

PROPOSED CHANGES TO ZONING ORDINANCE

ARTICLE

Or Section

ARTICLE I Add this new Section :

SECTION 102 - CODES

The structures and land uses permitted in the several zones in this Ordinance, shall in all ways conform to the latest editions of Southern Standard Building Code, NFPA, FEMA Flood zone criteria.

201 Page 23, **Site Plan Review**, correct reference to Sections 2207through 2210 to : 2607 – 2610.

201 Page 19, Add definition: **Retention Pond** : On site excavation designed to contain the parcel's collected rain water, designed with an outlet structure to slow release water to natural drainage way. Pond shall be designed so it can be maintained down to low water line.

201 Page 24, Add Definition: **Subdivision Plat**: Plans detailing the division of a land parcel into individual lots, detailing conformance to the requirements of the zone in which approval is requested.

1102 Correct reference from 2504 to 2605 (2504 is sign regulations, not conditional use criteria.)

1103.01 Since Sect. 1100 covers development of 2 to 4-family townhouses, the (NOTE) phrase makes no sense, because if townhouses are to be built in a vacant parcel, a zone change would be required if not R-4 already. **Delete the NOTE.**

1800 Second paragraph, second sentence : Insert the word “be” so that it reads “..may not be appropriate for ...”

1902 Add the following Conditional uses to the list given:

- L. Check cashing Business
- M. Payday Loan Business
- N. Car title loan Business/Cash for Titles or similar
- O. Pawn shop
- P. Tattoo and/or Body Piercing Parlor
- Q. Vaporizer stores and smoke lounges, or similar businesses where cigarettes/vaporizers are sold or used. Electronic cigarette or electronic vaping device is defined as any electronically, battery or mechanically powered device that uses an atomizer or similar device allowing users to inhale nicotine vapor, or any other vapor, to simulate the smoking of tobacco, cigarette, pipes or cigars. An electronic vaping device includes personal vaporizers, electronic cigarettes, electronic pipes, electronic cigars and any other type of electronic nicotine or vapor delivery system or any part thereof.
- R. Palm Reading or Fortune Telling business

S. Sports betting/wagering/gaming establishments or businesses whether operated independently of other business purpose or jointly. This includes the sale of raffle tickets, gaming tickets and lottery chances.

2602.01.C Insert the word 'Planning" before the word "Commission".

2606.02 Change title of this Para. to : Site Plan or Development Plan Required . (This is required before zoning change.) Two sections referred to are in error, should be changed to 2608 and 2609 respectively, which reference site plans.

2606.12 Add new paragraph:

2606.12 Rezoning with Covenants and Restrictions Attached

Any parcel approved by the Planning Commission with restrictive covenants attached as a basis of approval, whether for rezoning, or special use provision, or as a result of a public hearing on a site development or site plan review, and thus passed on by the Planning Commission to the Board of Supervisors for their consideration, the approval of the Board of Supervisors for the application WILL NOT take effect until the Proof of Filing (with Chancery Clerk) of all the covenants has been furnished to the Board of Supervisors and attached to their minutes. Any such covenants shall forever run with the land unless the covenant documents is specifically time-limited as stated therein.

2608.03 Fourth paragraph references 2207.1 in error, should read 2607.01

2608.06 Section referenced as 2208.07 should be changed to 2608.07

2610.03 Retention ponds referenced (However, Madison Co. has no regulations or standards, and should be added to Subdivision regulations.) Definition added above.

TITLE SHEET Change to add : REVISIONS ADOPTED

2016

ARTICLE XXVII

SECTION 2707 ADOPTION CLAUSE, change to read;

Revisions to the original Ordinance of 2013, Adopted this, the _____ day of

_____, 2016 at the regular meeting of the Board of Supervisors of Madison County, Mississippi . Revisions shall be incorporated in a re-print of the 2013 Ordinance at a later date, and titled "REVISED AND ADOPTED SEPTEMBER 2016"

ATTEST:

President of the Board of Supervisors

Chancery Clerk

I, the under signed, _____, Chancery Clerk of the Madison County, Mississippi, do hereby certify that the above and foregoing is a true copy of Revisions to an Ordinance adopted by the Board of Supervisors of the Madison County, Mississippi, at its meeting held on the same day as above, and the same appears in the Minute Book 2016.

Given under my hand and official seal, this day the ____ day of _____, 2016

Chancery Clerk
Madison County, Mississippi

(SEAL)