

ORDINANCE AMENDING THE SECTIONS 340, 410, AND 600.14 OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF RIDGELAND, MISSISSIPPI

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi did lawfully adopt a Zoning Ordinance on February 4, 2014 after proper notice and a public hearing; and

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi subsequently adopted Zoning Ordinance Amendments on February 3, 2015, June 2, 2015, April 5, 2016, October 18, 2016, and September 19, 2017 after proper notice and public hearing; and

WHEREAS, the Mayor and Board of Aldermen have a desire to establish regulations to govern the Hotel and Motel Use as a Conditional Use within certain zoning classifications as well as establish Special Site Plan standards for the Hotel and Motel Use; and

WHEREAS, the Mayor and Board of Aldermen conducted a Public Hearing for the consideration of this City-initiated Amendment after acknowledgement by the City Clerk that the Public Hearing had been properly noticed.

NOW THEREFORE BE IT RESOLVED, the Mayor and Board of Aldermen adopt the following sections as amendments to the Official Zoning Ordinance of the City of Ridgeland, Mississippi by amending the following sections:

Section 1

Add Section 340.03.O Hotels and motels and related restaurants. New or renovated hotels and motels shall be subject to Special Use Site Plan Standards in Section 600.14.F.12.

Add Section 340.03.P Conference and Convention Center Facilities.

Section 2

Delete Section 410.02.F.

Add Section 410.03.F Hotels and motels and related restaurants. New or renovated hotels and motels shall be subject to Special Use Site Plan Standards in Section 600.14.F.12.

Section 3

Add Section 600.14.F.12 Hotels and motels and related restaurants.

1. Buildings must be constructed with Type 2B Construction as defined by the current-adopted Building Code.
2. Buildings must maintain an operable Automatic Fire Suppression System.
3. Rooms shall not be accessible from an exterior door (excludes porches and balconies where access is limited to the single room).

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4. Plan vehicle ingress and egress to minimize traffic congestion and maximize traffic flow in and around the facility as well as adjacent commercial uses. A minimum of one bike rack shall be incorporated into the site plan.
5. Provide a landscaped buffer along bordering residentially-zoned property.
6. Applicants for new hotels shall provide the City with a current STR Occupancy Report showing occupancy rates for all Hotels in Ridgeland for the previous 2 years.
7. All Architectural Elevations shall comply with the requirements as set forth herein. All Architectural Elevations (including front, side, and rear elevations) and Site Design shall consider offsite views (present, proposed, or future).
 - a. Architectural construction shall replicate a distinct character by way of building unity in color and repetitive forms and details.
 - b. Architectural and Site details and proportions shall be authentic to the architectural style of the building.
 - c. Architectural materials used shall be complementary, durable, easy to maintain, easy to clean, and repairable in a manner that is consistent with the original finish.
 - d. Architectural materials used within eight feet (8') of the slab surface shall be brick (with or without a finish), stone, or other cementitious materials. EIFS that is applied within this height shall include a heavy weight mesh in addition to standard weight mesh (i.e. Dryvit Panser Mesh) and shall only be considered on a project-by-project basis.
 - e. The use of split-face block shall be limited to minor accent details and shall only be considered on a project-by-project basis.
 - f. Exterior utility meters, air conditioning units, mechanical equipment, and other service equipment shall be clustered and screened where possible.
 - g. Visible Roof Materials shall be limited to standing-seam metal, architectural grade shingles, tile, slate, or synthetic slate. Buildings with flat roofs shall include architectural features that hide the roofing material and appurtenances from ground level.

Section 4

The City of Ridgeland, Mississippi, Zoning Ordinance is hereby amended to reflect the foregoing changes from and after thirty (30) days from the date of the adoption by the Board.

SO ORDAINED by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi at a meeting thereof held on the 16th day of January, 2018.

The ordinance, having been first reduced to writing, was offered for adoption by Alderman Wesley Hamlin and seconded by Alderman Brian Hamlin and submitted to the Board of Aldermen for passing or rejection on roll call vote with the following results:

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

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WHEREUPON, the Mayor declared the Motion had carried and the Ordinance adopted this the
16th day of January, 2018.

Gene F. McGee

Gene F. McGee, Mayor
City of Ridgeland, Mississippi

ATTEST:

Paula Tierce

Paula Tierce, City Clerk

