PROPOSED TEXT AMENDMENTS FOR THE CITY OF JACKSON, MS ZONING ORDINANCE

Plain Text = Existing Text
Underline = New Text
1 = Renumbering
~~Strikethrough~~ = Deleted Text

NEIGHBORHOOD MIXED USE DISTRICT – PEDESTRIAN ORIENTED

That Article VII-A, Section 702.02-A of the Zoning Ordinance of Jackson, Mississippi for Uses Permitted in the NMU-1 Neighborhood Mixed Use District, Pedestrian Oriented as Use Permits is hereby amended to read as follows:

1. **Body Piercing Business**
2. Commercial day care centers
3. Community Recreational Center
4. Service stations when:
  A. The front yard setback is at least fifteen (15) feet; and
  B. The side yard setback is at least fifteen (15) feet on street-facing sides; but
  C. All other regulations of the Article shall apply.
5. Parking garages, subject to 702.04-A
6. Liquor stores
7. Surface parking lots, subject to subject to 702.04-A.
8. Tattoo Parlors

COMMUNITY MIXED USE DISTRICT – PEDESTRIAN ORIENTED

That Article VII-A, Section 703.02-A of the Zoning Ordinance of Jackson, Mississippi for Uses Permitted in the CMU-1 Community Mixed Use District, Pedestrian Oriented as Use Permits is hereby amended to read as follows:

1. **Body Piercing Business**
2. Commercial Communication Towers
3. Commercial Day Care Center
4. Service Stations when:
  A. The front yard setback is at least fifteen (15) feet; and
  B. The side yard setback is at least fifteen (15) feet on street-facing sides; but
  C. All other regulations of the Article shall apply.
5. Parking garages, subject to 703.05-A
6. Produce Stand
7. Liquor stores
8. Tattoo Parlors

URBAN TOWN CENTER MIXED USE DISTRICT

That Article VII-A, Section 706.02-A of the Zoning Ordinance of Jackson, Mississippi for Uses Permitted in the Urban Town Center Mixed - Use District Pedestrian Oriented as Use Permits is hereby amended to read as follows:

1. **Body Piercing Business**
2. Commercial Day Care Centers
3. Drive-through windows for banks, dry cleaners, drug stores and coffee shops
4. Liquor Stores
5. Parking Garages, subject to restrictions in 706.04-A
6. Accessory Parking Lots, subject to restrictions in 706.04-A
7. Tattoo Parlors

C80 RESIDENTIAL ESTATE DISTRICT

That Article VII-A, Section 706.02.1-B of the Zoning Ordinance of Jackson, Mississippi, for uses permitted in the C80 Residential Estates District is hereby amended to read as follows:

1. Single-family detached dwellings and accessory structures.
2. Agricultural uses as defined by this Ordinance. Dairying, animal husbandry, or stabling shall be limited to two (2) animals per acre provided such use does not constitute a nuisance or health hazard and when: ~~and require, a notarized letter from a licensed veterinarian verifying the health status and current shot record of the animal(s) is submitted~~
   - **(a)** the indoor and/or outdoor enclosures are located at the rear of residential structures with minimum setback of one hundred (100) ft. from all adjacent property lines;
   - **(b)** all types of enclosures, bufferings and the plan for the removal of wastes must be approved through the Site Plan Review process; and
   - **(c)** a notarized letter from a licensed veterinarian verifying the health status and current shot record of the animal(s) is submitted.

That Article VII-A, Section 706.02.2-B of the Zoning Ordinance of Jackson, Mississippi, for uses permitted as Special Exceptions in the C80 Residential Estates District is hereby amended to read as follows:

1. Adult and Child Care Centers/Residential.
2. Professional non-retail offices, including but not limited to, architects, attorneys, engineers, doctors, real estate, and insurance.
3. ~~Dairying and animal husbandry on sites of not less than one (1) acre provided such use does not constitute a nuisance or health hazard. The maximum number of animals per acre shall be two (2) and when~~
   - ~~**A.** the indoor and/or outdoor enclosures are located at the rear of residential structures with minimum setback of one hundred (100) ft. from all adjacent property lines~~

~~**B.** upon the granting of the Special Exception, all types of enclosures, bufferings and the plan for the removal of wastes must be approved through the Site Plan Review process~~

~~**C.** prior to the granting and renewal of the Special Exception, a notarized letter from a licensed veterinarian verifying the health status and current shot record of the animal(s) is submitted~~

3. Private kennels provided such use does not constitute a nuisance or health hazard and when:

A. the indoor and/or outdoor enclosures are located at the rear of residential structures with a minimum setback of fifty (50) ft. from all adjacent property lines

B. upon the granting of the Special Exception, all types of enclosures, bufferings and the plan for the removal of wastes must be approved through the Site Plan Review process

C. prior to the granting and renewal of the Special Exception, a notarized letter from a licensed veterinarian verifying the health status and current shot record of the animal(s) is submitted

~~**5.** Private stables on sites of not less than one (1) acre. The maximum number of animals per acre shall be two (2) and when:~~

~~*1.* the indoor and/or outdoor enclosures are located at the rear of residential structures with minimum setback of 100 ft. from all adjacent property lines~~

~~*2.* upon the granting of the Special Exception, all types of enclosures, bufferings and the plan for the removal of wastes must be approved through the Site Plan Review process~~

~~*3.* prior to the granting and renewal of the Special Exception, a notarized letter from a licensed veterinarian verifying the health status and current shot record of the animal(s) is submitted~~

4. Art, dance, music, photography, or swimming instruction.

5. Catering Service, where they are a part of the owner/operator's residence.

6. One-chair beauty salons, nail salons, and barber shops, where they are part of the owner/operator's residence.

7. Group homes for the handicapped and personal care facilities housing six (6) or fewer residents, excluding staff.

INDUSTRIAL DISTRICTS

That Article VIII, Section 802.01.2 of the Zoning Ordinance of Jackson, Mississippi, for regulations in the I-1 Light Industrial District is hereby amended to read as follows:

1. Regulations shall be the same as in the C-3 General Commercial District.
2. No person shall control, operate, conduct or manage any tattoo parlor or body piercing business, without first obtaining approval from the MS State Department of Health in accordance with the regulations governing the registration of individuals performing body piercings and tattooing. Evidence of such approval shall be

provided to and kept on file by the City of Jackson Zoning Division.

3. No correctional facility, adult arcade, adult bookstore, adult cabaret, adult entertainment establishment, adult motel, or adult motion picture theater, animal shelter, microbrewery or tobacco paraphernalia retail business as defined in this Ordinance, shall be located within two hundred fifty (250) feet of any other such use, or located within one thousand (1,000) feet of any residentially zoned property **with an existing residential structure** church, school, park, playground, or public library. **However, within areas that are residentially zoned and undeveloped or zoned industrial such uses shall be located no less than four hundred (400) feet from a church, school, park, playground, or public library**. No separation is required for adult entertainment establishments under a common roof with single proprietorship and a single entrance.
4. No bingo parlor, pawnshop, or secondhand store shall be located within two hundred fifty (250) feet of any other such use, or located within ~~five~~ **four** hundred ~~(500)~~ **(400)** feet of any residentially zoned property, church, school, park, playground, or public library.
5. No pawnshop, secondhand store or tobacco paraphernalia retail business shall be constructed or altered to permit business to be transacted via a drive-through or a walk-up window.
6. Outdoor storage shall be at the sides or rear of the site, and shall be totally encircled or screened by a fence, planting, or other suitable visual barrier.
7. Commercial Communication Towers: See 1104-A

ADOPTED OVERLAY DISTRICTS

That Article XI, Section 1101.03 of the Zoning Ordinance of Jackson, Mississippi, for uses permitted in the Fondren/North State Street Overlay District is hereby amended to read as follows:

1. Antique and Specialty Retail Shop
2. Apartments (Only permitted for property zoned R-4, R-5 and C-1A)
3. Art Studio and Gallery
4. Bed and Breakfast Inn Class A
5. Professional Occupation as defined by this Ordinance
6. Live/work Units as defined by this Ordinance
7. Mixed Use Buildings as defined by this Ordnance
8. Single Family Residential
9. Townhouses and Zero Lot Line Residential (Only permitted on property zoned R-3, R-4 and R-5.)

~~10. Overlay District Restaurant, south of Decelle Street on the west side of North State Street and south of Broadway Avenue on the east side of North State Street\~~

~~11. Catering Services, south of Decelle Street on the west side of North State Street and south of Broadway Avenue on the east side of North State Street~~

~~12. Health Club/Fitness Center, when located in an existing structure which does not exceed 3,000 square feet, south of Decelle Street on the west side of North State Street and south of Broadway Avenue on the east side of North State Street~~

10. Off street surface parking, subject to the requirements of the Landscape Ordinance, south of Decelle Street on the west side of North State Street and south of Broadway Avenue on the east side

That Article XI, Section 1101.04 of the Zoning Ordinance of Jackson, Mississippi, for uses permitted in the Fondren/North State Street Overlay District as Use Permits is hereby amended to read as follows:

1. Shared Parking
2. Overlay District Restaurants
3. Catering Services~~, north of Decelle Street on the west side of North State Street and north of Broadway Avenue, on the east side of North State Street~~
4. Health Club/Fitness Center~~, north of Decelle Street on the west side of North State Street and north of Broadway Avenue, on the east side of North State Street,~~ **when located in an existing structure which does not exceed 3,000 square feet,**
5. Off street surface parking, subject to the requirements of the Landscape Ordinance, north of Decelle Street on the west side of North State Street and north of Broadway Avenue, on the east side of North State Street

PROPOSED MOTION

To accept the recommendation of the Ordinance Review Committee to adopt the proposed amended language of the City of Jackson Official Zoning Ordinance.

ALTERNATE MOTION

To deny the recommendation of the Ordinance Review Committee to adopt the proposed amended language of the City of Jackson Official Zoning Ordinance.

BOARD ACTION:

Motioned by: _____ Seconded by: _____

	Yes		No		Abstain
McElroy					
Scarborough					
Booker					
Carson					
Mitchell					
Jackson					
K. Robinson					
Grizzell					
Norwood					
Dotson					
Welchlin					
Myers					
Robinson					