo parlors, self-service or coin operated laundromats, title loan establishments, check-cashing establishments, businesses purchasing gold or other precious metals as a primary business, businesses selling marijuana as a primary use or secondary use (excluding medical marihuana/CBD oil as defined in MS § 41-29-113), Electronic Smoking Devise Retailers, nail salons as a primary business, bail bondsmen, tobacco and beer retailer, tobacco retailer, blood and/or plasma donation center, or any combination thereof.

Delete Section 420.03.H

Delete Section 430.03.E

SECTION 2

Add Section 21 DEFINITIONS Liquor Store: A store exclusively for the retail sale of sealed and unopened alcoholic beverages or “package retailer” as permitted by the Department of Revenue and defined in Title 35, Part II of the Mississippi Administrative Code.

Add Section 21 DEFINITIONS Liquor Store, Ancillary: A Liquor Store owned and operated by an attached grocery store (excluding convenience grocery stores) and shall serve as a complimentary or secondary use to the primary retail sales of the grocery store.

Add Section 21 DEFINITIONS Liquor Store, Independent: An independently owned and operated Liquor Store, excluding those defined as Ancillary Liquor Stores in this ordinance.

Add Section 420.02.G Independent Liquor Stores (as defined in Section 21). Independent Liquor Stores shall be limited to C-2A only and may not pyramid into any other Zoning Districts and are subject to Special Use Site Plan Standards in Section 600.14.F.

Add Section 600.14.F.15 Liquor Stores:

- (a) Must be permitted by the Mississippi Department of Revenue and comply with all rules and regulations of the Alcoholic Beverage Control Division as defined in Title 35, Part II of the Mississippi Administrative Code; and Title 67, Chapter I of the Mississippi Code.
- (b) Independent Liquor Stores, as defined in this ordinance, shall not be located within 2,000 linear feet from any other Independent Liquor Store. Distances shall be measured in a straight line from the nearest point of the building to the nearest point of the building housing the proposed Independent Liquor Store.
- (c) Independent Liquor Stores shall not be located within four hundred (400) feet of any church, funeral home, school, housing for the elderly complexes, or kindergarten or child-care facility. Distances shall be measured in a straight line from the nearest point of the building to the nearest point of the building housing the proposed Independent Liquor Store.
- (d) Independent Liquor Stores shall not be located within four hundred (400) feet of any platted residential subdivision entrance. Distance shall be measured in a straight line from the intersection of right-of-way centerlines to the front door of the Independent Liquor Store.
- (e) Ancillary Liquor Stores shall be subordinate in area and purpose to the attached principal grocery with a maximum gross floor area not to exceed 20% of the principal grocery’s gross floor area and shall not exceed maximum area of 10,000 sq. ft. The gross floor area of the liquor store shall be calculated separately and in addition to the principal grocery’s gross floor area and not as part thereof.
- (f) Ancillary Liquor Stores must be attached to the principal grocery by a common wall and be located on the same parcel.

SECTION 3

The Board of Aldermen finds it necessary that this Ordinance become immediately effective to provide for the immediate and temporary preservation of the public peace, health, safety, and for other good cause; therefore, this Ordinance, adopted by unanimous vote of all members of the governing body, shall take effect and be in force immediately upon its adoption, prior to being recorded and published as required by law.

The foregoing Ordinance having been reduced to writing, the same was introduced by Alderman Wesley Hamlin, seconded by Alderman Kevin Holder, 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>AYE</u>
Alderman Kevin Holder (Ward 3) voted:	<u>AYE</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>

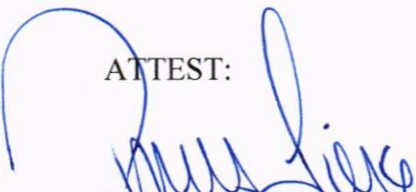
The Mayor thereby declared the motion carried and the Ordinance adopted, this the 16th day of July, 2024.

APPROVED:



GENE F. MCGEE, MAYOR

ATTEST:



PAULA TIERCE, CITY CLERK
Published: 7-25-24