

**CITY OF RIDGELAND
MISSISSIPPI**

the city of **RIDGELAND**



**PRADO VISTA AT RIDGELAND
OVERLAY DISTRICT
GUIDELINES AND REGULATIONS**

ADOPTED AS OF -----

EXHIBIT "C"

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INTRODUCTION / PURPOSE

The City hereby recognizes that the City of Ridgeland ("the City") is known for its dynamic and exciting growth. The dramatic increase in residential newcomers to the City is unsurpassed in the State of Mississippi only to be equaled by the quantity and quality of commercial development.

As a matter of Public Policy, the City aims to enhance the sense of community and "place" that exists in the City through responsible development standards.

The Prado Vista at Ridgeland Overlay District ("Overlay District") and these Overlay District Guidelines and Regulations are established to improve the entertainment offerings in the City while developing large and small, nationally and locally-owned businesses; supporting a healthy economy by providing a vibrant mix of live, work, and play commercial, office, retail and residential uses in close proximity; reducing crime by encouraging a 24-hour mix of uses and a significant number of pedestrians; increasing the walkability of the area by satisfying the needs of the pedestrians by having walkable options everywhere in the development; improving independence of people without access to an automobile; balancing the automobile usage by creating a pleasant atmosphere and ascended features; and making the pedestrian feel safe while also providing convenient services and increase transit viability.

These Guidelines and Regulations, with accompanying standards and definitions, are part of the Overlay District Ordinance and are designed to make the Overlay District and the City the epicenter for entertainment in the region while having a positive economic development impact in job creation, entrepreneurship, new development, and workforce development.

These Guidelines and Regulations are created with the goal in mind of having an economic multiplier in the City that increases positively the property values for the residents of the City while increasing the walkability of the area and attracting a higher tax base revenue for the City.

SITE LOCATION & DESCRIPTION

Google Maps



The subject property is located at the prominent intersection of Colony Park Boulevard and Sunnybrook Road less than .25 miles East of I-55 and .60 miles West of Highway 51. The approximately 77 acres rests between Ridgeland High School to the South and St. Catherine's Village to the North.

The Overlay District Ordinance and these Guidelines and Regulations are an alternative to conventional zoning with less focus on density and allowable uses, and more focus on building form and relationship to the public spaces (e.g. sidewalks and open spaces). The goal of the Overlay District and these Guidelines and Regulations is to enliven the Colony Park Blvd. interchange as a social, cultural, and entertainment destination, while providing housing options within the Overlay District. The guidelines, regulations and standards are presented in both words and clearly drawn diagrams and other visuals, when available, to help property owners and the public best understand and implement these provisions.

ILLUSTRATIVE MASTER PLAN

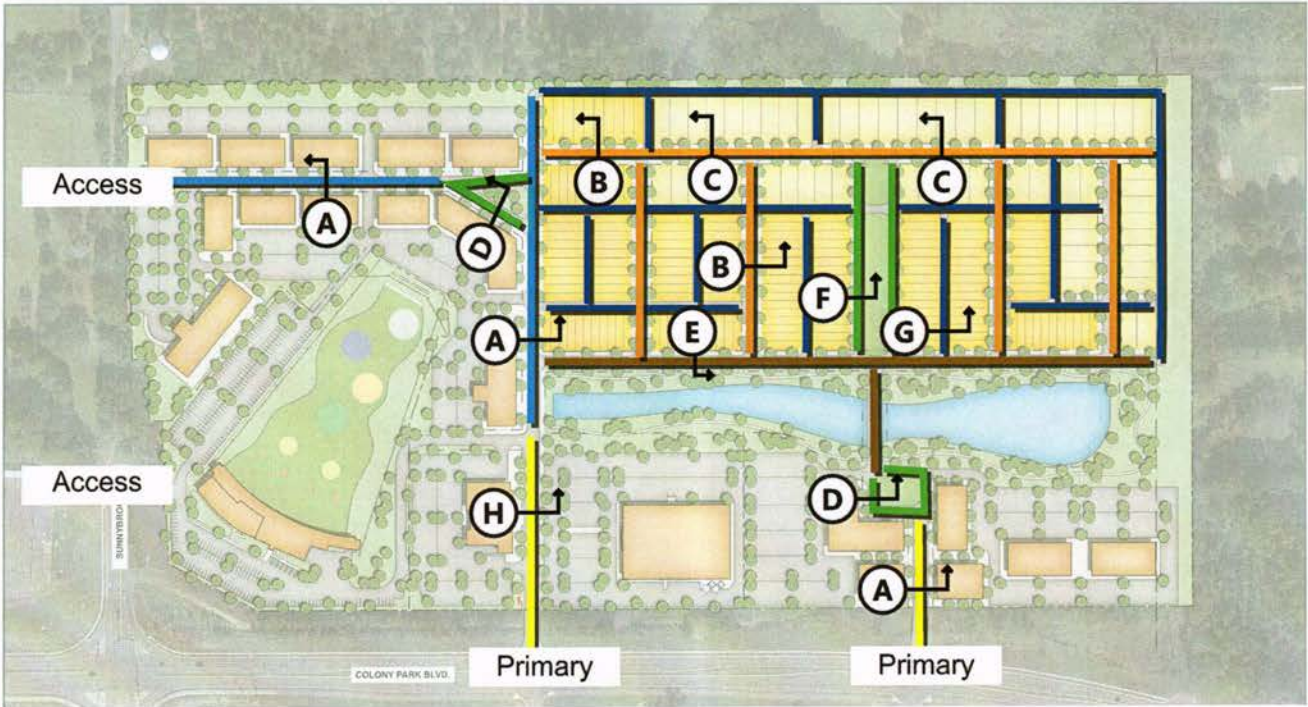


Through the Overlay District Guidelines and Regulations, the community will be ensured a level of quality and a sense of community. The intent of the Overlay District is to provide a comfortable, safe, mixed-use community with emphasis on pedestrian oriented streetscapes, entertainment and housing options, adequate open space, and quality architecture. While subject to these illustrations, guidelines, and regulations within, the plan layout shall be flexible to respond to physical site constraints, end-users' needs, community desires, and a changing market. The Overlay District shall allow for variations in the design of the street and open space network, individual block layout and dispersion of building types so long as variations meet the intent of the regulations within these Guidelines and Regulations.

More specifically, the Guidelines and Regulations are intended to:

- Ensure the compatible integration of entertainment, lodging, and retail uses with residential uses;
- Ensure the compatible integration of a variety of housing types, including single-family homes, townhouses and upper-story dwellings, in order to accommodate the housing needs of a diverse population;
- Maintain a scale and form of development that emphasizes sensitivity to the pedestrian environment;
- Minimize the need for vehicles to travel on Colony Park Blvd., or to travel significant distances on I-55, by providing entertainment and commercial uses within close proximity to residents;
- Achieve "traffic calming" benefits through: an integrated street network providing options for traffic flow, the avoidance of excessively wide streets, and the provision of on-street parking;
- Provide for a variety of strategically-located and carefully-designed public and/or common spaces, including streets, greens and informal open space; and
- Encourage active ground floor uses, such as restaurants, shops and services, to animate the street within the Mixed-use Sub-district portions of the Overlay District.

STREET NETWORK PLAN



LEGEND:

- Primary Entrance Boulevard
- Mixed-use/Open Space Street
- Shopfront Mixed-use/Open Space Street
- One Way Open Space Street
- Mixed Residential Street
- Private Alley

The Overlay District's interconnected street network is designed to disperse automobile traffic while providing multiple entrances and access points for emergency vehicles. A total of two primary entrances along Colony Park Blvd. are proposed, as well as two additional access points along Sunnybrook Rd. All streets will be deeded to the City as public rights-of-way. Alleys shall remain private and will be deeded to the HOA/POA.

The Street Cross-sections displayed in this section provide a guide to balancing the needs of all modes of travel. The ultimate street cross-sections will be determined by the City based on both engineering and land use context factors and anticipated vehicle volumes. All new streets must meet the requirements of the Street Cross-sections below. Exceptions to these typical cross-sections may be made by the Mayor and Board of Aldermen of the City of Ridgeland, if the proposed sections meet the multi-modal needs of the development.

- Primary Entrance Boulevard
- Mixed-use/Open Space Street
- Shopfront Mixed-use/Open Space Street
- One-way Open Space Street
- Mixed Residential Street
- Private Alley

STREET CROSS SECTIONS

Each Street Cross-section in the Overlay District is designed for specific conditions based on projected frequency of traffic, desired parking conditions, the types of uses and intensity of housing along that street, specific physical conditions, and to allow for emergency vehicle access. While the Street Network Plan illustrates the desired schematic street layout and design, the plan shall be flexible to respond to physical site conditions, dispersion of building types, community desires and a changing market. The Ordinance along with these Guidelines and Regulations shall allow for variations in the design of the street network, street sections, and block layout so long as it meets the intent of the regulations and guidelines within.

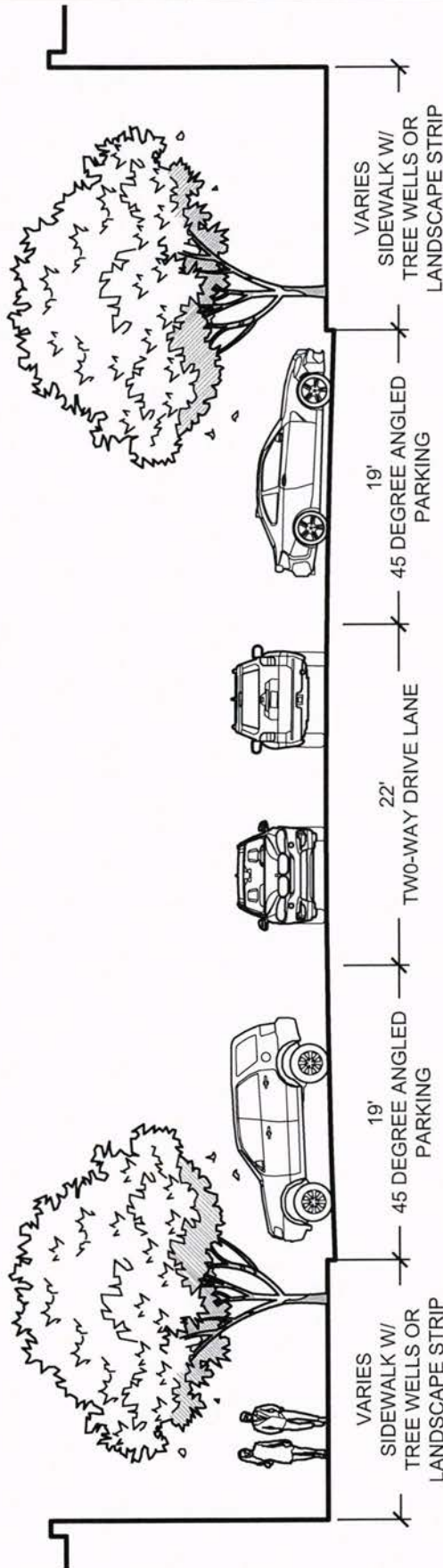
All public streets within the Overlay District boundary will have a design speed and posted speed of 20 miles per hour. All private alleys within the Overlay District will have a posted speed of 10 miles per hour.

All public streets shall meet the City's requirements for utility easements and shall be coordinated as required.

The following Street Sections are included for illustrative purposes. All streets in the Street Network are intended to fit with one of these Street Sections; however, the final Street Section applied to any particular street will be determined in conjunction with the City during the permit and construction phase.

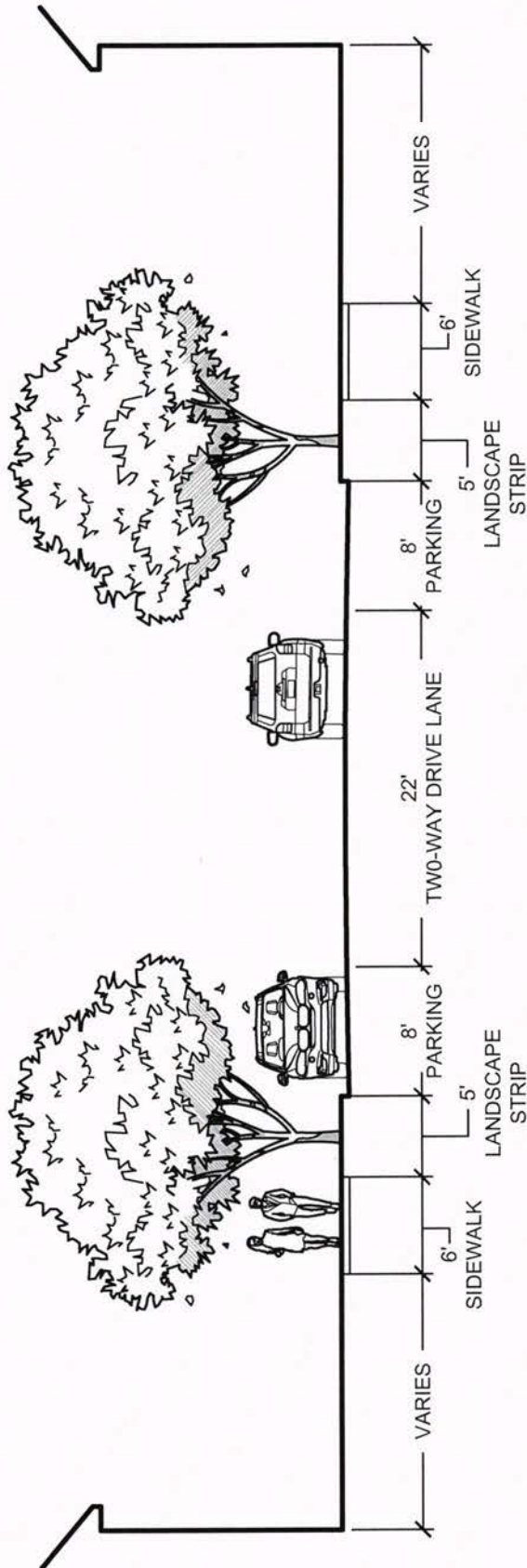
Street Section - A

Reference Street Network Plan for section locations



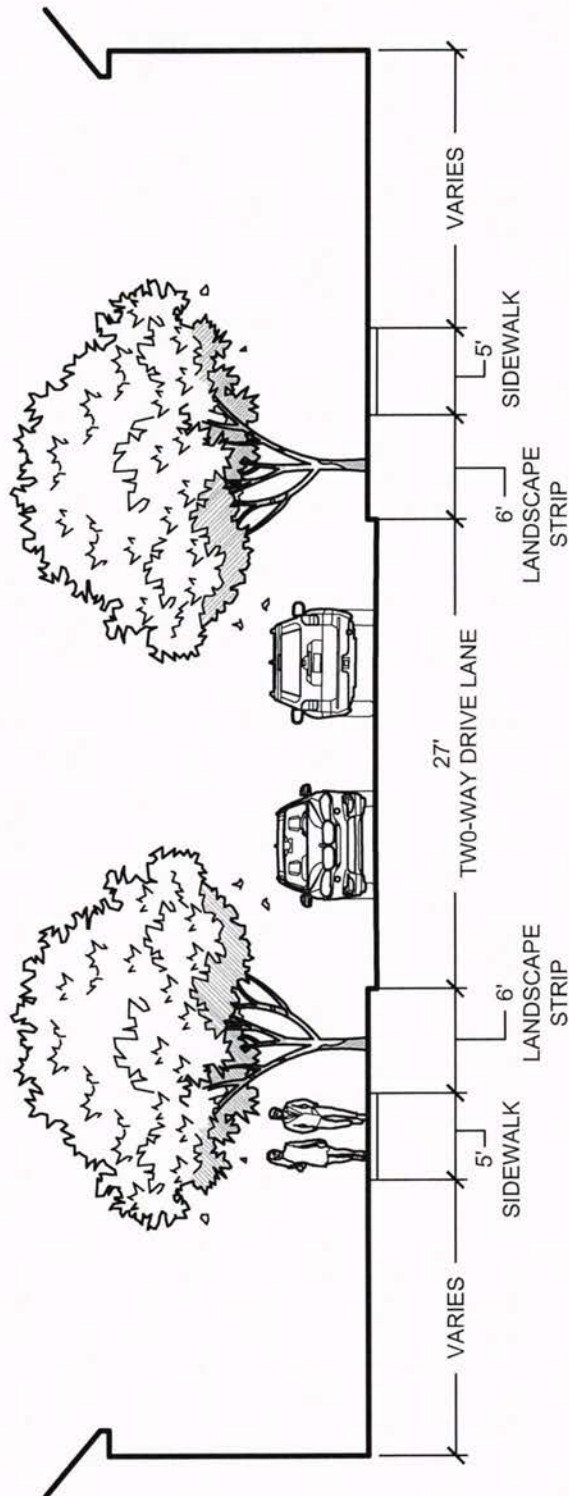
Street Section - B

Reference Street Network Plan for section locations



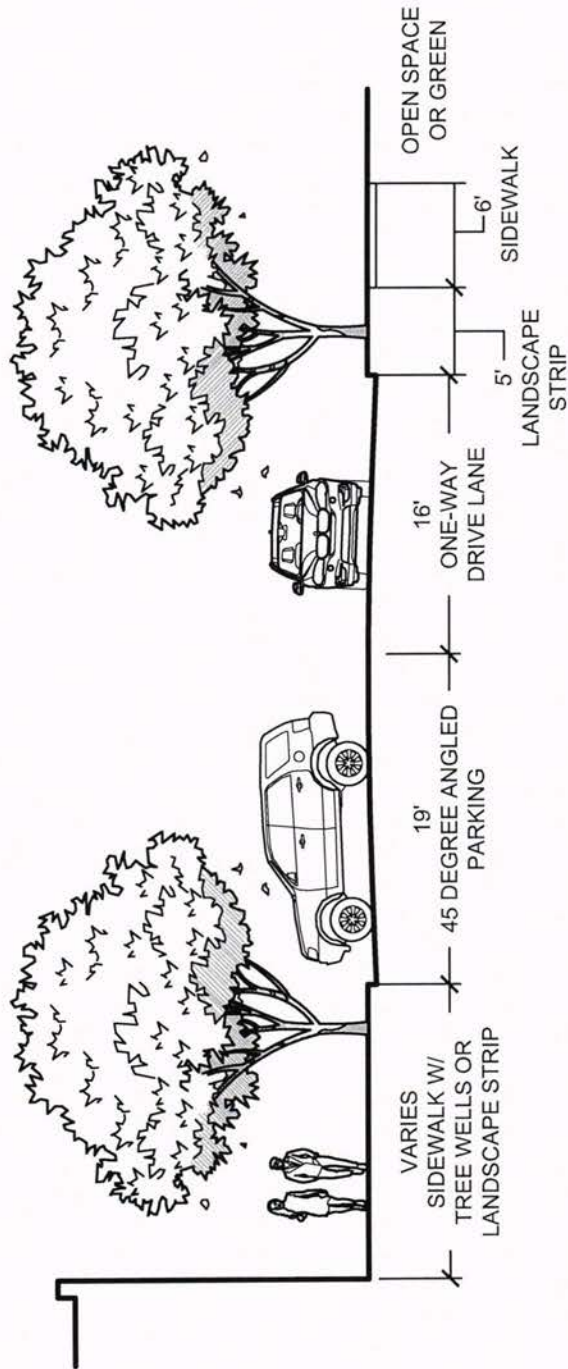
Street Section - C

Reference Street Network Plan for section locations



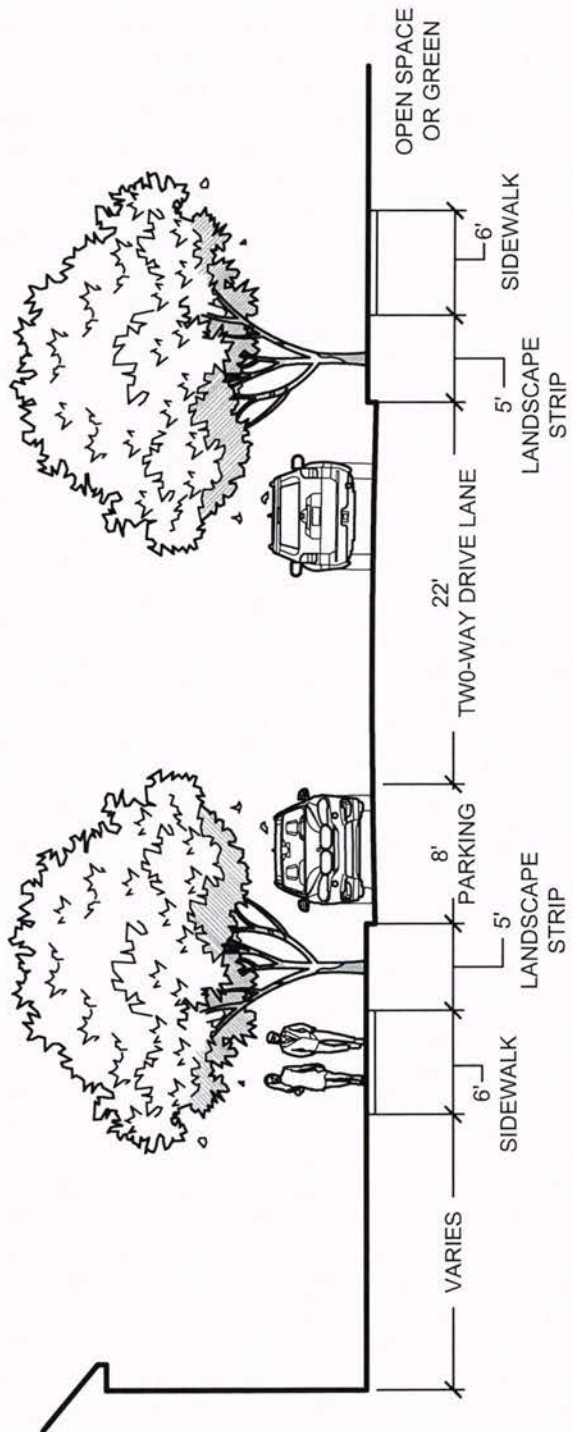
Street Section - D

Reference Street Network Plan for section locations



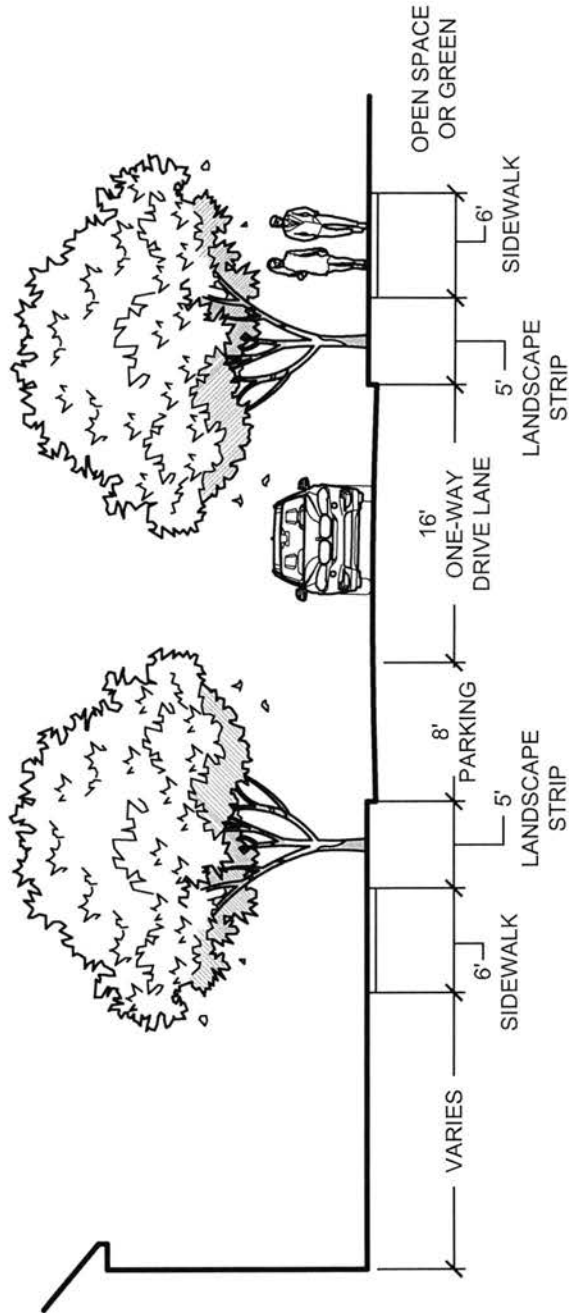
Street Section - E

Reference Street Network Plan for section locations



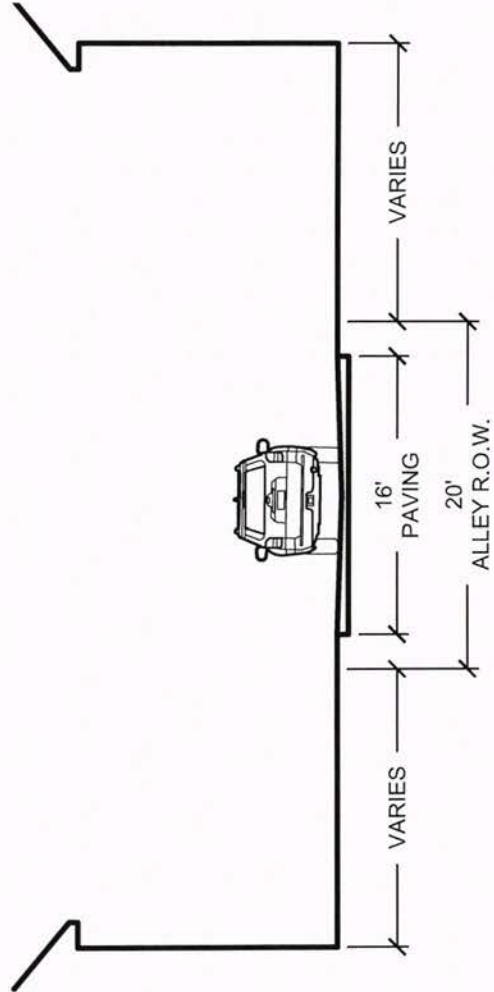
Street Section - F

Reference Street Network Plan for section locations



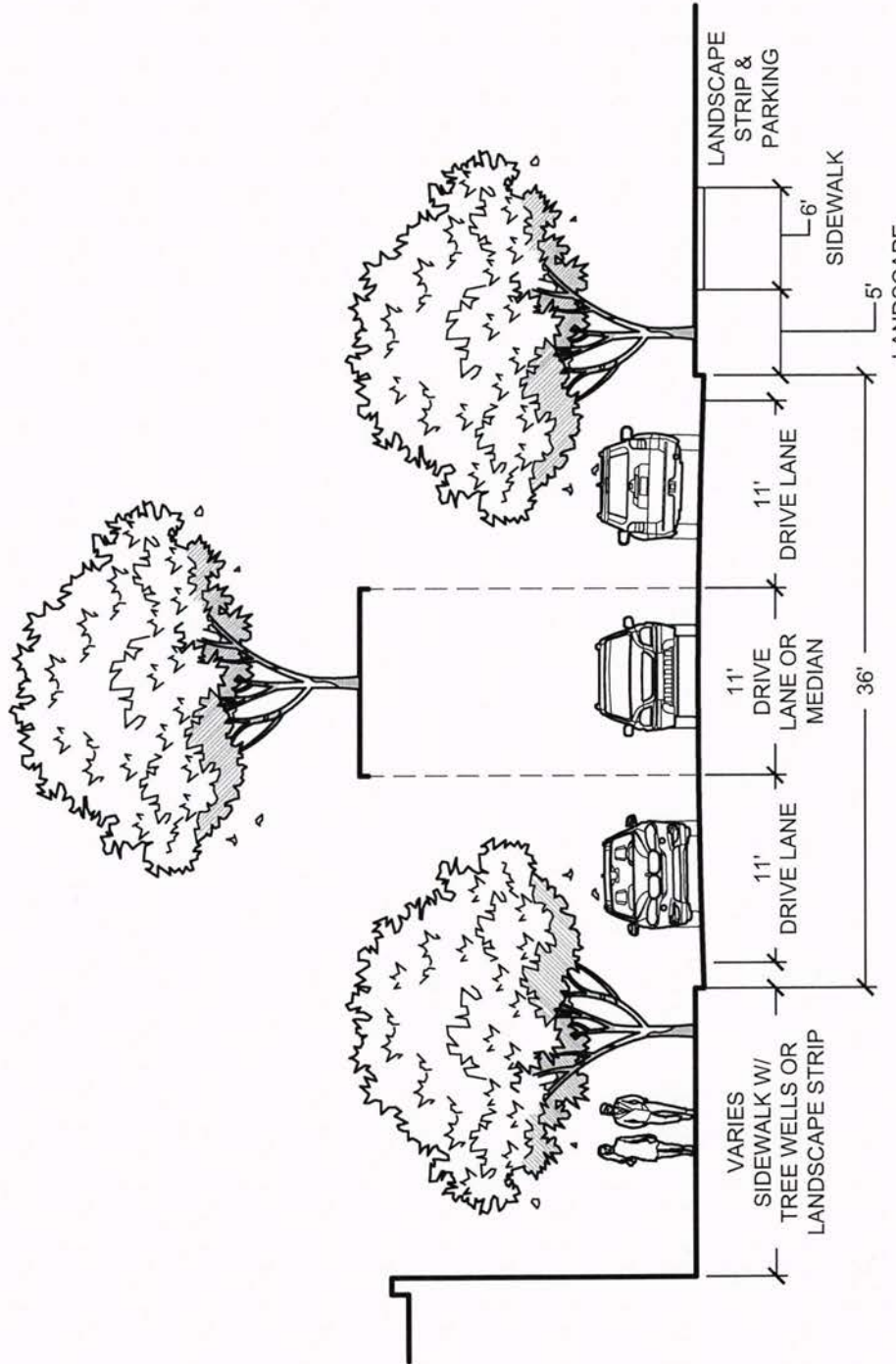
Street Section - G

Reference Street Network Plan for section locations

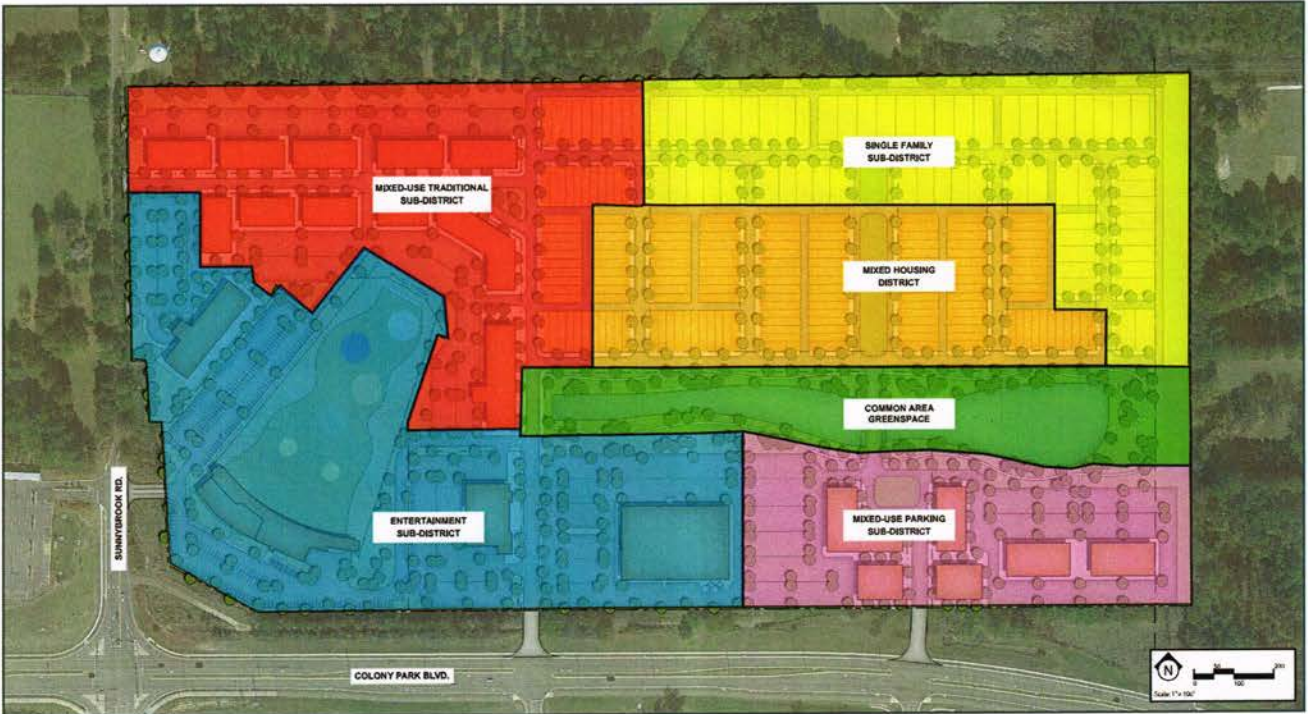


Street Section - H

Reference Street Network Plan for section locations



BUILDING REGULATING PLAN



The Overlay District is designed as a mixed-use community, integrating a mixture of housing, retail/restaurant, and entertainment uses. The individual block layouts within this Overlay District are for illustration purposes only. The Regulating Plan and distribution of Building Types shall be flexible to respond to physical site constraints, end-users' needs, community desires, and a changing market, so long as they meet the intent of the Guidelines and Regulations.

Changes to the Regulating Plan and/or Master Plan may be made by majority vote of the Board of Aldermen without the need for public hearing so long as the Board of Aldermen make a specific finding that the change is in general conformance with the adopted master plan. General changes are contemplated. Substantial changes and text amendments shall require public hearing prior to adoption of any amendment.

This section establishes the Regulating Plan. The Regulating Plan identifies specific Sub-districts with standards that implement the various intentions and principles of the vision for the Overlay District. Sub-districts vary in terms of use, development intensity, and level of urban character. Individual sections have been created for each Sub-district to define the conventional zoning district land uses that are permitted. Each Sub-district also contains standards for site development and design based on permitted building types. Building type standards include regulations for building placement; building height and size; parking placement and site access; and required parking.

The six Sub-districts in the Overlay District are listed below and further described in the sections that follow.

- Entertainment Sub-district
- Mixed-use Traditional Sub-district
- Mixed-use Parking Sub-district
- Single Family Sub-district
- Mixed Housing Sub-district
- Common Area / Greenspace

PERMITTED USES

A. The following land uses are **Land Uses Permitted** within the Overlay District:

1. Except as otherwise prohibited herein, all uses permitted under the City of Ridgeland, Mississippi General Commercial District (C-2) and Mixed Use District (MU-1) in accordance with the Official Zoning Map of the City, shall be permitted in the Overlay District.
2. Banks, branch banks and automatic teller machines and other banking facilities in accordance with the Official Zoning Ordinance Section of the City.
3. Laundry and dry-cleaning pick-up stations in accordance with the Official Zoning Ordinance of the City.
4. Photomats in accordance with the Official Zoning Ordinance of the City.
5. Food Product carry-out and delivery stores in accordance with the Official Zoning Ordinance of the City.
6. Retail and/or food street vendors who have obtained an appropriate permit from the City to conduct business and who also have written approval from the Owner of Records of MUD Retail, MUD Office and/or MUD Mixed-Use Condominium property (located where said vendor proposes to operate) to conduct business on said property at specific locations and specific times.
7. Child Care Facilities in accordance with the Official Zoning Ordinance of the City.
8. Fine Arts and Community Movie Theatre facilities.
9. Residential Hotels and Houses for the Elderly Complexes (as defined herein) in accordance with the Official Zoning Ordinance of the City (but not as a conditional use or special exception but as a Permitted Use); provided, however, no more than one hundred fifty (150) of these units shall be permitted within the designated sub-district.
10. Commercial sports and recreational facilities such as swimming pools, tennis courts and fully enclosed gymnasiums in accordance with the Official Zoning Ordinance of the City (but not as a conditional use or special exception but as a Permitted Use) and accessory uses or structures incidental to residential uses such as laundry facilities, vending machine centers, and similar uses. Laundry facilities to be limited to hotel patrons and permanent residents of the Overlay District.
11. MUD Live/Above as defined herein: Contiguous attached residential dwelling units where each unit is designed for occupancy by one family only, sold to the occupants, and such unit(s) is located above the Land Uses Permitted under these Guidelines and Regulations, except MUD Live/Work, MUD Live/Work Condominium, MUD Residential Condominium, MUD Single Family or MUD Townhouse.
12. MUD Townhouses as defined herein: A single-family dwelling constructed in a series or group of attached units with property lines separating each unit. No more than 168 MUD Townhouses shall be permitted in the designated sub-district. Minimum 2,000 sq feet of heated and cooled space.
13. MUD Office as defined herein (including MUD Office Condominium): A room, group of rooms or building in which commercial activities primary involving the provision of services rather than the sale of commodities are conducted. MUD Office may be a single story or multiple story individual building(s) or MUD Mixed-Use Condominiums and may also be part of a building(s) that also contains MUD Retail, MUD Live/Above, MUD Residential Condominium, MUD Mixed-Use Condominium, other commercial Land Uses Permitted, or all such uses.
14. MUD Retail as defined herein (including MUD Retail Condominium): Commercial establishments planned, developed, and managed for the sale of commodities to households and to the ultimate consumers in the trade area or neighborhood which the establishments serve. MUD Retail may be a single story or multiple story individual building(s) or MUD Condominiums and may also be part of a building(s) that also contains MUD Office, MUD Live/Above, MUD Residential Condominium, MUD Mixed-Use Condominium, other commercial Land Uses Permitted or all such uses.
15. MUD Retail Condominium. MUD Retail that is all or part of a MUD Mixed-Use Condominium.
16. MUD Residential Condominium as defined herein: A single-family dwelling unit that is part of a MUD Mixed-Use Condominium.

Permitted Uses

17. MUD Live/Work as defined herein (including MUD Live/Work Condominium).
Single family dwellings constructed as either individual buildings or in a series or group of attached units with property lines separating each unit where office, commercial and/or retail space is provided, but said office, commercial and/or retail space is limited to first or second floor space of the dwelling only. MUD Live/Work **is not** a MUD Live/Above.
18. MUD Single Family as defined herein: A detached residential building designed for occupancy by one family (single family), including MUD Single Family (Rear Loaded) and MUD Single Family (Side Loaded). Minimum 2,200 sq feet of heated and cooled space.
19. MUD Liner Flex as defined herein. **MUD Liner Flex** - Contiguous attached or detached building(s) primarily constructed with the intent of providing a liner edge along a street to assist with concealing from view large unattractive areas of surface parking. MUD Liner Flex building (s) may be single story or multiple stories. MUD Liner Flex may contain any use permitted under these Guidelines and Regulations.
20. MUD Golf Entertainment Venue as defined herein: A ten thousand (10,000) to fifty thousand (50,000) square foot building including free-standing retail/restaurant with a commercial sports and recreational element (indoor/outdoor) that can be up to four (4) stories high contain heated and cooled (or outdoor patio) useable golf entertainment range element including a retail/restaurant space, and a driving range up to three hundred and fifty (350) yards long and nets up to one hundred-fifty six (156) feet high. The MUD Golf Entertainment Venue under these Guidelines and Regulations shall be a permitted use and shall not have the need for any granting of a special exception or conditional use by the City.

The MUD Golf Entertainment Venue is a premier state of the art sports entertainment venue consisting of a technologically advanced multi-level golf driving range, a full-service restaurant and bar, event space, and entertainment complex. The venue features a 37,000 square foot, two-level building housing the restaurant, bar, entertainment and event space including two climate-controlled levels of golf ball hitting bays and an outfield with at-grade colored targets for an inclusive, high-tech golf game that everyone of all ages and skill levels can enjoy.

The following uses shall be allowed as accessory to the regular operation of the outdoor recreation and entertainment venue:

- a. Installation of barrier netting and net poles surrounding the outfield area, not to exceed one hundred-fifty six (156) feet in height above the finished floor elevation of the building.
- b. Installation of a 12' tall, 150 SF pylon sign at the southeast property corner.
- c. Installation of approximately 1.5 x Linear feet of south elevation up to 300 square feet of wall signage on the front (south) elevation, subject to change for any variation granted under the Signage Ordinance.
- d. Installation of approximately 1.5 x Linear feet of east elevation up to 300 square feet of wall signage on the right (east) elevation.
- e. Installation of approximately 1.5 x Linear feet of east elevation up to 300 square feet of wall signage on the left (west) elevation.
- f. Parking for the outdoor recreation and entertainment venue shall be allowed in the amount generally shown on the site plan.
- g. Miniature golf operation may be installed in the designated outdoor area.
- h. Outdoor seating and dining areas.
- i. Outdoor patio area.

Permitted Uses

Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited, with the exception of those associated with the outdoor recreation and entertainment venue. The outdoor recreation and entertainment venue shall be allowed to have exposed LED lighting strips at each hitting bay in conjunction with its regular operation. The exposed LED lighting strips will be mounted directly to the structure above each hitting bay, offset slightly from the edge, and in general conformance with the specifications submitted with the applicant's permit applications.

Exterior site lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way. The requirement for cut-off type luminaries shall not extend to the outdoor recreation and entertainment venue, as the proposed outfield lighting will consist of exposed LED light strips directed towards the outfield playing surface. The outdoor recreation and entertainment venue may adjust the lighting levels of the outfield lights outside of its business hours, except as required for its maintenance operations.

Outdoor storage shall be prohibited, except limited storage for the outdoor recreation and entertainment venue in containerized bins (must be screened) in the general vicinity of designated loading area / maintenance entrance to the building.

21. MUD Entertainment Venue as defined herein: A forty thousand (40,000) to one hundred thousand (100,000) square feet free-standing restaurant with a commercial sports and recreational element retail/restaurant entertainment venue building that includes retail and/or restaurant and other entertainment such as bowling entertainment element, bar, ping pong table element, game rooms for video and arcade games, and pool table element, bocce ball/cornhole/horseshoe game element. The MUD Entertainment Venue under these Guidelines and Regulations shall not have the need for any granting of a special exception or conditional use by the City.
22. MUD Grocery Store as defined herein: A grocery store with a minimum square footage of twenty thousand (20,000) gross floor with a maximum of One Hundred and Fifty-Five Thousand (155,000) area that stocks a range of everyday items such as groceries, medicine, pharmaceuticals, toiletries, alcoholic and soft drinks, tobacco products, and/or household items. The MUD Grocery Store under the these Guidelines and Regulations shall not have the need for any granting of a special exception or conditional use by the City.
23. MUD Hotels as defined herein: Two Hotel Buildings of not greater than One Hundred and Fifty Thousand (150,000) gross square feet of building each, each building being limited to not more than four (4) floors/stories that contain heated and cooled (or outdoor patio) useable Hotel floor space including, but not limited to office space, restaurant space, roof top patios, public areas, hotel rooms, building services areas, special building amenities, vehicular service entrances and other permitter uses in these Guidelines and Regulations, and a maximum height for each building of fifty-five (55) feet or four (4) stories (which includes the height of the parapets and architectural features utilized to screen roof top mechanical equipment) on the parcel (s). For purposes herein a roof is not a floor or a story and the distance from the dominant first floor elevation of the building (s) to the adjacent outside grade does not constitute and is not floor/story. The MUD Hotels under the these Guidelines and Regulations shall not have the need for any granting of a special exception or conditional use by the City.
24. MUD Indoor Music Venue as defined herein. A building not greater than Forty thousand (40,000) square feet building including retail/restaurant that can be up to four (4) stories high contain heated and cooled (or outdoor patio) useable music venue including retail/restaurant space. The MUD Indoor Music Venue under these Guidelines and Regulations shall not have the need for any granting of a special exception or conditional use by the City.

Permitted Uses

25. MUD Furniture Store as defined herein: A furniture store with a minimum square footage of Forty thousand (40,000) gross floor with a maximum of Three Hundred Thousand (300,000) area that stocks a range of furniture, household items, and restaurant space. The MUD Furniture Store under these Guidelines and Regulations shall not have the need for any granting of a special exception or conditional use by the City.
26. MUD Craft Beer Brewery as defined herein:
 - a. A building of not greater than Fifty Thousand (50,000) gross square feet of restaurant space where as a "primary business" and as a Permitted Use without the need for any granting of a special exception or conditional use by the City, one (1) specialty restaurant establishment with an emphasis on the sale of craft beer ("Craft Beer") and/or wine ("wine") for primarily on premises consumption where the requirement for the percentage of food sales in said specialty establishment is sixty percent (60%), hereinafter a CBW Specialty Restaurant ("CBW Specialty Restaurant"). For the purposes hereof a "CBW Specialty Restaurant as a primary business" is in an establishment whose primary business is the sale of beer made in a traditional non-mechanized way by a small brewery ("Craft Beer") and/or Wine. For the purposes of these Guidelines and Regulations said establishment shall not be open for business later than 12:00 am CST and not more than forty-nine percent of the sales of said Craft Beer may be sold off premises. The Allowance hereof of one (1) CBW Specialty Restaurant as a primary business is not intended to limit Craft Beer and/or Wine sales in businesses whose "primary business" is not a Craft Beer and/or Wine Establishment but are merely businesses that offer Craft Beer and/or Wine but not as their "primary business" (i.e. a restaurant, retail store or other appropriate and allowable land uses permitted in the Overlay District).
 - b. Within the Overlay District one (1) off premises consumption only craft beer establishment (not exceeding 50,000 sf of premises area) as a "primary business" as a Permitted Use without the need for any granting of a special exception or conditional use by the City. For the purposes hereof an "off premises only consumption Craft Beer Establishment" as a primary business is the sale (for off premises consumption only) of beer made in a traditional and/or nonmechanized way by a brewery. The allowance hereof of one (1) off premises consumption only Craft Beer Establishment as a primary business is not intended to limit beer sales (craft or otherwise) in businesses whose "primary business" is not an off premises consumption only Craft Beer Establishment but are merely businesses that offer beer (craft or otherwise) but not as their "primary business" (i.e. a retail store or other appropriate and allowable Land Uses Permitted in the Overlay District).
27. MUD Distillery as defined herein: A building of not greater than Fifty Thousand (50,000) gross square feet of distillery space where as a "primary business" and as a Permitted Use without the need for any granting of a special exception or conditional use by the City, within the Overlay District one (1) off premises and on premises consumption distillery establishment (not exceeding 50,000 sf of premises area) as a "primary business" as a Permitted Use without the need for any granting of a special exception or conditional use by the City. For the purposes hereof an "off premises and on premises consumption Distillery Establishment" as a primary business is the sale (for off premises consumption and on premises consumption) of liquor made in a traditional and/or nonmechanized way by a brewery. The allowance hereof of one (1) off premises and on premises consumption Distillery Establishment as a primary business is not intended to limit liquor sales (or otherwise) in businesses whose "primary business" is not an off premises and on premises consumption Distillery Establishment but are merely businesses that offer liquor but not as their "primary business" (i.e. a retail store or other appropriate and allowable Land Uses Permitted in the Overlay District).
28. Civic Buildings or Civic Uses.
29. Other Buildings not specified herein (up to but not exceeding 55' in height) and Improvements that comply with the intent of the Development Standards listed and that are Land Uses Permitted by these Guidelines and Regulations.

Permitted Uses

30. Freestanding enclosed restaurants in accordance with the Official Zoning Ordinance of the City which may include allowance for adjacent outdoor dining.
 31. Scheduled outdoor special events such as ice-skating, festivals and outdoor musical events appropriately authorized by the City.
 32. Parking structures.
 33. Surface parking areas.
 34. Public streets and roadways, Private streets, Private Entry Drives, and Private Alleyways.
 35. Conditional Uses listed under Mixed Use District (MU-1) zoning (but not those land uses that are Land Uses Prohibited as listed below).
- B. The following protective covenants apply for all dwellings and residences in the Overlay District such as MUD Live/Above, MUD Townhouses, MUD Retail Condominium, MUD Residential Condominium, MUD Live/Work, and MUD Single Family:
1. All dwellings and residences constructed and/or located on the property subject to these protective covenants shall be for owner occupancy, except as specifically permitted herein. Further, except as specifically permitted herein, the lease or rental of a dwelling or residence for any purposes, whether verbal or in writing, is expressly prohibited under these protective covenants. The only circumstance or situation in which a lease or rental shall be permitted is when the dwelling or residence is of new construction and in which either:
 - i. A period of at least (1) year has elapsed from and after the building permit for that particular dwelling has been issued, or;
 - ii. A period of at least six (6) months has elapsed from and after the final inspection by the appropriate public building inspector has occurred, and the certificate of occupancy has been issued, whichever period of time is longer.
 2. The above rental provisions are for the original builder/owner that obtained the original building permit. With any other owner the wait period is double the above noted wait periods, therefore being two (2) years after the building permit has been issued and/or one (1) year after the new owner purchases the property whichever period of time is longer.
 3. Any permitted lease or rental agreement shall be for a period of time not less than (1) year, and fully executed, complete and legible copy of any such lease or rental agreement shall be provided to the home owner's association. No dwellings or residences shall be sold, assigned, rented or leased under any time sharing, time interval, or right to use programs or investments. In the event leasing or rental is permitted, and in recognition of maintenance requirements of dwellings and residences subject to these protective covenants, for any dwelling or residence subject to lease or rental, HOA dues and/or assessments shall be in an amount equal to double or twice the amount charged or assessed to owner-occupied property.
 4. For purposes of this section, "leased or rental property or dwelling" is defined as a dwelling unit, structure(s), and property that is (1) rented, leased, or occupied by a non-fee simple owner pursuant to any lease or rental agreement, or (2) rented, leased or occupied by any non-fee simple owner pursuant to any lease-purchase, any contract for sale, any contract for deed, or any other instrument purporting to transfer ownership of property where the transfer of title is delayed. Leased or rental property or dwelling is further defined as an apartment unit and premises, a room for rent, a rental house and premises, a rental townhouse and premises, a rental duplex and premises, a rental condominium, or residential rental units in a Mixed Use Building or development.

- C. The following land uses are **Land Uses Prohibited** within the Prado Vista Overlay District:
1. Auto Dealers, Auto Service and Limited Auto Service.
 2. Carwashes.
 3. Gas service station.
 4. Outdoor storage as the principal use.
 5. Gasoline pumps when accessory to a Food Store or a small convenience grocery store.
 6. Any Adult Entertainment uses, activities or establishments including those defined as "Adult Entertainment Uses (Activity or Establishment)" in the Official Zoning Ordinance City of Ridgeland.
 7. Restricted uses as defined in zoning ordinance of the City.

The City may adopt written rules of procedure in addition to those already adopted, which facilitate the administration of these Guidelines and Regulations.

ENTERTAINMENT SUB-DISTRICT**The Entertainment Sub-district**

Intent: The Entertainment Sub-district is intended to accommodate indoor and outdoor entertainment uses as well ancillary supporting uses such as retail and lodging.

Permitted Land Uses:

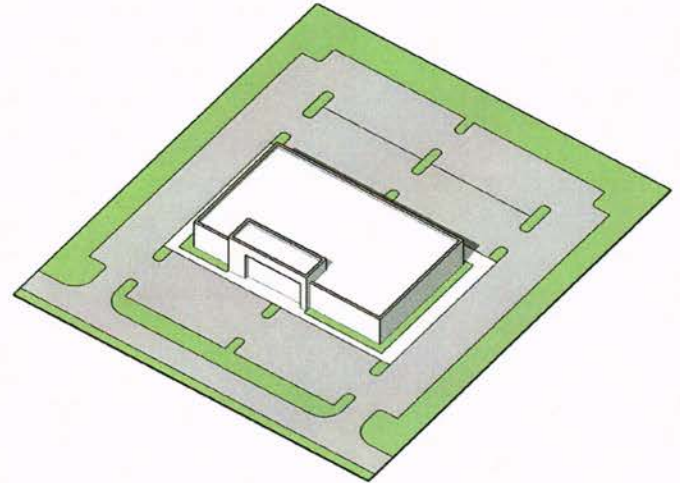
- All uses permitted within City C-2 zoning district shall be allowed less specific prohibited uses as outlined in these Guidelines and Regulations
- MUD Golf Entertainment Venue as defined herein
- MUD Entertainment Venue Building as defined herein
- MUD Furniture Store as defined herein
- MUD Grocery Store as defined herein
- MUD Hotels as defined herein
- MUD Craft Beer Brewery as defined herein
- MUD Distillery as defined herein
- MUD Indoor Music Venue as defined herein

Building Types: see following pages for standard building types not specifically defined herein

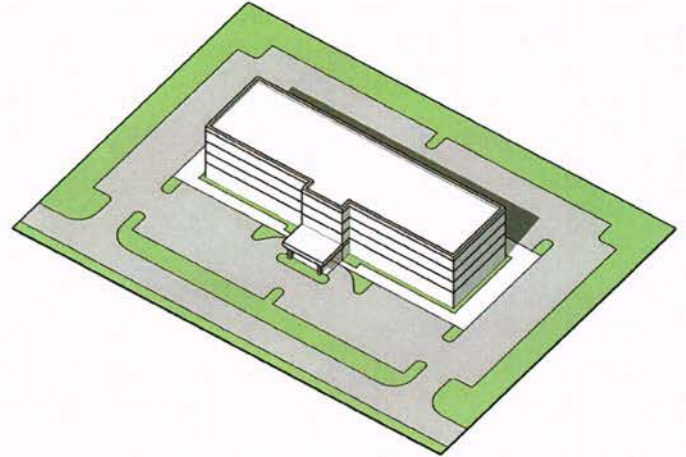
Dimensional Requirements:

Colony Park Blvd. Frontage Setback - 50 feet

| Commercial Building: Entertainment Sub-district | |
|---|--|
| Units | |
| Number of Units Per Building | NA |
| Building Orientation and Entry | |
| Main Entrance | Entrances shall be prominently located on the front façade |
| Facade Position | The front façade shall face and be parallel to the street frontage |
| Parking | |
| Placement | Regulated by zoning ordinance |
| Number of Spaces | Regulated by zoning ordinance, shared parking shall be allowed |
| On-street Parking Permitted | NA |
| Setbacks | |
| Street Front | 10 feet minimum |
| Street Side | 10 feet minimum |
| Side Lot Line | 6 feet minimum |
| Rear Lot Line | 10 feet minimum |
| Height | |
| Principal building | 55 feet maximum |



| Hotel: Entertainment Sub-district | |
|-----------------------------------|--|
| Units | |
| Number of Units Per Building | NA |
| Building Orientation and Entry | |
| Main Entrance | Entrances shall be prominently located on the front façade |
| Facade Position | The front façade shall face and be parallel to the street frontage |
| Parking | |
| Placement | Regulated by zoning ordinance |
| Number of Spaces | Regulated by zoning ordinance, shared parking shall be allowed |
| On-Street Parking Permitted | NA |
| Setbacks | |
| Street Front | 10 feet minimum |
| Street Side | 10 feet minimum |
| Side Lot Line | 6 feet minimum |
| Rear Lot Line | 10 feet minimum |
| Height | |
| Principal building | 55 feet maximum / 4 stories |



MIXED-USE TRADITIONAL SUB-DISTRICT



Mixed-use Traditional Sub-district

Intent: The Mixed-use Sub-district is intended to accommodate a range of housing and commercial uses that are integrated both horizontally and vertically.

Permitted Land Uses:

- All uses permitted within City MU-1 zoning district shall be allowed less specific prohibited uses as outlined in these Guidelines and Regulations

Zone A

- MUD Condominium as defined herein
- MUD Office as defined herein
- MUD Office Condominium as defined herein
- MUD Residential Condominium as defined herein
- MUD Live/Above as defined herein
- MUD Live/Work as defined herein
- MUD Townhouse as defined herein
- MUD Single Family as defined herein

Zone B

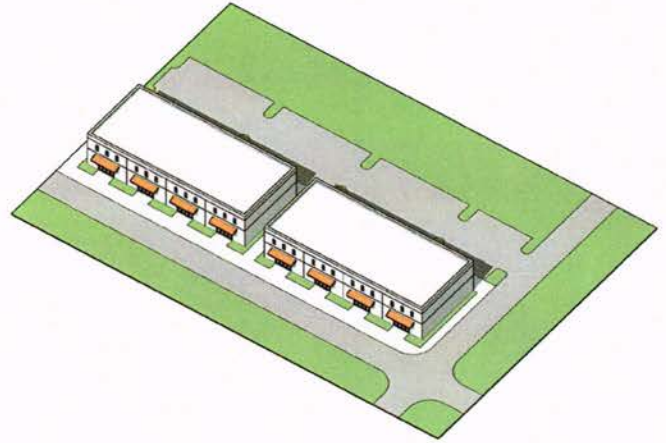
- MUD Liner Flex as defined herein
- MUD Indoor Music Venue as defined herein
- MUD Retail as defined herein
- MUD Craft Beer Brewery as defined herein
- MUD Distillery as defined herein
- MUD Furniture Store as defined herein
- MUD Grocery Store as defined herein
- MUD Hotel as defined herein
- Residential Hotel/Houses for the Elderly Complexes

Building Types: see following pages for standard building types not specifically defined herein

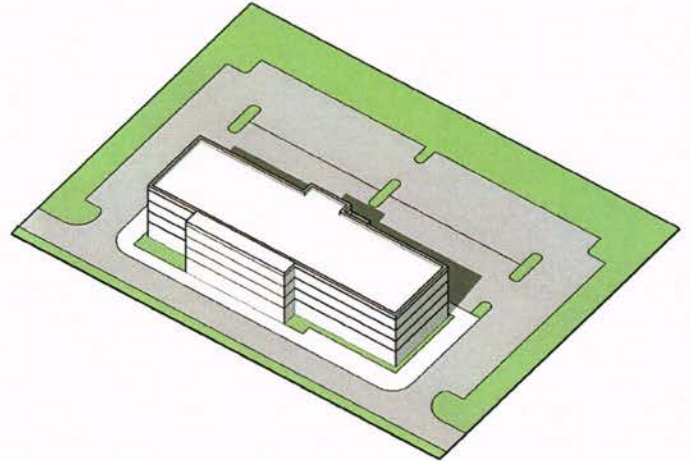
Dimensional Requirements:

Sunnybrook Road Frontage Setback - 20 feet

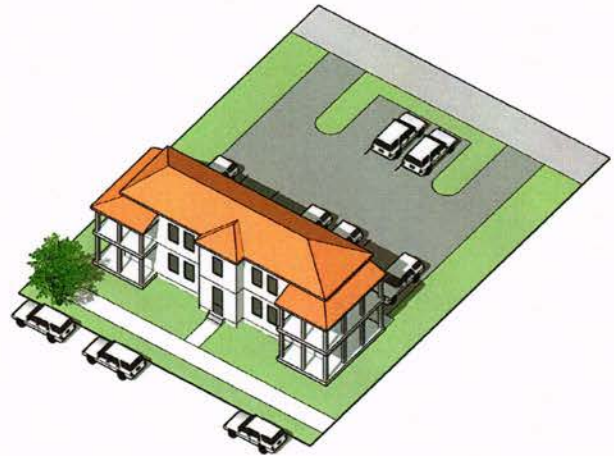
| Zone-A Office Building: Mixed-use Traditional Sub-district | |
|--|--|
| Units | |
| Number of Units Per Building | NA |
| Building Orientation and Entry | |
| Main Entrance | Entrances shall be prominently located on the front façade |
| Facade Position | The front façade shall face and be parallel to the street frontage |
| Parking | |
| Placement | No parking between building and street |
| Number of Spaces | Regulated by zoning ordinance, shared parking shall be allowed |
| On-street Parking Permitted | Yes |
| Setbacks | |
| Street Front | 0 feet minimum, 10 feet maximum |
| Street Side | 0 feet minimum, 10 feet maximum |
| Side Lot Line | 0 feet |
| Rear Lot Line | 0 feet |
| Height | |
| Principal building | 2 stories |
| Build-to Width | |
| Street Front | 70% |
| Street Side | 30% |



| Zone-B Hotel: Mixed-use Traditional Sub-district | |
|--|--|
| Units | |
| Number of Units Per Building | NA |
| Building Orientation and Entry | |
| Main Entrance | Entrances shall be prominently located on the front façade |
| Facade Position | The front façade shall face and be parallel to the street frontage |
| Parking | |
| Placement | No parking between building and street |
| Number of Spaces | Regulated by zoning ordinance, shared parking shall be allowed |
| On-street Parking Permitted | Yes |
| Setbacks | |
| Street Front | 0 feet minimum, 10 feet maximum |
| Street Side | 0 feet minimum, 10 feet maximum |
| Side Lot Line | 0 feet minimum |
| Rear Lot Line | 0 feet minimum |
| Height | |
| Principal building | 55 feet maximum / 4 stories |
| Build-to Width | |
| Street Front | 70% |
| Street Side | 30% |



| Residential Condominium: Mixed-use Traditional Sub-district | |
|---|---|
| Units | |
| Number of Units Per Building | Minimum of 4, Maximum of 8 |
| Building Orientation and Entry | |
| Main Entrance | Entrances shall be prominently located on the front façade and highly visible from the street. Ground floor units may have individual entries, but typically there is a single shared entry from the street or internal courtyard |
| Façade Position | The front façade shall face and be parallel to the street frontage |
| Parking | |
| Placement | Shall be located to the rear of the building and accessed by an alley or drive aisle |
| Number of Spaces Per Unit | Minimum of 1.5 |
| Number of On-street Spaces Per Unit | Minimum 0.5 required (guest parking permitted to the rear of building if on-street space is not available) |
| Setbacks | |
| Principal Structure | |
| Street Front | 10 feet Minimum, 20 feet Maximum |
| Street Side | 5 feet Minimum, 15 feet Maximum |
| Building Separation | 14 feet minimum |
| Rear from alley ROW or end of parking stall | 15 feet minimum |
| Building Separation | 20 feet minimum |
| Height | |
| Principal building | 2 stories Maximum |
| Foundations, Porches, and Stoops | |
| Finished Floor Elevation | Minimum 18 inches above grade at front facade |
| Porch Depth | Minimum 6 feet of clear space, exclusive of railings, pillars, columns, or other porch features |
| Stoop Depth | 3 to 6 feet |
| Private Outdoor Space per unit (rear yard, porch, balcony, terrace) | |
| Width | Minimum 10 ft |
| Depth | Minimum 4 ft |
| Area | Minimum 60 sf |



| Townhouse: Mixed-use Traditional Sub-district | |
|---|--|
| Units | |
| Number of Units Per Building | Minimum of 3, Maximum of 6 in a row |
| Building Orientation and Entry | |
| Main Entrance | Prominently located on front façade and highly visible |
| Entry Features | The front façade of each dwelling unit shall have a covered porch, covered stoop, or a balcony over the entrance |
| Facade Position | Each dwelling unit shall face the frontage |
| Parking | |
| Placement | Shall be located to the rear of the building and accessed by an alley or drive aisle |
| Number of Spaces Per Unit | Minimum of 2 |
| Number of On-street Spaces Per Unit | Minimum 1 required |
| Setbacks | |
| Street Front | 10 feet Minimum, 20 feet Maximum |
| Street Side | 5 feet Minimum, 15 feet Maximum |
| Separation Between Building Groups | 14 feet minimum |
| Rear from alley ROW or end of parking stall | 20 feet minimum |
| Garage | 5 feet or at least 22 feet from alley right-of-way |
| Height | |
| Principal building | 2-1/2 stories Maximum |
| Garage | 2 stories Maximum |
| Foundations, Porches, and Stoops | |
| Finished Floor Elevation | Minimum 18 inches above grade at front facade |
| Porch Depth | Minimum 6 feet of clear space, exclusive of railings, pillars, columns, or other porch features |
| Stoop Depth | 4 to 6 feet |
| Private Outdoor Space per unit (rear yard, courtyard, elevated terrace, porch, patio) | |
| Width | Minimum 10 ft |
| Depth | Minimum 6 ft |
| Area | Minimum 150 sf |



MIXED-USE PARKING SUB-DISTRICT**Mixed-use Parking Sub-district**

Intent: The Mixed-use Parking Sub-district is intended to accommodate a range of housing and commercial uses that are integrated both horizontally and vertically, but is more suburban in nature due to the relationship and frontage on Colony Park Boulevard. Intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained.

Permitted Land Uses:

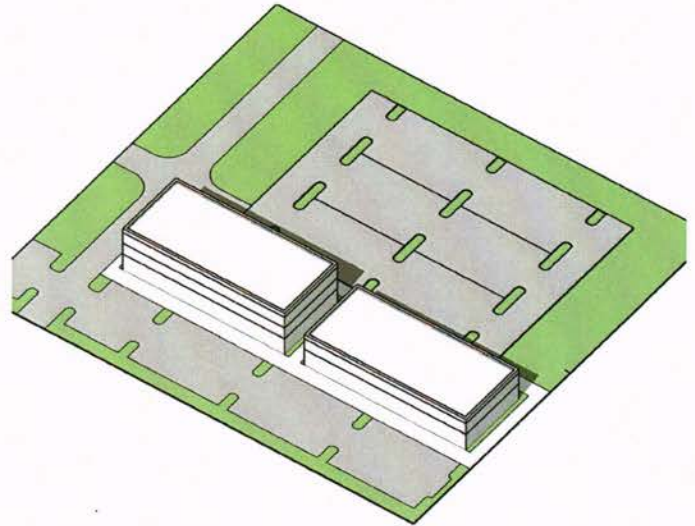
- All uses permitted within City MU-1 zoning district shall be allowed less specific prohibited uses as outlined in these Guidelines and Regulations
- MUD Office as defined herein
- MUD Office Condominium as defined herein
- MUD Live/Above as defined herein
- MUD Live/Work as defined herein
- MUD Liner Flex as defined herein
- MUD Indoor Music Venue as defined herein
- MUD Retail as defined herein
- MUD Craft Beer Brewery as defined herein
- MUD Distillery as defined herein
- MUD Furniture Store as defined herein
- MUD Grocery Store as defined herein
- Residential Hotel/Houses for the Elderly Complexes

Building Types: see following pages for standard building types not specifically defined herein

Dimensional Requirements:

Colony Park Blvd. Frontage Setback - 20 feet minimum / 90 feet maximum

| Mixed-use: Mixed-use Parking Sub-district | |
|---|---|
| Units | |
| Number of Units Per Building | NA |
| Building Orientation and Entry | |
| Main Entrance | Entrances shall be prominently located on the front façade |
| Facade Position | The front façade shall face and be parallel to the street frontage |
| Parking | |
| Placement | Regulated by zoning ordinance |
| Number of Spaces | Regulated by zoning ordinance, shared parking shall be allowed |
| On-street Parking Permitted | Yes |
| Additional Parking Limitations | A maximum of 2 bays of on-street parking with a single drive aisle is permitted between the building and the street |
| Setbacks | |
| Street Front | 0 feet minimum, 10 feet maximum |
| Street Side | 0 feet minimum, 10 feet maximum |
| Side Lot Line | 0 feet |
| Rear Lot Line | 0 feet |
| Height | |
| Principal building | 55 feet / 4 stories |



SINGLE FAMILY SUB-DISTRICT**Single Family Sub-district**

Intent: The Single Family Sub-district contains single family detached houses.

Permitted Land Uses:

- All uses permitted within City R-4 zoning district shall be allowed less specific prohibited uses as outlined in these Guidelines and Regulations
- MUD Single Family as defined herein

Building Types: see following pages for standard building types not specifically defined herein

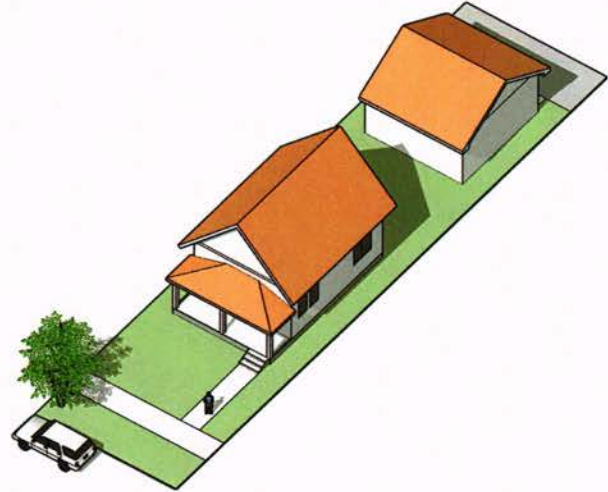
Dimensional Requirements:

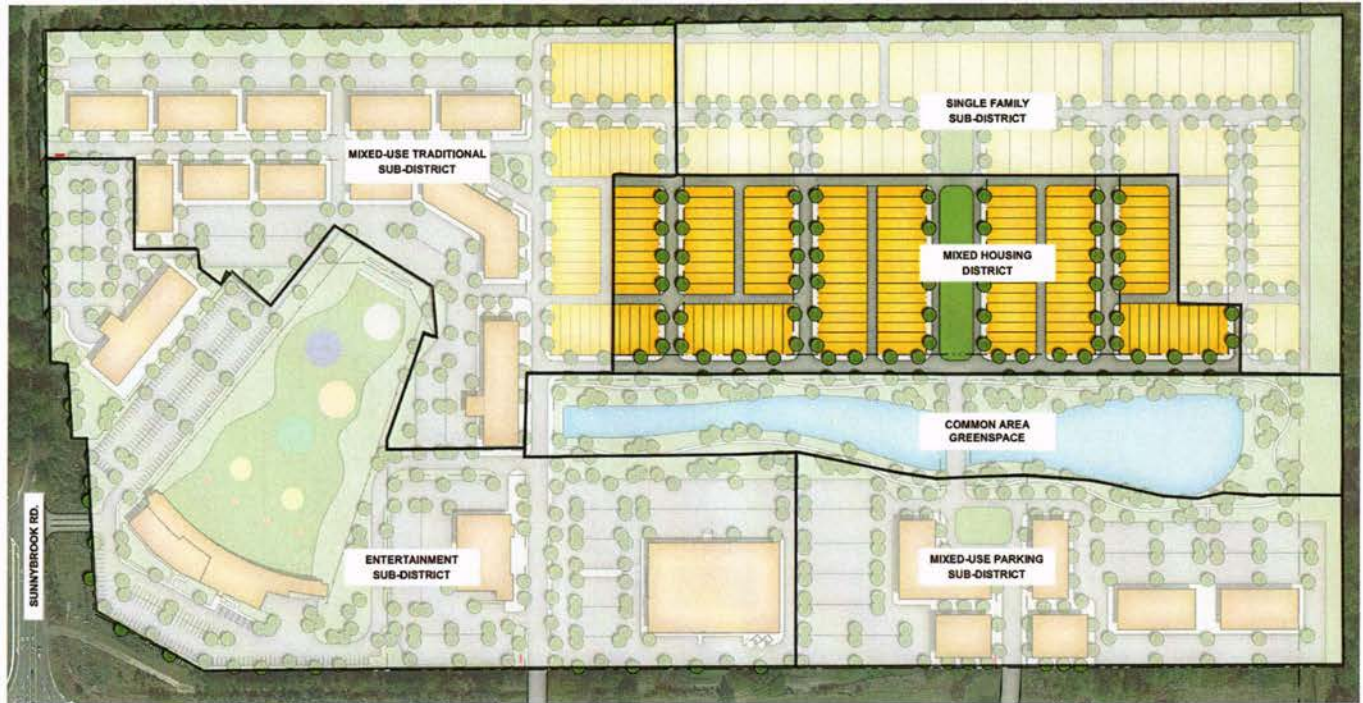
Minimum lot size - 40 feet wide x 95 feet deep

Minimum lot area - 3,800 square feet

Total number of anticipated single family dwellings: 60 (not a maximum)

| Cottage: Single Family Subdistrict | |
|--|---|
| Units | |
| Number of Units Per Building | Maximum of 1 |
| Building Orientation and Entry | |
| Main Entrance | Prominently located on front facade and highly visible |
| Entry Features | Shall have a covered porch, covered stoop, or a balcony over the entrance |
| Facade Position | The front facade shall face the frontage street |
| Parking | |
| Placement | Shall be located to the rear of the building and accessed by an alley or drive aisle |
| Number of Spaces Per Unit | Minimum of 2 |
| Number of On-street Spaces Per Unit | 0 required |
| Setbacks | |
| Principal Structure | |
| Street Front | 10 feet minimum, 20 feet maximum |
| Street Side | 5 feet Minimum, 15 feet Maximum |
| Rear from alley ROW | 20 feet minimum |
| Building Separation | 12 feet minimum |
| Garage | 5 feet or at least 22 feet from alley right-of-way |
| Height | |
| Principal building | 2-1/2 stories Maximum |
| Garage | 1 story Maximum |
| Foundations, Porches, and Stoops | |
| Finished Floor Elevation | Minimum 18 inches above grade at front facade |
| Porch Depth | Minimum 6 feet of clear space, exclusive of railings, pillars, columns, or other porch features |
| Stoop Depth | 3 to 6 feet |
| Private Outdoor Space per unit (rear yard) | |
| Width | Minimum 15 ft |
| Depth | Minimum 15 ft |
| Area | Minimum 300 sf |



MIXED HOUSING SUB-DISTRICT**Mixed Housing Sub-district**

Intent: The Mixed Housing Sub-district contains a mixture of single family attached and detached houses, but is more dense in nature and provides a wider range of housing types and configurations.

Permitted Land Uses:

- All uses permitted within City R-4A zoning district shall be allowed less specific prohibited uses as outlined in these Guidelines and Regulations
- MUD Single Family as defined herein
- MUD Townhouse as defined herein

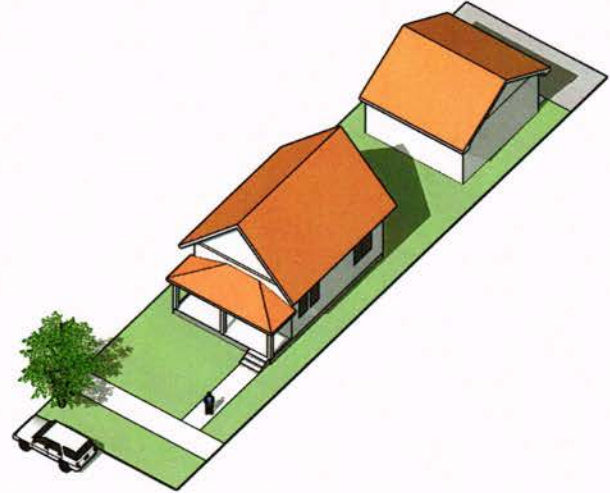
Building Types: see following pages for standard building types not specifically defined herein as a permitted use

Dimensional Requirements:

Minimum lot size - 20 feet wide x 100 feet deep
 Minimum lot area - 2,000 square feet

Total number of anticipated single family dwellings: 168 (maximum)

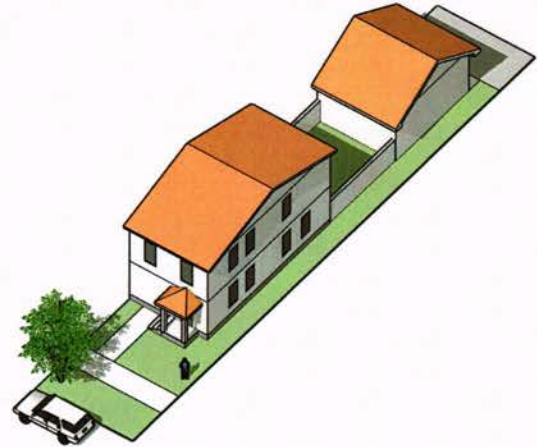
| Cottage: Mixed Housing Sub-district | |
|--|---|
| Units | |
| Number of Units Per Building | Maximum of 1 |
| Building Orientation and Entry | |
| Main Entrance | Prominently located on front facade and highly visible |
| Entry Features | Shall have a covered porch, covered stoop, or a balcony over the entrance |
| Facade Position | The front facade shall face the frontage street |
| Parking | |
| Placement | Shall be located to the rear of the building and accessed by an alley or drive aisle |
| Number of Spaces Per Unit | Minimum of 2 |
| Number of On-street Spaces Per Unit | 0 required |
| Setbacks | |
| Principal Structure | |
| Street Front | 10 feet minimum, 20 feet maximum |
| Street Side | 5 feet Minimum, 15 feet Maximum |
| Rear from alley ROW | 20 feet minimum |
| Building Separation | 12 feet minimum |
| Garage | 5 feet or at least 22 feet from alley right-of-way |
| Height | |
| Principal building | 2-1/2 stories Maximum |
| Garage | 1 story Maximum |
| Foundations, Porches, and Stoops | |
| Finished Floor Elevation | Minimum 18 inches above grade at front facade |
| Porch Depth | Minimum 6 feet of clear space, exclusive of railings, pillars, columns, or other porch features |
| Stoop Depth | 3 to 6 feet |
| Private Outdoor Space per unit (rear yard) | |
| Width | Minimum 15 ft |
| Depth | Minimum 15 ft |
| Area | Minimum 300 sf |

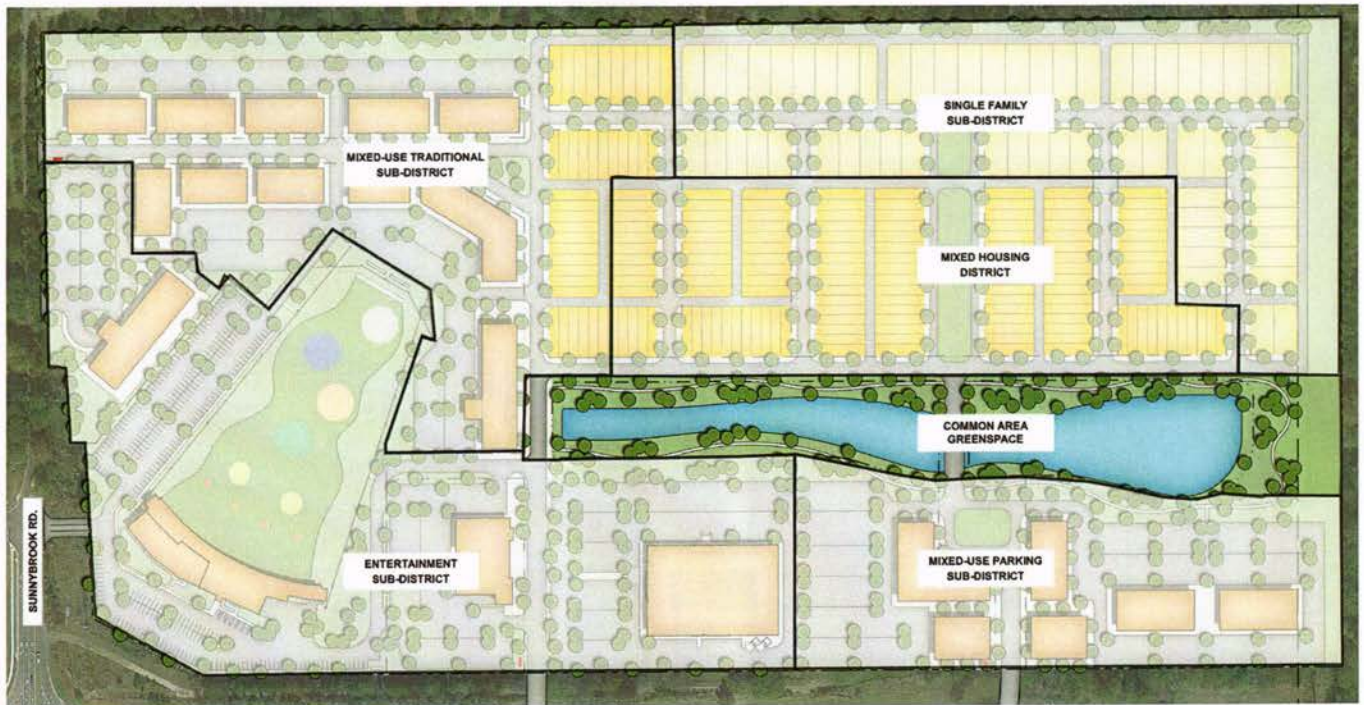


| Attached Patio/Courtyard House: Mixed Housing Sub-district | |
|---|---|
| Units | |
| Number of Units Per Building | Maximum of 1 |
| Number of Units in a Building Group | Minimum of 3, Maximum of 6 |
| Building Orientation and Entry | |
| Main Entrance | Prominently located on front façade and highly visible |
| Façade Orientation | Typically creates a unified street wall for the public realm, minimizing setbacks and extending along the entire frontage |
| Facade Position | The front facade shall face the frontage street |
| Parking | |
| Placement | Shall be located to the rear of the building and accessed by an alley or drive aisle |
| Number of Spaces Per Unit | Minimum of 2 |
| Number of On-street Spaces Per Unit | Minimum 1 required |
| Setbacks | |
| Street Front | 10 feet Minimum, 20 feet Maximum |
| Street Side | 5 feet Minimum, 15 feet Maximum |
| Separation between Building Groups | 12 feet minimum |
| Garage/Rear | 5 feet or at least 22 feet from alley right-of-way |
| Height | |
| Principal building | 2-1/2 stories Maximum |
| Garage | 2 story Maximum |
| Foundations, Porches, and Stoops | |
| Finished Floor Elevation | Minimum 18 inches above grade at front facade |
| Porch Depth | Minimum 6 feet of clear space, exclusive of railings, pillars, columns, or other porch features |
| Stoop Depth | 3 to 6 feet |
| Private Outdoor Space (Courtyard) | |
| Width | Minimum 10 ft |
| Depth | Minimum 10 ft |
| Area | Minimum 200 sf |



| Townhouse: Mixed Housing Sub-district | |
|---|--|
| Units | |
| Number of Units Per Building | Minimum of 3, Maximum of 6 in a row |
| Building Orientation and Entry | |
| Main Entrance | Prominently located on front façade and highly visible |
| Entry Features | The front façade of each dwelling unit shall have a covered porch, covered stoop, or a balcony over the entrance |
| Facade Position | Each dwelling unit shall face the frontage |
| Parking | |
| Placement | Shall be located to the rear of the building and accessed by an alley or drive aisle |
| Number of Spaces Per Unit | Minimum of 2 |
| Number of On-street Spaces Per Unit | Minimum 1 required |
| Setbacks | |
| Street Front | 10 feet Minimum, 20 feet Maximum |
| Street Side | 5 feet Minimum, 15 feet Maximum |
| Separation Between Building Groups | 14 feet minimum |
| Rear from alley ROW or end of parking stall | 20 feet minimum |
| Garage | 5 feet or at least 22 feet from alley right-of-way |
| Height | |
| Principal building | 2-1/2 stories Maximum |
| Garage | 2 stories Maximum |
| Foundations, Porches, and Stoops | |
| Finished Floor Elevation | Minimum 18 inches above grade at front facade |
| Porch Depth | Minimum 6 feet of clear space, exclusive of railings, pillars, columns, or other porch features |
| Stoop Depth | 4 to 6 feet |
| Private Outdoor Space per unit (rear yard, courtyard, elevated terrace, porch, patio) | |
| Width | Minimum 10 ft |
| Depth | Minimum 6 ft |
| Area | Minimum 150 sf |



COMMON AREA SUB-DISTRICT**Common Area Sub-district**

- The design of the Overlay District accommodates a variety of formal and informal parks and open spaces as focal points for the community. Generally, streets and parcels should be oriented toward open spaces to encourage safe active use. All open spaces shall be owned and maintained by a property owners' organization. A 50ft. landscape buffer is provided between non-residential uses and the northern property line of the development. Buffers may be common space or on private parcels, and shall be maintained by a property owners' organization or individual property owners, respectively. The following classifications have been included in the Overlay District: Greens, Pocket Park, and Greenway.
- The Village Green shall be a formal park near the Village core and along the primary Village entry road. Other elements in the Village Green may include a community gathering space, formal landscaping, lawns, paths, and benches.
- The Eastern Green is similar to the Village Green except less formal. The Eastern Green may contain a playground or tot lot for residents.
- The Greenway shall act as a central spine through the Overlay District. Detention areas, as well as small or continuous ponds, may be located within The Greenway, but shall be designed to appear as part of the natural landscape. Continuous sidewalks shall extend along streets and lots that directly front onto The Greenway. The Greenway may include small built components such as tot-lots, seating, picnic areas, etc.
- Pocket Parks are small gathering spaces that integrated throughout the Overlay District.

OPEN SPACE, LANDSCAPE, & BUFFERING

GREEN

Open area for passive recreation or gathering place located to be a focal point for adjacent and abutting blocks. Blocks, sites and adjacent buildings should orient to the green.

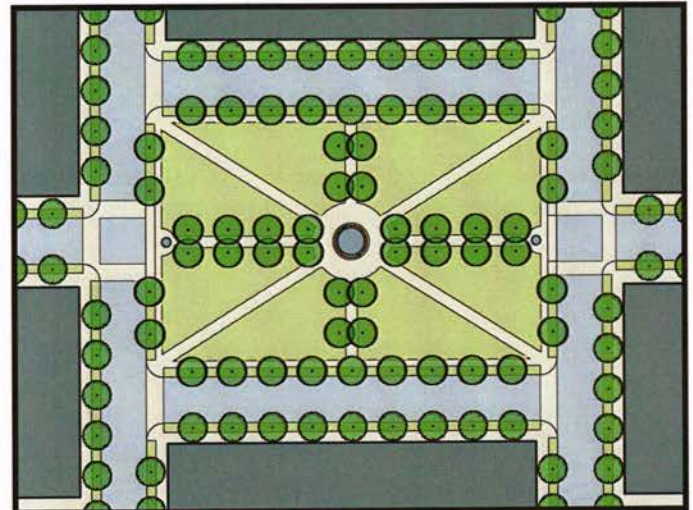
- Size: .5 to 5 acres.
- Design Characteristics: Primarily lawn and trees with a connected network of meandering sidewalks.
- Maximum % of overall shared open space: 100% in infill sites; 75% in small, medium, and large sites.



SQUARE

Open space available for unstructured recreation or civic purposes. Design is formal, and the space is surrounded by buildings on all sides. Squares are typically composed of paved walks, lawns, and trees. Located at intersection of important streets.

- Size: .25 to 2 acres.
- Design Characteristics: At least 75% formal landscape; up to 25% hardscape.
- Maximum % of overall shared open space: 75% in infill and small sites; 50% in medium and large sites.



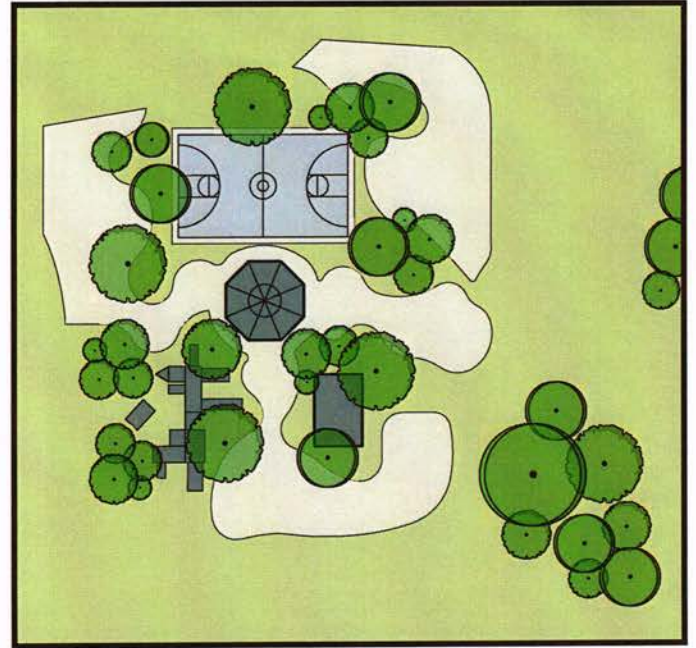
Open Space, Landscape, & Buffering

PLAYGROUND

A shared open space that is used for and usually equipped with facilities for recreation especially by children.

Playgrounds are typically a component of a larger shared open space such as a park, green, or pocket park.

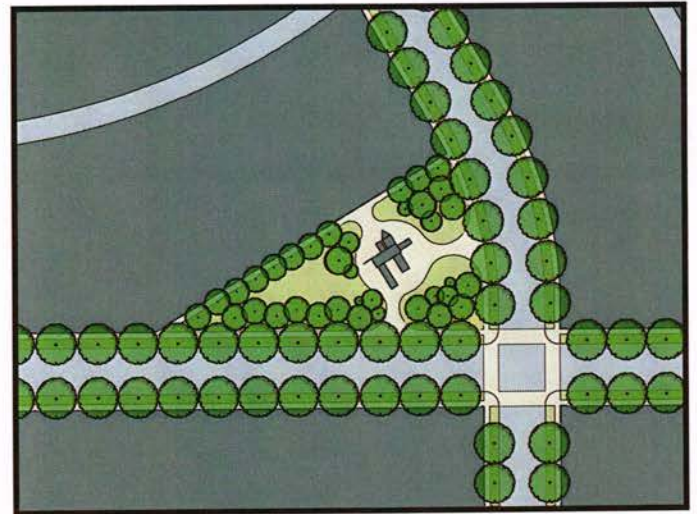
- Size: no minimum to 1 acre.
- Design Characteristics: Design is informal; equipped for children; should be located without need to cross major streets.
- Maximum % of overall shared open space: 50% in infill and small sites; 20% in medium and large sites.



POCKET PARK

Small open space, usually no more than 1/4 of an acre, usually located on an irregular piece of land that is surrounded by houses or small residential buildings.

- Size: no minimum to 1/4 acre.
- Design Characteristics: Pocket parks may be formal or informal and serve as picnic areas, dog parks, playgrounds, or just a place to sit and relax.
- Maximum % of overall shared open space in medium and large sites: 20%



Open Space, Landscape, & Buffering

GREENWAY

A corridor of undeveloped land preserved for recreational use or environmental protection, typically associated with a body of water or other preserved natural feature.

- Size: No minimum or maximum.
- Design Characteristics: Design may be formal or informal, depending upon location within the neighborhood; may connect neighborhood centers to a regional network along a corridor, but are typically located along the edge of a development.
- Maximum % of overall shared open space: 75% in small sites; 50% in medium sites; and 25% in large sites.



ARCHITECTURAL STANDARDS

Architectural Standards

A. Purpose.

1. These standards are not intended to discourage creative design or individuality; rather they are intended to foster a consistent image for the Overlay District that will distinguish it as a special place.
2. The goal of these standards is to encourage buildings to relate to one another, building by building and site by site by incorporating traditional design principles. This term does not define a particular style or period, but is generally understood to embody architectural characteristics and elements of previous periods or styles. They are basic and transferable to all good architecture.

B. Overall Development Standards.

1. Durable building materials that provide an attractive, quality appearance are required on the building exterior, such as stucco, stone, brick, wood, concrete, fiber cement siding or a combination thereof. Use of EIFS (synthetic stucco), narrow plank vinyl, and metal siding shall be used only for accent details within the Entertainment and Mixed-Use Sub-districts.
2. Building materials shall be one color per material used. An accent color, for items such as doors, pickets, trim, and shutters may also be used.
3. No material shall emulate another material.
4. Outdoor equipment, such as transformers, HVAC equipment, meters or panels, satellite dishes, permanent grills (except grills located in public open spaces), and permanent play equipment shall be placed on the roof, in the rear or side of the building, or otherwise screened from the street. Rooftop equipment shall be screened by parapets or other suitable screening, from off-site views on all sides.
5. Utilities are to be located underground or in alleys, and associated equipment should not be located within planting strips, sidewalks, or public open spaces to the extent possible.
6. Buildings on Corner Lots shall address both streets, with architectural features and massing elements, including porches, windows, bays, or other facade enhancements.
7. Parking lots shall be screened from the street to a minimum height of three feet by walls, berms, landscaping, or a combination of these.
8. Landscaping should be in compliance with the Official Zoning Ordinance of the City of Ridgeland.
9. Being environmentally responsible is important to the Overlay District. This should be considered when selecting products and materials particularly as they related to light pollution, storm water run-off, irrigation/water conservation, landscaping, and other factors that impact the built and natural environment in and surrounding the Overlay District.

C. Entertainment Sub-district Architectural Standards.

- a. Large-scale commercial buildings may not exceed a block length of 500 feet × 600 feet.

D. Mixed-use Sub-districts Architectural Standards.

1. Form. Buildings must be of compatible form, scale, detail, proportion, material, color and texture to the established or desired character, without any one building becoming visually prominent through flamboyance, irregular form, or marked differentiation of materials. Form of mixed-use buildings shall meet the following standards:
 - i. Buildings shall provide a foundation or base that extends from the ground to the bottom of the lower windowsills that is distinguished from the building face by a change in volume or material. A clear, visual division shall be maintained between the ground-level floor and upper floors, which may include changes in volume; materials; or other architectural detailing, such as a belt course or cornice. The top of any building shall contain a distinctive finish consisting of cornice or other architectural termination.
 - ii. Blank walls shall not occupy more than 50 percent of a street-facing frontage and shall not exceed 30 linear feet without being interrupted by a window, entry, another material, recess, projection, or other articulation. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street.

Architectural Standards

- iii. Flat roofs and parapets shall be permitted in the commercial sub-districts, and are encouraged to reflect vernacular conditions as found in regional vernacular and formal styles.
 - iv. Storefront sill heights shall be a maximum of 3 ft. and the minimum head height shall be 10 ft.
 - 2. Building Orientation. Commercial and mixed-use buildings shall meet the following standards:
 - i. A building's primary orientation shall be toward the street rather than the parking areas.
 - ii. The principal entrance must be readily apparent and accessible from the street.
 - iii. Building massing, such as tower elements, shall be used to call out the location of building entries.
 - iv. Drive-throughs shall be located to the rear of buildings.
 - 3. Transparency. All street-facing and open space-facing structures shall have windows covering a minimum of 25 percent and a maximum of 80 percent of the ground floor of each storefront's linear frontage. Mirrored glass, obscured glass, and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement, but must be transparent and shall not be painted or obscured by opaque panels or signage. Additional floors shall have a minimum of 25% glazing.
 - 4. Materials. Commercial and Mixed-use building materials shall meet the following standards:
 - i. Building walls shall be built of no more than two materials, excluding accent materials, and shall only change material along a horizontal line at front and side elevations. For example, fiber cement siding may be combined with brick when the material change occurs horizontally (typical at a floor Line), with the heavier material below the lighter.
 - ii. Awnings shall have a metal structure covered with canvas, synthetic canvas, or metal.
 - iii. Metal Elements shall be natural colored galvanized steel, anodized or ESP aluminum, or otherwise have a factory-applied finish architectural metal only.
 - iv. Wood Elements must be painted or sealed with an opaque or semi-solid stain.
 - v. Walking surfaces must be solid concrete or brick concrete pavers.
 - vi. Roofs shall be clad in one of the following materials: dimensional asphalt shingles, wood shingles, metal with factory-applied finish, or copper.
- E. Residential Sub-districts
 - 1. Form. New residential development is encouraged to construct homes that have a distinct and defined architectural style, such as Craftsman, Colonial, Victorian, Spanish Eclectic, etc., and any other well-known architectural style. Form of residential buildings shall meet the following standards:
 - i. Wall openings in adjacent buildings shall generally not directly face each other to give privacy to the occupants. On adjacent lots, the building built second will defer to the building built first with respect to positioning of windows.
 - ii. Foundation walls for the primary building, excluding Mixed-use and Live/Work building types, shall be exposed a minimum of 18" above grade.
 - iii. Principal roofs on all freestanding buildings shall be a symmetrical hip or gable, with the principle ridge either aligned or perpendicular to the frontage and with a slope of 6:12 to 12:12. Where garages meet in a party wall condition, gabled ends are allowed.
 - vii. Ancillary roofs (attached to walls or roofs) may be hip or shed with a slope no less than 2:12. Roofs on towers shall be flat or have a slope which matches the primary structure.
 - viii. Gutters shall be square or half-round. Downspouts shall be round and shall be connect to primary storm drainage network below grade.
 - ix. Dormers shall light habitable attic spaces. Dormers shall be recessed or placed flush with the wall below and a minimum of 3 ft. from side building walls. Dormers shall have shed roofs with a minimum slope of 2:12 or hipped or gable roofs with a slope to match the principal structure. Eyebrow dormers are also permitted.
 - x. Single-window dormers should be square or vertically-proportioned. Dormer jambs shall generally be constructed with a solid casing.

Architectural Standards

- xi. Roof Penetrations, except stucco or brick chimneys, shall be placed so as not to be easily visible from streets or paths. Roof penetrations, except stucco or brick chimneys, shall be painted to match the color of the roof, except those of metal which may be left unpainted.
- xii. Architecture standards will be further detailed during the platting of individual subdivision.
- 2. Building Orientation. Residential buildings shall meet the following standards:
 - i. Primary facades shall contain the primary entry, be street-facing, and be parallel or nearly parallel to the streets they face. Where open spaces are located across a street, the primary facade should face the open space directly.
 - ii. With the exception residential condos and ancillary dwelling units, every home shall have its primary entry (front door) facing a public street.
- 3. Openings. Residential windows and doors shall meet the following standards.
 - i. Windows on the front facade shall be taller than they are wide.
 - ii. Windows shall be vertically oriented, with proportions typically twice the height in relation to the width.
 - iii. Windows should be operable with the exception of transoms and decorative windows.
 - iv. Transoms may be oriented horizontally with panes which match other opening configurations.
 - v. Decorative windows and windows with special shapes must be approved by the HOA.
 - vi. Windows in masonry veneer walls shall include brick moulding.
 - vii. Front doors, including an entry door to a porch, shall be located on the primary frontage. For houses on corners, the principal entry shall be located on the side of the house facing the larger street. Paired main entry doors shall have a maximum finished opening of 4 ft. with no inactive leaf.
 - viii. Doors shall be hinged. Doors, except garage doors, shall be constructed of planks or raised panels (not flush with applied rim) which express the construction technique.
 - ix. Garage doors facing a street shall have a maximum width of 9 ft. The style of garage doors facing a street must be approved by the HOA. Garage doors should only face the street necessary and should be primarily side of rear lot accessible.
 - x. Shutters shall be sized and shaped to match the openings. Shutters shall be operable or have the appearance of operability including shutter hardware.
- 4. Materials. Residential building materials shall meet the following standards:
 - i. Siding shall be lap, shiplap, drop, board and batten, or shingle. Smooth siding is preferred. Siding shall be painted or stained. Siding material shall be Wood Plank, Hardie Board, LP Smart Siding, or Fiber Cement Siding.
 - ii. Other approved building veneer materials to include brick, stucco, or stone (horizontal coursing only).
 - iii. Smooth vertical siding with flush joints is permitted as an accent material in gables, dormers, and bays.
 - iv. Foundation walls shall be finished with stucco, parging, stone, or brick.
 - v. Walls and fences shall generally be constructed of the same materials as the first floor of the primary building. Walls and piers shall be made of brick, stone, parged block, or stuccoed concrete. Walls may be perforated. Fences, including pickets, pales, and boards, shall be made of smooth cedar or pressure-treated wood.
 - vi. Siding shall be horizontal with the exception of dormer sides, which may be set to match the adjacent roof slope. Siding exposure shall be maximum 8" to the weather.
 - vii. Fences in front yards on adjacent lots shall have different designs, subject to approval by the HOA. Where a wall or fence on one property meets a taller or shorter wall on another property, it is the responsibility of the latter designer to transition his wall or fence to the height of the former.
 - viii. Soffits shall be wood or approved cement board, and shall be painted or stained.
 - ix. Vinyl siding, soffits, and trim are prohibited.

Architectural Standards

5. Attachments. Residential buildings shall meet the following standards for attachments:
 - i. Porches. Porches may extend six feet into the setback. Front porches must have a minimum depth of six feet clear and comprise a minimum of 50 percent of the width of a building's primary front facade (not including the garage) or ten feet clear, whichever is larger and it should not require a dimensional variance.
 - ii. Bay Windows. Bay windows and balconies may extend up to three feet into required front setbacks, but not for a width of more than eight feet. Bay windows and balconies must be separated by at least 12 feet from one another.
 - iii. Chimneys shall be finished with stucco or brick. Ventless fireplaces must be approved by the HOA.
 - iv. Piers and arches shall be finished with brick, stone, or stucco.
 - v. Porch railings shall be made of wood, composite, or metal, while porch floors and posts may be wood, composite, concrete or masonry. Porches may be enclosed with glass or screens, however, glass enclosures are not permitted at frontages. Porch ceilings shall be wood that is painted or stained. Exposed joists shall be painted or stained.
 - vi. Stoops in front and side yards shall be made of wood, brick, stone or concrete.
 - vii. Decks shall be made of composite or pressure-treated wood that is painted or stained with the exception of walking surfaces, which may be left natural.
- F. Common Area / Greenspace
 1. Civic Building Design Standards.
 - a. Intent. Civic buildings such as event spaces and park pavilions often embody a certain character that has been shaped by our culture and experiences. Because of their unique function, character, and role as social and cultural anchors of the development, these buildings are evaluated based on qualitative standards rather than rigid requirements. This allows the proper flexibility in site and building design required to provide for the various types and styles of buildings that fall within this category.
 - b. Standards. Reasonable flexibility in design shall be permitted for civic buildings that achieve the following:
 - i. Setbacks. Buildings may be setback farther than prescribed for other buildings, but shall be located to relate to adjacent open spaces and the street.
 - c. Mass. Civic buildings may be massed as required to achieve the desired character. Civic building entrances should be located where they achieve prominence, either at the terminus of a street or vista.
 - d. Height. Civic buildings may be permitted to exceed the maximum height of the overlay, pursuant to the MU-1 zoning height and lot area requirements.
 - e. Architecture. Building design should embody the type of civic building proposed. Quality building materials, building relief, and ornamental elements should be incorporated to provide the type of monumental structures desired in the Overlay District.

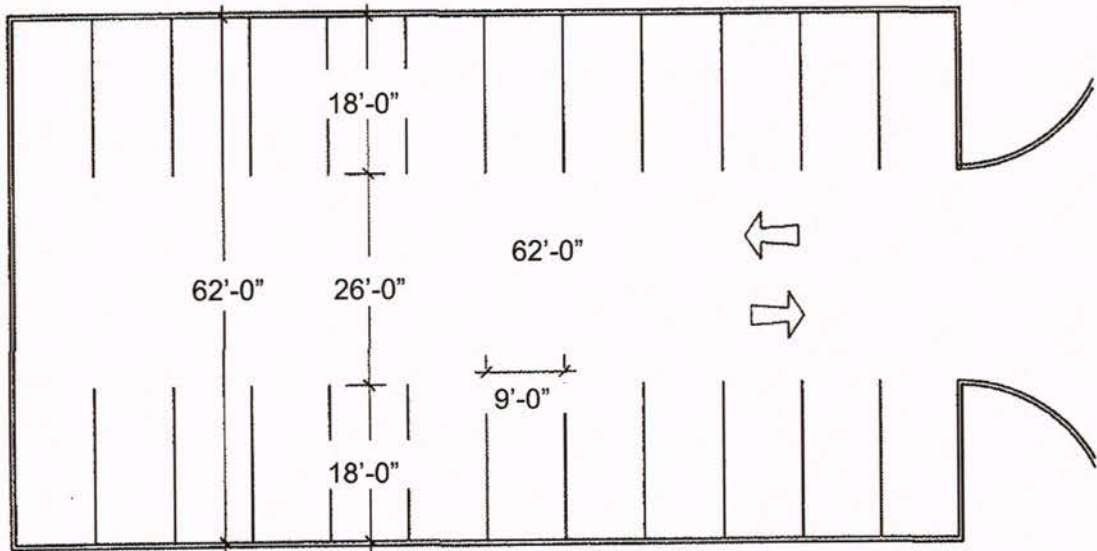
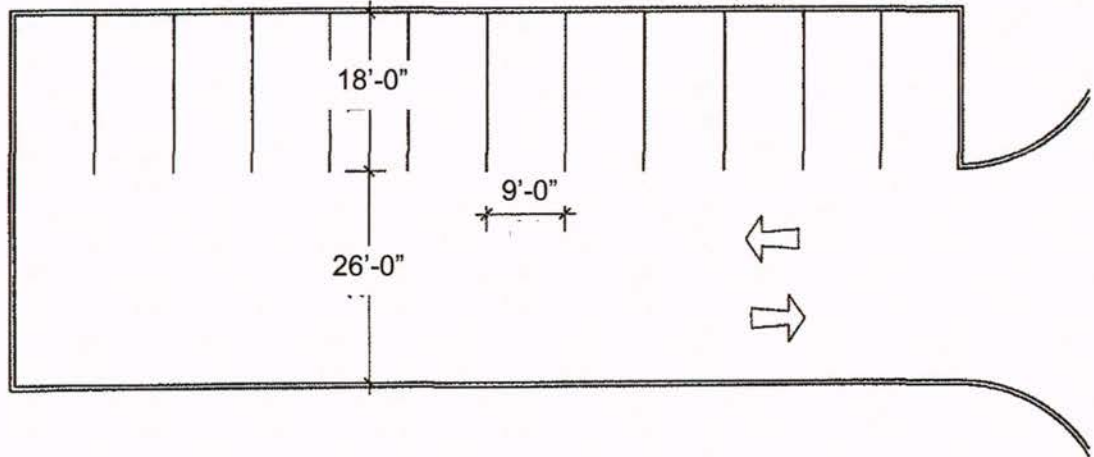
PARKING REQUIREMENTS & STANDARDS

The minimum required number of on-street and off-street motor vehicle parking spaces required shall be established by utilizing the methodology for shared parking established by the "Shared Parking Study - Third Addition" performed for the Urban Lan Institute (ULI) dates 2020 and prepared by Mary Smith, the Director of Parking Consulting for Walker Parking Consultants.

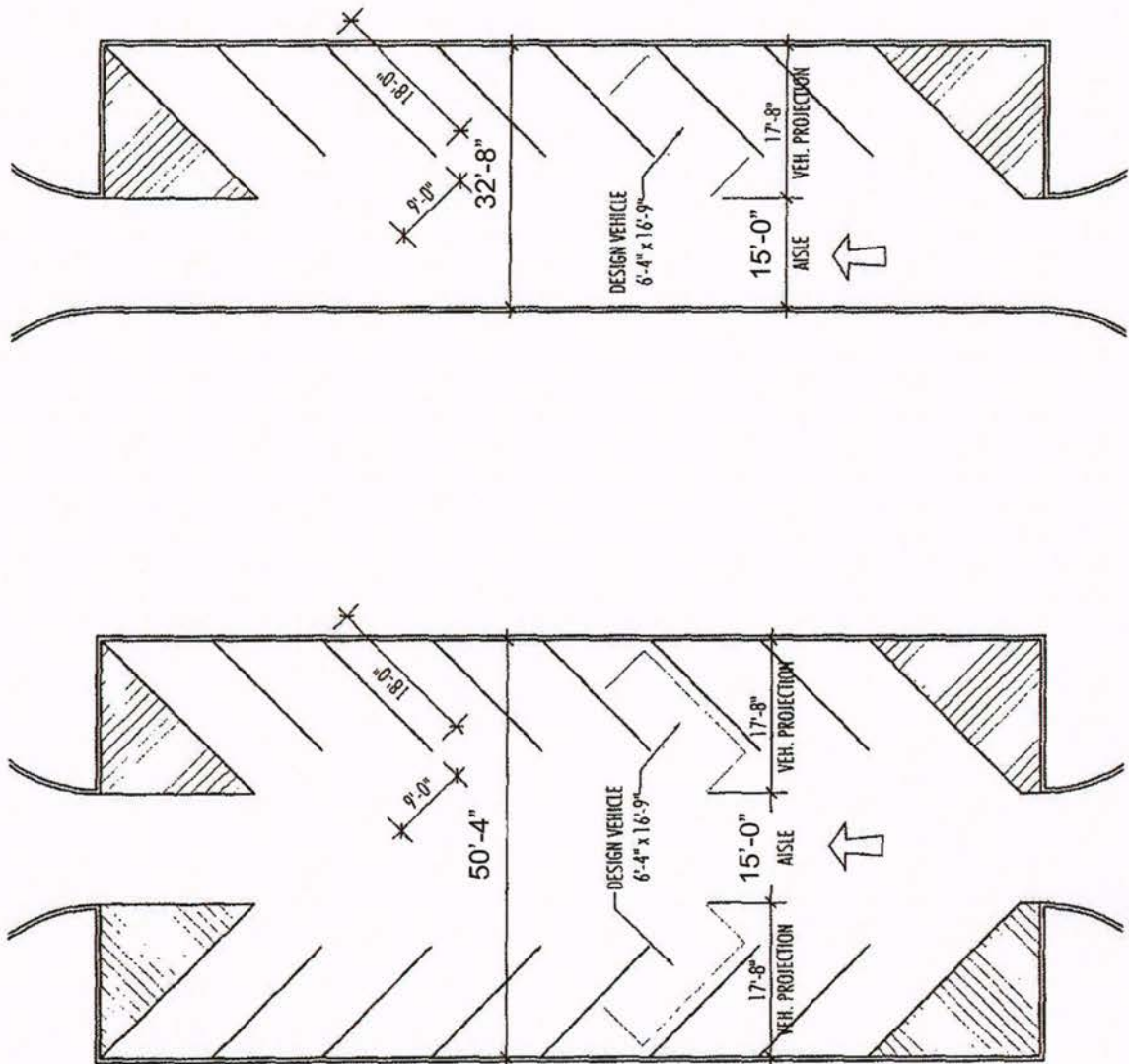
A shared parking study shall be submitted at the time of site plan application by a licensed professional. This study requires beginning "unadjusted peak parking demand ratios" as the beginning point for the shared parking methodology calculations. For purposes of these Guidelines and Regulations these "unadjusted peak parking demand ratios" shall be established as those ratios required by the Official City Zoning Ordinance for the respective Land Uses Permitted (with the exception of the MUD Grocery ratio which shall be the standard retail trade ratio of one (1) parking space for each 200 square feet of gross floor area). For example, a restaurant in the Overlay District shall be required to utilize an "unadjusted peak parking ration" (prior to the application of the methodology of the shared parking calculations) of one (1) space for each seventy-five (75) square feet of floor area devoted to patron use, plus one space for each employee, as the beginning ratio; then applied to the shared parking calculations methodology for the subject restaurant. As another examples, an office (other than physicians or dentists) shall be required to provide one (1) space for each three hundred (300) square feet of gross floor area as the beginning "unadjusted peak parkin ratio" applied to the shared parking methodology calculations for the subject office space. The sum of all motor vehicle parking spaces on-street, off-street and in Structured Parking facilities shall comprise the total shared parking spaces of the Overlay District .

All residential uses in the Overlay District, other than MUD Residential Condominiums and MUD Live Above, shall comply with a requirement of two (2) off-street parking spaces per dwelling unit (in accordance with the Official City Zoning Ordinance) and these residential parking spaces shall not be calculated as part of the total shared parking spaces of the Overlay District, but are reserved exclusively for such residential use(s), therefore, the shared parking methodology shall only be utilized within the following Sub-Districts: Entertainment Sub-district, Mixed-use Traditional Sub-district, and Mixed-use Parking Sub-district.

90 Degree Parking Standards



45 Degree Angled Parking Standards



SIGNAGE STANDARDS

Private sign standards shall be adopted for the Overlay District. Reference the Permitted use section above for specific sign requirements pertaining to some of the particular permitted MUD uses. All undefined standards shall conform to the City of Ridgeland Sign Ordinance, subject to change for any variation granted under that Ordinance.

**ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF
RIDGELAND, MISSISSIPPI, AMENDING THE TEXT AND MAP OF THE ZONING
ORDINANCE OF THE CITY OF RIDGELAND, MISSISSIPPI, TO ESTABLISH
THE PRADO VISTA AT RIDGELAND OVERLAY DISTRICT**

WHEREAS, on the 21st day of March, 2023, Prado Vista Real Estate Holdings LLC, a Mississippi limited liability company, filed a Petition requesting the Mayor and Board of Aldermen amend the text and map of the Zoning Ordinance of the City of Ridgeland, Mississippi, to establish the Prado Vista at Ridgeland Overlay District (“Prado Vista Overlay District”), a mixed use development; and

WHEREAS, Section 104 of the Zoning Ordinance of the City of Ridgeland provides for the establishment of overlay districts, which supersede existing zoning designations and several of which currently exist in the City of Ridgeland; and

WHEREAS, the Mayor and Board of Alderman scheduled a public hearing on said Petition for the 18th day of April, 2023, at 6:00 p.m. to be conducted in front of the Mayor and Board of Aldermen of the City of Ridgeland; and

WHEREAS, the City Clerk caused notice of the April 18, 2023 hearing to be published in the Madison County Journal, a newspaper of general circulation published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by law, as shown on **Exhibit “A”**, attached hereto; and

WHEREAS, the Petitioner did provide evidence to the Mayor and Board of Alderman of the City of Ridgeland that the statutory notice requirement had been met and all notice requirements under City ordinances had likewise been met; and

WHEREAS, the Petitioner provided further evidence that, although not required by Section 104 of the Zoning Ordinance of the City of Ridgeland nor by State law, adjacent property owners

EXHIBIT "A"

were sent notification by certified mail of the date, time, location, and purpose of the April 18, 2023 public hearing, as shown on **Exhibit "B"**, attached hereto; and

WHEREAS, at the time, date, and place specified in the notice, on April 18, 2023, at its regularly scheduled meeting established in accordance with the law, the Mayor and Board of Aldermen of the City of Ridgeland did recognize and hear the Petitioner in a public hearing, hear evidence presented by the Petitioner, and receive additional comments from Petitioner and all others who appeared at said meeting and public hearing; and

WHEREAS, the Petitioner requested an amendment to both the text and the map of the Zoning Ordinance of the City of Ridgeland be amended to establish the Prado Vista Overlay District, which would permit and authorize all uses set forth in the Prado Vista Overlay District's Guidelines and Regulations ("Guidelines and Regulations"), previously attached to the Petition as Exhibit E and attached hereto as **Exhibit "C"**; and

WHEREAS, the area of the Prado Vista Overlay District will contain 76.93909 acres, more or less, as more fully described in the complete legal description, previously attached to the Petition as Exhibit A, on a tract of land at the intersection of Colony Park Boulevard and Sunnybrook Road, as shown in the proposed development maps previously attached to the Petition as Exhibits B and C; and

WHEREAS, the property is currently owned by Mildred W. Carr, LLC, which supports the Petition and has provided consent for Petitioner to act on the limited liability company's behalf with respect to the development of the property, as shown by affidavit previously attached to the Petition as Exhibit D; and

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located

and, in enacting this Ordinance, have duly considered the matters and facts presented along with their personal knowledge; and

WHEREAS, the Mayor and Board of Aldermen find that the area immediately to the west and adjacent to the proposed Prado Vista Overlay District is zoned for mixed use development and areas southwest but not adjacent to the proposed Prado Vista Overlay District are zoned for mixed use and highway commercial development and further find that extension of those zoning classifications should be extended to the proposed Prado Vista Overlay District; and

WHEREAS, the Mayor and Board of Aldermen hereby find the Petition and the Prado Vista Overlay District are consistent with the City of Ridgeland's long-stated plan to develop the Sunnybrook Focus Area to include overlay districts, commercial, and mixed use developments in area of Colony Park Boulevard and Sunnybrook Road; and

WHEREAS, the Mayor and Board of Aldermen hereby find the Petition and the Prado Vista Overlay District are consistent with the Comprehensive Plan of the City of Ridgeland, which encourages the use of flexible zoning administrative techniques, and particularly the Generalized Future Land Use and Transportation Plan, adopted January 3, 2023, which serves as a guide for considering private development proposals and renders the area of the proposed Prado Vista Overlay District as mixed-use development; and

WHEREAS, the Mayor and Board of Aldermen find and reiterate that, due to the construction and development of Colony Park Boulevard, completed in 2019, as a major access road to Interstate-55, the further development of the highway commercial area and overlay districts along Colony Park Boulevard, and the development of the mixed use area adjacent to the proposed Prado Vista Overlay District, the character of neighborhood/area has changed to justify reclassification,

as demonstrated by the Generalized Future Land Use and Transportation Plan, adopted January 3, 2023, and is evidence of a public need for the adoption of the Prado Vista Overlay District; and

WHEREAS, the Mayor and Board of Aldermen find that the City of Ridgeland has need for additional housing and residential growth, that a survey of City residents revealed a need for more entertainment options within the City, that entertainment and high-end mixed use developments are advantageous for recruiting new commercial partners and development within the City, and that such mixed use developments provide increased tax revenue for the City, and accordingly find that there is evidence of a public need for the adoption of the Prado Vista Overlay District; and

WHEREAS, the Mayor and Board of Aldermen find that the granting of the Petition and the Prado Vista Overlay District will not adversely affect the public interest, overtax public schools, utilities, streets, or municipal services, create excessive traffic congestion, adversely affect the character of the neighborhood/area, or adversely affect property values in the surrounding neighborhood/area; and

WHEREAS, the Mayor and Board of Aldermen hereby find that they are empowered to grant the request in the Petition and that the granting of the Petition is in the public interest, will enhance tax revenues for the City of Ridgeland, and will positively impact the living conditions and property values in the surrounding area; and

WHEREAS, the matter was presented to the Mayor and Board of Aldermen and, after discussion thereof, Alderman Wesley Hamlin offered the following Ordinance and moved that it be adopted;

NOW, THEREFORE, be it ordained by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, as follows, to-wit:

SECTION 1

That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2

That it is hereby found and determined that subject parcel would be appropriate for an overlay district, as contemplated by Section 104 of the City of Ridgeland's 2014 Official Zoning Ordinance ("Zoning Ordinance"). Additionally, that the Prado Vista Overlay District and its Guidelines and Regulations provide the City with more control and certainty over the future development of the subject parcel than the Mixed Use District designation under the City's Generalized Future Land Use and Transportation Plan.

SECTION 3

That the request meets the threshold standards of the Zoning Ordinance of the City of Ridgeland and that the request is consistent with all elements of the City's Comprehensive Plan, the Generalized Future Land Use and Transportation Plan, and the Sunnybrook Focus Area development plan, and that the character of the neighborhood has changed to such an extent as to justify granting the Petition. Further, that there is a public need, including but not limited to creating more housing options, creating new and essential entertainment options, assisting in recruiting future development partners, and increasing the City's tax revenue, for the permitted uses in the Prado Vista Overlay District.

SECTION 4

That the character of the subject property has changed substantially, and that there is a public need for adopting the Prado Vista Overlay District Guidelines and Regulations and permitting the proposed uses in the subject property. Further, that the change in the character of the neighborhood

is evidenced by the recent amendment to the City's Future Land Use and Transportation Plan, part of the Comprehensive Plan of the City of Ridgeland, calling for Mixed Use development of the area where the subject property is located. Moreover, the adjacent or nearby properties have already been developed as Mixed Use and Commercial districts.

SECTION 5

That the text and map of the Zoning Ordinance of the City of Ridgeland is hereby amended to establish the Prado Vista Overlay District, with each of the proposed sub-districts, on the said 76.93909-acre tract. The permitted uses in the Prado Vista Overlay District are set forth below and further defined in the proposed Guidelines and Regulations, attached as **Exhibit "C"**:

- a. Except as otherwise prohibited herein, all uses permitted under the City of Ridgeland, Mississippi General Commercial District (C-2) and Mixed Use District (MU-1) in accordance with the Official Zoning Map of the City, shall be permitted in the Prado Vista Overlay District.
- b. Banks, branch banks and automatic teller machines and other banking facilities in accordance with the Official Zoning Ordinance of the City of Ridgeland.
- c. Laundry and dry-cleaning pick-up stations in accordance with the Official Zoning Ordinance of the City of Ridgeland.
- d. Photomats in accordance with the Official Zoning Ordinance of the City of Ridgeland.
- e. Food Product carry-out and delivery stores in accordance with the Official Zoning Ordinance of the City of Ridgeland.
- f. Retail and/or food street vendors who have obtained an appropriate permit from the City of Ridgeland to conduct business and who also have written approval from the Owner of Records of MUD Retail, MUD Office and/or MUD Mixed-Use Condominium property (located where said vendor proposes to operate) to conduct business on said property at specific locations and specific times.
- g. Child Care Facilities in accordance with the Official Zoning Ordinance of the City of Ridgeland.
- h. Fine Arts and Community Movie Theatre facilities.
- i. Residential Hotels and Houses for the Elderly Complexes in accordance with the Official Zoning Ordinance of the City of Ridgeland (but not as a conditional use or special exception but as a Permitted Use); provided, however, no more than one

- hundred fifty (150) of these units shall be permitted within the Prada Vista Overlay District.
- j. Commercial sports and recreational facilities such as swimming pools, tennis courts and fully enclosed gymnasiums in accordance with the Official Zoning Ordinance of the City of Ridgeland (but not as a conditional use or special exception but as a Permitted Use) and accessory uses or structures incidental to residential uses such as laundry facilities, vending machine centers, and similar uses.
 - k. Mixed Use District (“MUD”) Live/Above.
 - l. MUD Townhouses.
 - m. MUD Office (including MUD Office Condominium).
 - n. MUD Retail (including MUD Retail Condominium).
 - o. MUD Residential Condominium.
 - p. MUD Live/Work (including MUD Live/Work Condominium).
 - q. MUD Single Family.
 - r. MUD Liner Flex.
 - s. MUD Golf Entertainment Venue.
 - t. MUD Entertainment Venue.
 - u. MUD Grocery Store.
 - v. MUD Hotels.
 - w. MUD Indoor Music Venue.
 - x. MUD Furniture Store.
 - y. MUD Craft Beer Brewery.
 - z. MUD Distillery.
 - aa. Civic Buildings or Civic Uses.
 - bb. Other Buildings not specified herein (up to but not exceeding 55’ in height) and Improvements that comply with the intent of the Development Standards listed in the Ordinance establishing the Prada Vista Overlay District and that are Land Uses Permitted in the Prada Vista Overlay District.

- cc. Freestanding enclosed restaurants in accordance with the Official Zoning Ordinance which may include allowance for adjacent outdoor dining.
- dd. Scheduled outdoor special events such as ice-skating, festivals and outdoor musical events appropriately authorized by the City of Ridgeland, Mississippi.
- ee. Parking structures.
- ff. Surface parking areas.
- gg. Public streets and roadways, Private streets, Private Entry Drives, and Private Alleyways.

SECTION 6

That the MUD Golf Entertainment Venue and the MUD Entertainment Venue within the Entertainment Sub-district may be classified as “Free-standing restaurant with a commercial sports and recreational element (indoor/outdoor)” pursuant to the City of Ridgeland’s Community Development Department’s March 5, 2020 Interpretation, establishing the use and that such uses are in harmony with the purpose and intent of the Zoning Ordinance and the C-2 District, and that the MUD Golf Entertainment and the MUD Entertainment Venue shall be permitted uses in the Prado Vista Overlay District.

SECTION 7

Pursuant to Sections 104.03 and consistent with 600.09 of the Zoning Ordinance, as to those elements, that the following findings of fact are hereby made:

- a. The uses permitted in the Prado Vista Overlay District are in conformity with the City’s Comprehensive Plan generally, with the Generalized Future Land Use and Transportation Plan specifically, with the City of Ridgeland’s plans to develop this area, and with the purpose, intent, and applicable standards of the Zoning Ordinance.
- b. The uses permitted in the Prado Vista Overlay District are designated by the Zoning Ordinance and the March 5, 2020 Interpretation as permitted uses in the proposed zoning sub-district (the Entertainment Sub-district as defined by the Guidelines and Regulations) within the Prado Vista Overlay District.
- c. The permitted uses will comply with all applicable regulations in the zoning sub-district (the Entertainment Sub-district as defined by the Guidelines and Regulations) in which

- the property is located, as modified by the Guidelines and Regulations for the Prado Vista Overlay District.
- d. The establishment or maintenance of the permitted uses is not detrimental to the public health, safety, or general welfare.
 - e. The permitted uses are located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning sub-district within the Prado Vista Overlay District and with the Prado Vista Overlay District as a whole.
 - f. The permitted uses will not depreciate property values.
 - g. The permitted uses will not be hazardous, detrimental, or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes, water pollution, erosion, vibration, electrical interference, or other nuisance.
 - h. The permitted uses will generate only minimal vehicular traffic on local streets, as defined by the Adopted Thoroughfares Plan, and will not create traffic congestions, unsafe access, or parking needs that will cause inconvenience to the adjoining properties.
 - i. The permitted uses will be served adequately by essential public services, such as streets, police, fire protection, utilities, schools, and parks.
 - j. The permitted uses will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the City.
 - k. The permitted uses will preserve and incorporate the site's important natural and scenic features into the development design, in accordance with the Guidelines and Regulations for the Prado Vista Overlay District.
 - l. The permitted uses will not cause significant adverse environmental effects.
 - m. No conditions imposed on the uses, as a result of the Zoning Ordinance and the Guidelines and Regulations for the Prado Vista Overlay District, are so unreasonably difficult as to preclude development of the use.

SECTION 8

That it is hereby found and determined that Petitioner has complied with specific rules and requirements governing these permitted uses and that there has been satisfactory provision and arrangement through the Guidelines and Regulations for applicable design-related standards, consistent with Section 600.09.E of the Zoning Ordinance.

SECTION 9

That it is hereby determined that the Mayor and the Board of Aldermen do not require a site plan, pursuant to Section 600.09.K, because a conditional use is not being sought and it is further found and determined that the Guidelines and Regulations for Prado Vista Overlay District include an Illustrative Master Plan and comply with Section 104.03 and provide standards consistent with Section 600.09 of the Zoning Ordinance.

SECTION 10

That the Prado Vista Overlay District Ordinance and Site Plan have met all conditions precedent for permitting the construction and operation of the MUD Golf Entertainment Venue and/or the MUD Entertainment Venue and that the Mayor and Board of Aldermen do hereby grant from and after the effective date of this Ordinance approval to be included as a permitted use to Petitioner for those elements within the Prado Vista Overlay District.

SECTION 11

That some of the residential elements within the Prado Vista Overlay District, including but not limited to the MUD Single Family, MUD Townhouse, or MUD Condominium, have setback and lot size requirements within Sub-district zoning areas for MU-1, R-4, or R-4A that differ slightly from the regulations of the like zoning district in order to create the intended design effect and sense of place within Prado Vista Overlay District.

SECTION 12

That the Petitioner has provided satisfactory evidence of special conditions or circumstances to the land that create a hardship for development of the property, including the topography of the property, the presence of wetlands on the property, the natural drainage course, or other desirable

or attractive features of the Prado Vista Overlay District as a whole, which are not general conditions and are not present in surrounding areas.

SECTION 13

Pursuant to Sections 104.03 and consistent with 600.08 of the Zoning Ordinance, that the following findings of fact are hereby made:

- a. The Petition and the Guidelines and Regulations for the Prado Vista Overlay District justify allowing these slight differences in setback and lot size for the elements within the Prado Vista Overlay District.
- b. The permitted uses constitute the minimum allowable deviation from the regulations of the Zoning Ordinance to make possible the responsible and intended use of the land. In particular, the Mayor and Board find that higher density residential development within the Prado Vista Overlay District is desirable, intended, and necessary as a feature of the Prado Vista Overlay District.
- c. The permitted uses within the Prado Vista Overlay District will be in harmony with the general purpose and intent of the Zoning Ordinance.
- d. The permitted uses within the Prado Vista Overlay District will not be injurious to the neighborhood surrounding the Prado Vista Overlay District or detrimental to the public welfare.
- e. The Prado Vista Overlay District Guidelines and Regulations include appropriate buffer spaces or other greenspaces on both the north and east sides of the development, which further ensure that the permitted uses and higher density residential development areas will not be injurious to the surrounding properties or have a detrimental impact to the public welfare.

SECTION 14

That all elements within the Prado Vista Overlay District must comply with the design guidelines established within the Prado Vista Overlay District Guidelines and Regulations.

SECTION 15

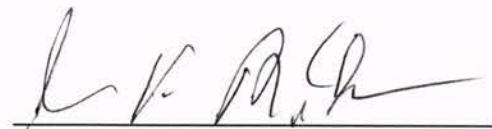
This Ordinance shall be effective one month after its passage and after publication of same as required in Mississippi Code § 21-13-11.

ORDAINED, ADOPTED, AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, at a regular meeting held on the 18th day of April, 2023.

The motion for adoption was seconded by Aldermen Brian Ramsey, and the foregoing Ordinance having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

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

WHEREUPON, the Mayor declared the Motion had carried and that the Ordinance was adopted. The foregoing Ordinance is approved, this 18th day of April, 2023.



Gene F. McGee
Mayor of the City of Ridgeland, Mississippi

ATTEST:



PAULA TIERCE, CITY CLERK

