

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, SEPTEMBER 21, 2020, 2:30 P.M.**

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Thereafter, **President Banks** called for a vote on said item:

Yeas – Banks, Foote, Priester, Lindsay and Tillman.

Nays – None.

Absent – Stamps and Stokes.

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**President Banks** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a brief procedural history of said Agenda item for text amendments, including all applicable ordinances and statutes.

**President Banks** requested that the Clerk read the Order:

**ORDINANCE APPROVING AMENDMENTS TO THE TEXT OF THE OFFICIAL  
ZONING ORDINANCE OF THE CITY OF JACKSON AS ADOPTED ON MAY 29,  
1974 AND SUBSEQUENTLY AMENDED IN ORDER TO PROVIDE FOR AND  
ESTABLISH MORE EFFECTIVE ZONING REGULATIONS FOR THE CITY OF  
JACKSON LAND USES.**

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSON, MS:**

That Article II, Section 202 of the Zoning Ordinance of Jackson, Mississippi, is hereby amended to read as follows:

**202.41 Correctional Facility:** A facility in which persons are housed primarily for the purpose of punishment, correction, or rehabilitation following conviction of a criminal offense. This does not include pre-release, work-release or probationary programs.

**202.137 (a): Recreational Vehicle Park:** Any development, site, parcel or tract of land designed, maintained or intended to be used for the purpose of providing short-term accommodation for a period of no more than sixty (60) days during any one hundred twenty (120) day period for the placement of two or more recreational vehicles and shall include all buildings used or maintained for use of the occupants in the recreational vehicle park.

**202.158 (a) Small wireless facility(ies):** A facility, whether singular or plural, including antenna and accessory equipment that meets the design standards established by the City of Jackson ordinances. A small wireless facility may be attached to an existing or new support structure where permitted.

That Article VI, Section 601.01 for uses permitted in all residential districts is hereby amended to read as follows with no changes to land uses 1-9:

10. Small cell wireless facilities shall be allowed on private property pursuant to review for compliance with Sections 35-66 Design Guidelines, 35-67 Design Standards, and 35-71 Required Submittal Information as detailed in Chapter 35 Article IV for Small Wireless Facilities in the City of Jackson Code of Ordinances. These facilities require site plan review approval and require a building permit.

That Article VII, Section 701 for uses permitted in all commercial districts is hereby amended to read as follows with no changes to land uses 1-9:

10. Small cell wireless facilities shall be allowed on private property pursuant to review for compliance with Sections 35-66 Design Guidelines, 35-67 Design Standards, and 35-71 Required Submittal Information as detailed in Chapter 35 Article IV for Small Wireless Facilities in the City of Jackson Code of Ordinances. These facilities require site plan review approval and require a building permit. That Article VII-A, Section 701-A for uses permitted in all mixed-use districts is hereby amended to read as follows:

Section 701-A.01

**Small cell wireless facilities shall be allowed on private property pursuant to review for compliance with Sections 35-66 Design Guidelines, 35-67 Design Standards, and 35-71 Required Submittal Information as detailed in Chapter 35 Article IV for Small Wireless Facilities of the City of Jackson Code of Ordinances. These facilities require site plan review approval and require a building permit.**

**That Article VIII-A, Section 801 for uses permitted in all industrial districts is hereby amended to read as follows:**

**Section 801.01**

**Small cell wireless facilities shall be allowed on private property pursuant to review for compliance with Sections 35-66 Design Guidelines, 35-67 Design Standards, and 35-71 Required Submittal Information as detailed in Chapter 35 Article IV for Small Wireless Facilities of the City of Jackson Code of Ordinances. These facilities require site plan review approval and require a building permit.**

**That Article VII, Section 702.04.1(a) for Uses Permitted in the C-2 (Limited) Commercial District as a Use Permit is hereby amended to read as follows:**

1. Any and all Use Permits provided in the C-1 and C-1A Restricted Commercial Districts.
2. Restaurant, Drive Thru
  - a) When the restaurant adjoins residentially zoned property, all exterior lighting shall be directed away from adjacent residential properties;
  - b) The location for the point of taking food orders shall be buffered from and so located so as to minimize the intrusion upon adjacent properties.
3. Veterinarian clinic when no storage pens or runs are located outdoors.
4. **Multi-family dwellings of up to twenty (20) units**
5. Automotive service and repair establishments, but excluding major repair work such as motor overhaul, body and fender repairs, spray painting, tire retreading, or other activities which may generate excessive noise or odors which may be incompatible with the character of the district when:
  - a) Conducted within a completely enclosed building; and
  - b) There is no outdoor storage of automobiles, discarded parts, tires or similar materials.
6. **Re-cycling collection point when:**
  - a) The collection point occupies no more than five hundred (500) square feet;
  - b) Has no processing equipment;
  - c) Recycling containers are made of durable material and are covered and secured from unauthorized entry; and
  - d) Located two-hundred fifty (250) feet from any residentially zoned property.
7. Nightclubs and bars.
8. Service stations.
9. Car wash.
10. Restaurant, General.
11. Liquor Stores, where part of a neighborhood shopping center.
12. Community Recreational Center, where part of a neighborhood shopping center
13. Tobacco Paraphernalia Retail Business
14. Hospitals
15. Vendor Park

**That Article VII, Section 702.05.1 for Uses Permitted in the C-3 (General) Commercial District is hereby amended to read as follows:**

1. All uses permitted in the C-2 Limited Commercial District
2. Apartments, new construction and when located in renovated, non-residential structures, which exceed 5,000 square feet, in accordance with 701 (9.) of the Zoning Ordinance.
3. Automotive service and repair establishments
4. Automotive and Truck Rental Business
5. Automobile Sales
6. Bowling centers

7. Car Wash
8. Health Club/Fitness Center
9. Hotels, Inns and Motels
10. Ice and roller skating rinks
11. Mini-warehouses
12. Brewpubs
13. Nightclubs and Bars
14. Nurseries/Yard and Garden Centers
15. Parking Garages
16. Produce Stand
17. Restaurants, drive-in and fast food
18. Restaurants, General
19. Retail Stand
20. Second Hand Stores
21. Service Stations
22. Transient Vendors, when located completely indoors, as in shopping centers, hotels, or motels. Outdoor display of merchandise is prohibited.
23. Veterinarian Clinics and Kennels
24. Wholesale Outlet Stores
25. Vendor Park

**That Article VII, Section 707.05.1(a) for Uses Permitted in the C-3 (General) Commercial District as Use Permits is hereby amended to read as follows:**

1. Any and all Use Permits provided in the C-2 (Limited) Commercial District.
2. Amusement Arcades
3. Amusement parks
4. Amusement Rides
5. Automobile and truck wrecker and recovery businesses, when all vehicles are stored in a completely enclosed building.
6. Bail Bonding Business
7. Billboards
8. Bingo Parlors
9. Body Piercing Business
10. Boarding Houses
11. Check Cashing Business
12. Commercial Communication Towers
13. Community Recreational Center
14. Emergency Shelter/Mission
15. Golf Driving Ranges and Pitch-n-putt
16. Gun Shops
17. Liquor Stores
18. Mobile/Manufactured Home Sales
19. Pawn Shops
- 20. Recreational Vehicle Park**
21. Recycling Center
22. Recycling Collection Points
23. Single-room occupancy hotels (SRO)
24. Tattoo Parlor
25. Title Pledge Office - Any such uses lawfully operating prior to March 11, 1998, shall be treated as non-conforming uses under this Ordinance, and shall be subject to the requirements of Article XIII-A of this Ordinance, entitled "Non-conforming Use of Lands and/or Structures."
26. Tobacco Paraphernalia Retail Business
27. Automobile Sales - Used
  - The minimum lot size is twenty-two thousand (22,000) square feet
  - All service doors, buildings, structures, inoperable vehicles, outdoor storage and automobile repair uses shall be screened by a solid wall or opaque fence with a minimum height of six feet and no more than ten feet, in addition to any required landscape buffer yard.

- Inoperable vehicles, outdoor storage and automobile repair activities shall be located to the rear or side yard and shall not be visible from any public right-of-way.

**That Article VII, Section 702.05.2 for Regulations in the C-3 (General) Commercial District is hereby amended to read as follows with no changes to regulations 1-19:**

20. Use Permits for a recreational vehicle park shall be issued to the owner of the vendor park and renewed annually. The Use Permit will not run with the land and the subsequent owners of a vendor park at the location must apply for and receive a new Use Permit.
21. Every RV in the RV park must maintain the ability to be pulled or moved at all times.
22. Recreational vehicle parks shall have:
  - a. **Minimum Spacing.** A recreational vehicle (RV) park shall provide spaces to accommodate various types of RVs. The minimum buffer area to be provided around each RV space shall be ten (10) feet from side to side, eight (8) feet from side to rear, and six (6) feet from rear to rear or front to rear. A minimum of five (5) feet shall be provided between RV patios and any adjacent RV space. A minimum of six (6) feet shall be provided between the appurtenant structures attached to an RV and any adjacent RV space. No restroom shall be closer than twenty-five (25) feet to, nor further than four hundred (400) feet from, an RV space. Other permanent buildings shall be set back at least ten (10) feet from any RV space.
  - b. **Landscaping/Visual Screening.** All RV developments shall provide a minimum twenty-one (21) foot wide planter area, measured from the face of curb, along each street frontage (public sidewalks may be permitted in this planter area) to minimize views of the development from the public right-of-way. All areas not specifically used for driveways, walkways, patios, or similar purposes shall be landscaped in accordance with the City of Jackson Landscaping Ordinance. Landscaping materials shall meet with city standards and shall be planted to provide maximum visual relief and shade. The landscaped areas shall be protected from wheeled traffic by berms, curbing, fencing, posts, or other means where feasible.
  - c. **Recreation Facilities.** Recreational facilities include indoor rooms with table games as well as pools, clubhouses, common barbecue/picnic areas, and ball fields and playgrounds with swings, slides, sandboxes, and similar recreational equipment. A variety of recreational facilities shall be provided at a minimum of one hundred (100) square feet per RV space. Perimeter landscaping and landscaping between RV spaces shall not be counted as a recreational amenity.
  - d. **Sound Attenuation Devices.** Sound attenuation devices shall be of sufficient height and density to reduce exterior noise levels on the RV park to commercial standards. Sound attenuation devices shall also be required if noise from the RV park may intrude onto an adjacent property. All such sound attenuation devices shall be landscaped and constructed with aesthetically attractive materials. Landscaping berms at least two (2) feet in height shall be provided where sound attenuation devices are visible from the public right-of-way.

**That Article VIII, Section 802.01.1 for Uses Permitted in the I-1 (Light) Industrial District is hereby amended to read as follows:**

1. Light manufacturing industries
2. Uses as permitted in Commercial "C" Districts, including trade and driving schools but excluding public, private, and parochial, elementary, and secondary schools, hospitals, convalescent homes and all residential uses and retail stands which are listed separately in the relevant commercial zoning districts.
3. Truck terminals, warehouses, and storage buildings
4. Wholesale and supply houses, including building material suppliers requiring outdoor storage

5. Bulk storage and wholesale dispensing of products and materials with the exception of those products and materials that by their nature are considered explosive or otherwise hazardous to other industrial uses as determined by the Zoning Administrator
6. Recycling centers
7. Correctional facilities
8. Adult arcades, adult bookstores, adult cabarets, adult entertainment establishments, adult motels, and adult motion picture theaters
9. Amusement parks
10. Bingo parlors
11. Body Piercing Business
12. **Check Cashing Business**
13. Emergency shelter/mission
14. Golf driving ranges and pitch-n-putt
15. Liquor Stores
16. Pawn shops
17. Retail Stand
18. **Small Cell Wireless Facility(ies)**
19. Single-room occupancy hotels (SRO)
20. Title Pledge Office - Any such uses lawfully operating prior to March 11, 1998, shall be treated as non-conforming uses under this Ordinance, and shall be subject to the requirements of Article XIII-A of this Ordinance, entitled "Non-conforming Use of Lands and/or Structures."
21. Tobacco Paraphernalia Retail Business
22. Automobile Sales-Used
23. Used tire sales
24. Billboards
25. Bail Bonding business
26. Mobile/Manufactured Home Sales
27. Tattoo Parlors
28. Transient Vendors – Sales from vehicles will be allowed only in the absence of a permanent building. Outdoor display of goods is permitted.
29. **Recreational Vehicle Park**

That Article XII-A, Section 1108-A for Off-street Parking is hereby amended to read as follows with no changes to regulations 1-41:

42. **Recreational Vehicle Park- one (1) guest parking space for every ten (10) RV spaces. One (1) parking space shall be provided for each shift employee and shall be conspicuously labeled as such. One (1) covered parking space shall be provided for a caretaker's residence, where applicable.**
43. Residential School – one and one half (1.5) per student living on campus and for persons living in faculty or personnel housing
44. Restaurant, nightclub, bar, adult entertainment establishment – one (1) for each seventy-five (75) square feet of gross floor area.
45. Retail store – one (1) for each two hundred fifty (250) square feet of gross floor area.
46. Single-family or two-family dwelling – two (2) per dwelling unit.
  - a. For dwelling units containing less than six hundred (600) square feet in a project without any accessory building or use such as, but not limited to, a party house, tennis court, or swimming pool – one and one-half (1 ½) per dwelling unit.
47. Skating rink - one (1) for each one hundred (100) square feet of gross floor area.
48. Swimming pool – one (1) for each fifty (50) square feet of water surface; plus, one for each thirty (30) square feet of gross floor area used for spectator seating purposes.
49. Swimming pool, indoor – one (1) for each one hundred (100) square feet of water surface; plus, one (1) for each thirty (30) square feet of gross floor area used for spectator seating purposes.
50. Tennis or racquetball facility – two (2) per court.
51. Townhouse and zero lot line – two (2) per dwelling unit.
52. Warehousing, truck terminal and supply house – one (1) per motor vehicle used in the business and based, for operational purposes, upon the premises; plus
  - a. For the first twenty thousand (20,000) square feet of gross floor area, one (1) for each thousand (1,000) square feet of gross floor area; plus

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- b. For any amount over twenty thousand (20,000) feet of gross floor area but less than one hundred twenty thousand (120,000) square feet, one (1) per each additional five thousand (5,000) square feet of gross floor area; plus,
- c. for any amount over one hundred twenty thousand (120,000) square feet of gross floor area, one ((1) for each additional ten thousand (10,000) square feet of gross floor area.

**That Article XII-A, Section 1203-A for Site Plan Required is hereby amended to read as follows with no changes to land uses 1-20:**

**21. Recreational Vendor Park**

- 22. Residential subdivisions or re-subdivisions of property
- 23. Restaurants
- 24. Commercial Communications Towers
- 25. Small Craft Brewery
- 26. Service Stations
- 27. Retail Stand
- 28. Structures in excess of forty-five (45) feet in height
- 29. Substantial remodeling or additions that:
  - affect existing off-street parking;
  - change the land use of the building(s) involved; or
  - increase the square footage of existing non-residential structures fifteen (15) percent or more
- 30. Any "action" as defined under 706.11-B within the Corridor 80 (C80) District.
- 31. Vendor Park

**That this Ordinance shall be in force and effect thirty (30) days after passage and after publication of the same by the petitioner.**

**Council Lindsay** moved adoption; **Council Member Priester** seconded.

Yeas – Banks, Foote, Priester, Lindsay and Tillman.

Nays – None.

Absent – Stamps and Stokes.

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**ORDER GRANTING EXTENSION OF SPECIAL EXCEPTIONS AND USE PERMITS FOR ONE YEAR.**

Coming for consideration are requests for the approval of the following for certification of renewal for one year and after the anniversary date of approval for Use Permit or Special Exceptions as follows:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE – 3329 Ward 7	North Midtown Community Development Co.	219 McTyere Ave. Jackson, MS 39202	Office	09/06/00
SE – 3844 Ward 1	Anthony R. Simon	621 E. Northside Dr. Jackson, MS 39206	Professional Non-Retail Office	09/16/13
3914 C-UP Ward 7	Richard & Company, LLC - C/o Richard McKey Initially Issued to the Fondren Renaissance Foundation	Patton Ave. Parcel #48-97 Jackson, MS 39206	Accessory Parking Lot	09/21/15

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**IT IS HEREBY ORDERED** by the Council of the City of Jackson that the said Use Permits and/or special Exceptions be and the same are hereby extended for another year from and after the anniversary date granting said permits.

**Council Member Lindsay** moved adoption; **Council Member Tillman** seconded.

Yeas – Banks, Foote, Priester, Lindsay and Tillman.

Nays – None.

Absent – Stamps and Stokes.

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There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Special Council Meeting to be held at 10:00 a.m. on Tuesday, September 29, 2020. At 4:14 p.m., the Council stood adjourned.

PREPARED BY:

Shanekia Morley

CLERK OF COUNCIL

APPROVED:

Chad L. L... 10/27/2020

MAYOR

DATE

ATTEST:

Angele Harris

CITY CLERK

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