

CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, the undersigned, Rebecca E. Schruff, City Clerk within and for the City of Long Beach, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of that certain Ordinance #501 of the City of Long Beach, Mississippi adopted by the Mayor and Board of Aldermen at a regular meeting duly held and convened on the 21st day of December, 2004, as the same appears of record in Ordinance Book #7, pages 17-21 inclusive, in my office at the City Hall in said City.

Given under my hand and the official seal of my office this the 29th day of December, 2004.

(SEAL)


Rebecca E. Schruff, City Clerk

ORDINANCE NO. 502

AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AMENDING ORDINANCE NO. 344, AS AMENDED, ENTITLED "THE ZONING ORDINANCE OF THE CITY OF LONG BEACH, MISSISSIPPI" AMENDING ARTICLE III, DEFINITIONS, TO INCLUDE THE DEFINITION OF "HIGH DENSITY", AMENDING THE CHART OF PERMITTED USES CONTAINED IN SECTION 612 OF SAID ORDINANCE TO ADD HIGH DENSITY USES AND ALLOW SAME WITH PLANNING COMMISSION APPROVAL IN R-3, C-1, C-2 AND C-3 ZONING DISTRICTS, AND ADDING TO ARTICLE IX ENTITLED SUPPLEMENTARY REGULATIONS, SECTION 914, ENTITLED HIGH DENSITY USES, PROVIDING IN SAID NEW SECTION FOR THE FOLLOWING: BUILDING DENSITIES FOR CONTIGUOUS ACREAGE, MAXIMUM NUMBER OF DWELLING UNITS PER ACRE IN C-1, C-2, C-3, AND R-3 DISTRICTS; MAXIMUM BUILDING FOOTPRINT; MAXIMUM LOT COVERAGE; MAXIMUM BUILDING HEIGHTS IN C-1, C-2, C-3, AND R-3 DISTRICTS; MINIMUM FRONT YARD, SIDE YARD AND REAR SETBACKS; MINIMUM OFF-STREET PARKING REQUIREMENTS; PROHIBITION AGAINST ENTRANCES OR EXITS DIRECTING TRAFFIC INTO AN ADJACENT R-1 DISTRICT; BUFFERING REQUIREMENTS WHERE LOT LINE OF HIGH DENSITY USE, OPEN STORAGE OF EQUIPMENT, MATERIALS OR COMMODITIES ABUTS A SIDE OR REAR LOT LINE OF A LOT IN AN R-1 DISTRICT; REQUIREMENT THAT SITE DEVELOPMENT FOR PROPOSED HIGH DENSITY DEVELOPMENT BE PRESENTED TO PLANNING COMMISSION AND REQUIRED INCLUSIONS IN SUCH PLANS; AND PROVISION FOR ADOPTION OF HIGH DENSITY FEE STRUCTURE REFLECTING INCREASED FINANCIAL BURDEN ON CITY OF HIGH DENSITY DEVELOPMENTS, AND FOR RELATED PURPOSES.

WHEREAS, application was filed by the City of Long Beach, Mississippi, with the

Planning Commission of the City of Long Beach, Mississippi, for the change in the zoning text in accordance with the Comprehensive Zoning Ordinance, being Ordinance No. 344, as amended, entitled, *Zoning Ordinance of the City of Long Beach*, to amend same and add certain provisions pertaining to high density uses; and

WHEREAS, the Long Beach Planning Commission reviewed said application and, after issuing notice of Public Hearing as required by the Long Beach Zoning Ordinance, did conduct a public hearing on said application on November 22, 2004 at 7:00 p.m. and upon conclusion of said public hearing did recommend approval of the application by the Mayor and Board of Aldermen, which recommendation included recommended changes in the requests as set forth in the application, all as reflected in the official minutes of the November 22, 2004, special meeting of the Long Beach Planning Commission; and

WHEREAS, the Mayor and Board of Aldermen of the City of Long Beach, Mississippi,

having made due investigation therefore, do now find, determine, adjudicate and declare as follows,
to-wit:

DECLARED
UNLAWFUL
BY
STEPHEN B. SIMPSON
CIRCUIT COURT
JUDGE
AUGUST 25, 2005

a. That pursuant to legal notice published and given for the time and in the manner provided by law, the Mayor and Board of Aldermen of the City of Long Beach, Mississippi, did meet at 6:00 p.m. on Monday, January 3, 2005, at the City Hall in said City, the time, place and date fixed in said legal notice, and did conduct a public hearing at which hearing all parties interested in or opposed to the proposed zoning text changes and amendments were given an opportunity to be heard and allowed to make oral and/or written comment to such proposed changes and amendments, which proposed zoning text changes and amendments were then and there on file and had been on file during the period of said notice in the office of the City Clerk at the City Hall in said City, available for public inspection and examination by any and all parties interested in or opposed to the proposed changes and amendments, all as more particularly hereinafter set forth in this ordinance.

b. That, as a result of the aforesaid public hearing and after consideration by the Mayor and Board of Aldermen of the testimony and evidence presented and their own knowledge and familiarity with the City, the Mayor and Board of Aldermen did then find, and do now find, determine adjudicate and declare that the general welfare of the community, as well as the existing needs and development, the need to provide for regulation, definition and development of high density developments within the City in a manner consistent with the growth and development plan of the City of Long Beach, and a reasonable consideration of the character of the districts and the suitability for particular purposes, and a reasonable enforcement of rules and regulations concerning all of the same, require amendment of Ordinance No. 344, *Zoning Ordinance of the City of Long Beach, Mississippi*, as heretofore amended, by:

1. Amending Article III, entitled, "Definitions of Terms in this Ordinance" to add the definition of the term, "High Density";
2. Amending the Chart of Permitted Uses contained in Section 612 of said ordinance to add High Density Uses and allow same, with Planning Commission Approval, in R-3, C-1, C-2 and C-3 Districts;
3. Adding to Article IX entitled, "Supplementary Regulations, SECTION 914, entitled, "High Density Uses", providing in said new section for the following:
 - A. Building Densities for contiguous acreage by setting forth the

maximum number of dwelling units per acre in C-1, C-2, C-3, and R-3

Districts;

B. Maximum building footprint for buildings of various number of stories,

C. Maximum lot coverage for buildings in C-1, C-2 C-3, and R-3

Districts;

D. Maximum building heights in C-1, C-2, C-3, and R-3 Districts;

E. Minimum front yard, side yard and rear setbacks;

F. Minimum off-street parking requirements;

G. Prohibition against entrances or exits directing traffic into an adjacent R-1 District;

H. Buffering requirements where lot line of high density use, open storage of equipment, materials or commodities abuts a side or rear lot line of a lot in an R-1 District;

I. Require that site development for proposed high density development be presented to Planning Commission and setting out certain required inclusions in such plans; and

J. Provision for adoption of high density fee schedule reflecting increased financial burden on the City of high density developments.

c. The proposed changes and amendments are conformance with the general intent of the Comprehensive Master Plan. NOW THEREFORE,

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AS FOLLOWS:

SECTION 1. Amendment of Article III. Definitions of Terms in this Ordinance.

That Article III of said Ordinance No. 344, as amended, be and the same is hereby amended by adding thereto the following:

“HIGH DENSITY: Any use that exceeds 15 units per acre or exceeds four (4) or more stories.”

SECTION 2. Amendment to Section 612, Chart of Permitted Uses, of Article VI,

District Regulations.

That the "Chart of Permitted Uses" set forth in Subsection 612.2 of Section 612 of Article VI, District Regulations, of said Ordinance 344, as amended, should be and the same is hereby amended to add the following:

R-1 R-2 R-3 R-4 C-1 C-2 C-3 RV

"HIGH DENSITY USES

DECLARED BY X X X - "

and said Chart of Permitted Uses shall as set forth on Exhibit "A" attached hereto and incorporated fully herein.

SECTION 3. Amendment to Article IX, Supplementary Regulations.

That Article IX of said Ordinance No. 344, as amended, be and the same is hereby amended by adding thereto Section 914, entitled "High Density Uses" which shall read as follows:

"SECTION 914. HIGH DENSITY USES.

These regulations are intended to provide for high density urban uses and designed to encourage the establishment and maintenance of a suitable high density environment. Such uses include, but are not limited to condominiums, apartments, town homes, zero-lot line, patio homes, cluster developments and hotels/motels. These regulations shall apply to all high density uses regardless of the district in which the development is placed and high density developments shall be limited to parcels fronting on and adjacent to the north margin of U.S. Highway 90.

SECTION 914.1 Building densities for contiguous acreage:

SECTION 914.1.1 Maximum number of dwelling units per acre in C-1 and C-2 Commercial District shall be 42. Hotels/motels in these districts shall not exceed two (2) times the per unit number for dwelling units.

SECTION 914.1.2 Maximum number of dwelling units per acre in a C-3 Commercial Districts shall be 30. Hotels/motels in this district shall not exceed two (2) times the per unit number for dwelling units.

SECTION 914.1.3 Maximum number of units per acre in an R-3 Residential District shall be 30. Hotels/motels, approved by the planning commission, in this district shall not exceed one and one-half (1½) times the per

unit number for dwelling units.

SECTION 914.2 Maximum building (principal) footprint:

SECTION 914.2.1 No principal building shall have a larger footprint than 30% of the gross contiguous acreage of site.

SECTION 914.3 Maximum Lot Coverage:

SECTION 914.3.1 Maximum lot coverage for all structures in a Commercial District shall be eighty percent (80%) of the gross square footage of the parcel.

SECTION 914.3.2 Maximum lot coverage for all structures in an R-3 Residential District shall be seventy percent (70%) of the gross square footage of the parcel.

SECTION 914.4 Building Heights:

SECTION 914.4.1 No building in a C-1 and C-2 Commercial District shall exceed sixteen (16) useable floors with a maximum height of one hundred eighty feet (180').

SECTION 914.4.2 No building in a C-3 Commercial District shall exceed eight (8) useable floors with a maximum height of eighty feet (80').

SECTION 914.4.3 No building in an R-3 Residential District shall exceed eight (8) floors with a maximum height of eighty feet (80').

SECTION 914.4.4 No accessory use shall exceed forty-five feet (45').

SECTION 914.4.5 For the purpose of this Section, useable floors shall start with the first floor above base flood elevation as set by FEMA.

SECTION 914.4.6 For the purpose of this Section, height shall be measured from the center of the front margin of the footprint of the principal building prior to any site improvements. A licensed surveyor or engineer shall clarify said elevation.

SECTION 914.5 Minimum Setbacks:

SECTION 914.5.1 Front yard setback shall be fifty (50) feet plus one (1) foot for each story over five (5) for any development fronting on a major thoroughfare or arterial roadway. All other roadways shall have a

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thirty (30) feet, plus one (1) for each story over five (5).

SECTION 914.5.2 Side yard setback shall be fifteen (15) feet plus one (1) foot for each story over five (5). However, a side yard setback shall not be less than the setback of the adjoining property.

SECTION 914.5.3. Rear setback shall be equal to ten percent (10%) of the lot depth or fifty (50) feet, whichever is the lesser.

SECTION 914.6 Off-STREET parking shall be provided as follows:

SECTION 914.6.1 One and one-half (1 1/2) parking spaces per residential dwelling unit.

SECTION 914.6.2 One and one-half (1 1/2) parking spaces per hotel/motel unit.

SECTION 914.7 Traffic requirements: No entrances or exits shall direct traffic into an adjacent R-1 Residential District.

SECTION 914.8 Buffer Requirements: Where a lot line of a high density use abuts a side or rear lot line of a lot in a Residential District, there shall be a fifteen (15) feet buffer area designated adjacent to said lot(s) This buffer shall consist of:

(a) a fence or wall, adjacent to the property line, being at least six

(6) feet tall and being solid as viewed from any point along said

lot line;

(b) no use, other than landscaping shall be permitted in the buffer area;

(c) landscaping shall use materials that are common to the

community and shall include trees (preferably live oaks),

shrubs and ground cover to assist in the buffering of the

project;

(d) all of the above shall be the responsibility of the property

owner(s) to install and be maintained in a clean and neat

condition and in such a manner as to accomplish its purpose

continuously; and

(e) the Planning Commission shall have the authority to approve

in its recommendation to the governing authorities adjustment

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of the placement of the fence or wall and the landscaping, so long as the intent of this section is complied with and there is no reduction in the buffer area.

SECTION 914.9 Site development standard for high density uses:

SECTION 914.9.1 A site development for a proposed high density development shall be prepared and presented to the Planning Commission. The planning commission shall have the authority to recommend approval of the development plan to the Mayor and Board of Aldermen. All review and action by the planning commission shall be in a public meeting with public input being encouraged. If a plan has not been approved by the planning commission within ninety (90) days after its presentment, it may be forwarded to the Mayor and Board of Aldermen for review and action on the written request of the applicant.

Plans shall include, but shall not be limited to:

(a) The plan shall contain complete plans and specifications.

(b) Plans shall be prepared by a qualified engineer, land surveyor, architect, or community planner.

(c) Proposed standards for development including restrictions of the use of the property, density standards, covenants, grants or easements.

(d) Locations of buildings and structures in relation to property lines and lot lines.

(e) Two (2) varied architectural elevations of all buildings sufficient to convey the basic architectural intent of the proposed improvements. The Planning Commission shall recommend the final elevation architecture.

(f) Location of off-street parking spaces and bays, internal circulation ways, ingress and egress points for the site.

(g) Public and semi-public open spaces, community facilities and landscaping areas, walls, patios and service areas (including

garbage disposal areas), driveways and walkways as well as provisions for the maintenance for all common areas.

(h) Plans for the provision of utilities, including water, sewer and drainage facilities, including provisions for connection with public utilities.

(i) Plans for protection of abutting properties.

(j) All watercourses, water bodies, wetlands, flood plains, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.

(k) All developments shall comply with the City's adopted tree, landscape and green space ordinances.

(l) All signage shall be shown on the plans and shall be of a nature not to intrude on the adjoining property. Low elevation ground signs are preferred.

(m) Any approval of a site plan in this Section shall be subject to the approval the city engineer and the Mayor and Board of Aldermen and the determination by the Mayor and Board of Aldermen that all infrastructure requirements have been addressed and the fulfillment of such requirements is financially and logistically achievable, and the approval of the site plan will not be detrimental to any other use in the City.

(n) Lighting shall be positioned and provided in a manner that minimizes the light pollution on adjacent residential properties.

Lighting shall meet the following requirements:

- (1) exterior luminaries with more than 1000 initial lamp lumens are shielded
- (2) all luminaries with more than 3500 initial lamp lumens meet full cutoff IESNA classification; and
- (3) any liminaries with a distance of 2.5 times its mounting height from the property line shall have shielding such

DECLARED UNLAWFUL BY STEPHEN B. SIMPSON CIRCUIT COURT JUDGE AUGUST 25, 2005

that no light from such luminaries crosses the property line.

(o) The developer shall provide a sun diagram, which will show the solar impact of the project on residential adjacent properties. Said diagram shall include all months of the year. If the Planning Commission finds that the shadow effect is excessively detrimental to the adjacent residential properties, the commission can request an increased setback to help alleviate such detrimental shadow effect.

(p) Each development shall have a minimum ten (10) feet landscape strip along all street fronts, which shall not include any other use. The Planning Commission shall have the authority to recommend adjustment of the landscape strip, if such adjustment is in the best interest of the site layout and the adjoining properties.

SECTION 914.10 Fees. Due to the high density and intensity of these types of development the City must take extra steps to protect the character of adjacent neighborhoods and the City as a whole. This will involve the employment, by the City, of engineers and planners to assist in the review process from the start, to the completion of the development. Therefore, these developments shall have a fee structure to offset the costs of the development process on the City and its citizens. See High Density Fee Schedule for the appropriate fee structure."

SECTION 3. Severability

If any section, subsection, sentence, clause or phrase of this Ordinance, or the application thereof, be held by any court of competent jurisdiction to be invalid or unconstitutional, such holding shall not affect the remaining portions of this Ordinance.

SECTION 4. Effective Date

This ordinance shall take effect and be and force thirty (30) days after its adoption, publication and enrollment thereof as provided by law.

The above and foregoing Ordinance No. 502 was introduced in writing by Alderman Holder who moved its adoption. Alderman Rouse seconded the motion to adopt the Ordinance, and after discussion, no member of the Board of Aldermen having requested the Ordinance to be read by the City Clerk, and the question being put to a roll call vote, the result was as follows:

- Alderman Jimmy Levens voted Aye
- Alderman Jerry Rouse voted Aye
- Alderman Gary Ponthieux voted Aye
- Alderman Richard Bennett voted Aye
- Alderman Allen D. Holder, Jr. voted Aye
- Alderman Joseph McNary voted Aye
- Alderman Mark Lishen voted Absent, Not Voting

DECLARED UNLAWFUL BY

The question having received the affirmative vote of all the Alderman present and voting, the Mayor declared the motion carried and the said Ordinance adopted and approved this the 20th day of January, 2005.

STEPHEN B. SIMPSON
CIRCUIT COURT
JUDGE

APPROVED:

William Skeels, Jr.
WILLIAM SKEELS, JR., MAYOR

ATTEST:

Rebecca E. Schrupf
REBECCA E. SCHRUFF, CITY CLERK

AUGUST 25, 2005

C E R T I F I C A T E

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, the undersigned, Rebecca E. Schruoff, City Clerk within and for the City of Long Beach, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of that certain Ordinance #502 of the City of Long Beach, Mississippi adopted by the Mayor and Board of Aldermen at a recess meeting duly held and convened on the 20th day of January, 2005, as the same appears of record in Ordinance Book #7, pages 22-33 inclusive, in my office at the City Hall in said City.

Given under my hand and the official seal of my office this the 21st day of January, 2005.

DECLARED
UNLAWFUL

(SEAL)

BY
Rebecca E. Schruoff
Rebecca E. Schruoff, City Clerk

STEPHEN B. SIMPSON
CIRCUIT COURT
JUDGE
AUGUST 25, 2005

Exhibit "A"
CITY OF LONG BEACH, MISSISSIPPI
CHART OF USES

NAME OF USES AND CONDITIONS

	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-O
RESIDENTIAL											
Boarding House	-	X	R	-	-	R	R	-	-	-	-
Condominiums	-	X	R	-	X	X	X	-	-	-	-
high-rise Apartments	-	-	R	-	X	X	X	-	-	-	-
Low Rise Apartments	-	X	R	-	X	X	X	-	-	-	-
Mobile Home	-	-	X	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	X	-	-	-	-	-	-	-	-
Rooming Houses	-	X	R	-	X	R	R	-	-	-	-
Single Family Dwelling	R	R	R	R	X	X	X	-	-	-	R
Town Houses	-	X	R	-	X	-	-	-	-	-	-
Two Family Dwelling	-	R	R	R	X	-	-	-	-	-	R
RETAIL AND WHOLESALE TRADE											
Air Conditioning Sales and Service	-	-	-	-	-	R	-	-	-	-	-
Antique Store (Not including refinishing or repairing)	-	-	-	-	R	R	R	-	-	-	-
Apparel and Accessory Store	-	-	-	-	R	R	R	-	-	-	-
Appliance Store(Including Radio,TV,& Air Conditioning)	-	-	-	-	R	R	R	-	-	-	-
Apothecary (Limited to Sale of pharmaceuticals & Medical Supplies)	-	-	-	-	R	R	R	-	-	-	-
Automobile & Truck Sales and Repair(not including commercial wrecking, dismantling or Auto Salvage Yard, the unclosed part shall comply with the requirements for maintenance of off-street parking facilities, except the prohibition of sales)	-	-	-	-	R	R	-	-	-	-	-
Automobile Wrecking, Dismantling or Salvage (must be enclosed within a Fence at least seven feet high and adequate to obstruct view, noise and passage of persons, chain link or similar fence will be permitted if screen planting is adequate to obstruct view, is provided)	-	-	-	-	-	-	-	R	-	-	-
Automobile Part Retail (indoor only)	-	-	-	-	R	R	R	-	-	-	-
Bait Store or Sales (live)	-	-	-	-	-	X	-	R	-	X	-
Bakery, Retail	-	-	-	-	R	R	R	-	-	-	-
Bakery, Wholesale	-	-	-	-	-	R	-	R	-	-	-
Barber and Beauty Supplies & Equipment Sales	-	-	-	-	-	R	-	R	-	-	-
Bicycle and/or Lawn Mower Sales & Repair	-	-	-	-	-	R	-	R	-	-	-
Boat Sales,Accessories & Service	-	-	-	-	-	R	-	R	-	-	-
Book Store	-	-	-	-	R	R	R	-	-	-	-
Building Specialties Store	-	-	-	-	-	R	X	-	-	-	-
Business Machines Store	-	-	-	-	R	R	R	-	-	-	-
Butane & Other LP Gas Products Storage & Sales	-	-	-	-	-	X	-	R	-	-	-
Camera & Photographic Supplies	-	-	-	-	R	R	R	-	-	-	-
Candy, Nut & Confectionery (Retail)	-	-	-	-	R	R	R	-	-	-	-
Candy, Nut & Confectionery (Wholesale)	-	-	-	-	-	R	-	-	-	-	-
Catering Shop	-	-	-	-	R	R	R	-	-	-	-

CITY OF LONG BEACH, MISSISSIPPI
CHART OF USES

NAME OF USES AND CONDITIONS	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-0
Dairy Equipment Sales	-	-	-	-	-	R	-	R	-	-	-
Dairy Products Sales	-	-	-	-	R	R	R	-	-	-	-
Delicatessen	-	-	-	-	R	R	R	-	-	-	-
Department Store	-	-	-	-	R	R	-	-	-	-	-
Drug Store	-	-	-	-	R	R	R	-	-	-	-
Dry Goods or Fabric Store	-	-	-	-	R	R	R	-	-	-	-
Farm Equipment & Supplies Sales	-	-	-	-	-	R	-	R	-	-	-
Feed Store	-	-	-	-	-	R	-	R	-	-	-
Fixture Sales	-	-	-	-	-	R	-	R	-	-	-
Flea Market	-	-	-	-	-	R	X	X	-	-	-
Floral Shop	-	-	-	-	R	R	R	-	-	-	-
Floor Covering Sales	-	-	-	-	R	R	R	-	-	-	-
Food Products, Wholesale Storage & Sales	-	-	-	-	-	X	-	R	-	-	-
Fruit and Produce, Wholesale	-	-	-	-	-	X	-	R	-	-	-
Fruit Store	-	-	-	-	R	R	R	-	-	-	-
Furniture Store, Retail	-	-	-	-	R	R	X	-	-	-	-
Garden Supplies Store: Handling Packaged Fertilizer & No Other Type Fertilizer	-	-	-	-	R	R	R	-	-	-	-
Gift Shop	-	-	-	-	R	R	R	-	-	-	-
Glass Shop	-	-	-	-	R	R	-	-	-	-	-
Grocery Store, Retail	-	-	-	-	R	R	R	-	-	-	-
Hardware Store, Retail	-	-	-	-	R	R	R	-	-	-	-
Hardware, Wholesale Storage & Sales	-	-	-	-	-	X	-	R	-	-	-
Hobby Supply Store	-	-	-	-	R	R	R	-	-	-	-
Jewelry Store: including, repairing of Jewelry, Watches and Clocks	-	-	-	-	R	R	R	-	-	-	-
Landscape Garden Sales	-	-	-	-	R	R	R	-	-	-	-
Leather or Luggage Store	-	-	-	-	R	R	-	-	-	-	-
Liquor Store: Package	-	-	-	-	R	R	R	-	-	-	-
Lounge: For Consumption of Alcoholic Beverages on Premises	-	-	-	-	R	R	X	-	-	-	-
Lounge: For Consumption of Alcoholic Beverages on Premises as Accessory Use only to Hotel, Motel or Multiple-Family Dwelling containing 50 Units or more	-	-	R	-	R	R	R	-	-	-	-
Lumber Yard and Building Materials	-	-	-	-	-	X	-	R	-	-	-
Machinery, Tools and Construction Equipment Sales and Services	-	-	-	-	-	-	-	R	-	-	-
Mail Order House	-	-	-	-	-	R	-	R	-	R	-
Marina	-	-	-	-	-	R	-	R	-	R	-
Marina Stores and Supplies	-	-	-	-	-	R	-	R	-	-	-
Motorcycle Sales and Service	-	-	-	-	-	R	-	R	-	-	-
Music Store	-	-	-	-	R	R	R	-	-	-	-
Newsstand	-	-	-	-	R	R	R	-	-	-	-

CITY OF LONG BEACH, MISSISSIPPI
CHART OF USES

NAME OF USES AND CONDITIONS	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-O
Office Equipment and Supplies Retail	-	-	-	-	R	R	R	-	-	-	-
Oil Well Supplies and Machinery	-	-	-	-	-	-	-	R	-	-	-
Optical Goods, Wholesale	-	-	-	-	-	R	-	R	-	-	-
Paint and Wallpaper Store	-	-	-	-	R	R	R	-	-	-	-
Paper Supplies, Wholesale	-	-	-	-	-	R	-	R	-	-	-
Pawn Shop	-	-	-	-	R	R	-	-	-	-	-
Pet Shop	-	-	-	-	R	R	-	-	-	-	-
Pet Shop: Fish and Related Materials	-	-	-	-	R	R	R	-	-	-	-
Petroleum & Petroleum Products, Bulk Storage & Distribution	-	-	-	-	-	-	-	R	-	-	-
Rent-All Store	-	-	-	-	-	R	-	R	-	-	-
Restaurant	-	-	-	-	R	R	R	-	-	-	-
Restaurant, Drive-in	-	-	-	-	-	R	-	R	-	-	-
Restaurant Supplies Sales	-	-	-	-	-	R	-	-	-	-	-
Roofing and Sheet Metal Shop	-	-	-	-	-	-	-	R	-	-	-
Seafood Store, Retail	-	-	-	-	R	R	X	-	-	X	-
Seafood Store, Wholesale	-	-	-	-	-	R	-	R	-	-	-
Seed Store	-	-	-	-	R	R	R	R	-	-	-
Shoe Store, Retail	-	-	-	-	R	R	R	-	-	-	-
Shoe Store Wholesale	-	-	-	-	-	R	-	R	-	-	-
Sporting Goods Store, Retail	-	-	-	-	R	R	R	-	-	-	-
Sporting Goods Store, Wholesale	-	-	-	-	-	R	-	R	-	-	-
Stockyards	-	-	-	-	-	-	-	R	-	-	-
Stone Monument Sales, Retail: may include Cutting & Processing of Merchandise Sold at retail on site	-	-	-	-	-	R	-	R	-	-	-
Surgical or Dental Supplies Str.	-	-	-	-	-	R	-	-	-	-	-
Tile Shop	-	-	-	-	-	R	-	R	-	-	-
Tire Store	-	-	-	-	-	R	-	R	-	-	-
Tobacco Store	-	-	-	-	R	R	R	-	-	-	-
Toy Store	-	-	-	-	R	R	R	-	-	-	-
Trailer or Mobile Home Sales	-	-	-	-	-	R	-	R	-	-	-
Variety Store: Limited to the Sale of items which may be sold by any other Use in this District	-	-	-	-	R	R	R	-	-	-	-
Vegetable and /or Fruit Store	-	-	-	-	R	R	R	-	-	-	-
SERVICES											
Air Conditioning Sales & Service	-	-	-	-	-	R	-	R	-	-	-
Armory	-	-	-	-	-	X	-	R	-	-	-
Automobile and Truck Fleet Maintenance Shops and Garages	-	-	-	-	-	R	-	R	-	-	-

As amended by Ordinance Number 502 adopted January 20, 2005

CITY OF LONG BEACH, MISSISSIPPI
CHART OF USES

NAME OF USES AND CONDITIONS

	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-O
Automobile Filling Station: Where Primary Function is Retail Sale of Gasoline, Oil, Grease, Tires, Batteries & Accessories and where Services are Limited to Installation of items Sold, Washing, Polishing, Tire Changing and Greasing; Fuel Pumps Need not be Enclosed within Structure	-	-	-	-	-	R	R	R	-	-	-
Automobile Filling Station, Service & Repair, but not incl. Commercial Wrecking, Dismantling or Auto Salvage Yard: Need not be enclosed within Structure Provided the Unenclosed Part Shall Comply with Requirement For Maintenance of Off-Street Parking Facilities except Prohibition of sales	-	-	-	-	-	R	-	R	-	-	-
Automobile Laundry: Where Primary Function is Washing Automobiles but not incl. Trucks or Trailers; Operations shall be conducted only within an Enclosed Structure, and all wastes shall be discharged Directly into the Sewer	-	-	-	-	-	R	-	R	-	-	-
Automobile and Truck Body Repair	-	-	-	-	-	R	-	R	-	-	-
Bank	-	-	-	-	R	R	R	-	-	-	-
Barber Shop or Beauty Shop	-	-	-	-	R	R	R	-	-	-	-
Blueprinting and Photostating	-	-	-	-	R	R	R	-	-	-	-
Business College	-	-	-	-	R	R	R	-	-	-	-
Carting, Express, Crating, Hauling, & Storage	-	-	-	-	R	-	R	-	-	-	-
Cemetery	-	-	X	X	-	-	-	-	-	-	-
Church: Incl., Parish House Community House & Educational Building	X	X	X	X	X	X	X	-	-	-	-
City Hall, Police Station, Courthouse, Federal Office building, Post Office	-	-	X	-	R	R	R	-	-	-	-
Clinic, Dental or Medical for Humans	-	-	-	-	R	R	R	-	-	-	R
Cold Storage Plant	-	-	-	-	-	-	-	R	-	-	-
College or University	X	X	X	X	X	X	X	X	-	-	-
Contractors Storing Yard for Vehicles, Equipment, Materials, and/or supplies	-	-	-	-	-	X	-	R	-	-	-
Correctional, Detention or Penal Institution	-	-	-	-	-	X	-	R	-	-	-
Diesel Engine	-	-	-	-	-	R	-	R	-	-	-
Dog Kennel	-	-	-	-	-	X	-	R	-	-	-
Dog Pound	-	-	-	-	-	-	-	R	-	-	-
Dry Cleaning Self Service	-	-	-	-	-	R	R	R	-	-	-
Dry Cleaning	-	-	-	-	-	R	-	R	-	-	-
Electric Repair Shop	-	-	-	-	-	R	-	R	-	-	-
Elevator Maintenance & Service	-	-	-	-	-	R	-	R	-	-	-
Exterminators	-	-	-	-	-	R	-	R	-	-	-
Financial Institutions	-	-	-	-	R	R	R	-	-	-	-
Fire Station	X	X	X	X	X	X	X	X	-	-	-
Fix-it Shop (including small appliance repair)	-	-	-	-	R	R	R	-	-	-	-

CITY OF LONG BEACH, MISSISSIPPI
CHART OF USES

NAME OF USES AND CONDITIONS	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-O
Food locker plant (Renting only individual lockers for customer storage of food. Cutting and packaging of meats and game but not including slaughter or eviscerating thereof)	-	-	-	-	-	R	-	R	-	-	-
Funeral Home, Mortuary or Undertaking Establishment	-	-	-	-	-	R	X	-	-	-	-
Furniture Repair, including upholstering & refinishing	-	-	-	-	-	R	-	R	-	-	-
Hospital for Human Care	-	-	X	-	-	X	X	-	-	-	-
Hotel	-	-	X	-	R	R	R	-	-	-	-
Incinerator	-	-	-	-	-	-	-	R	-	-	-
Interior Decorating Shop	-	-	-	-	R	R	R	-	-	-	-
Junk Yard (including storage, bailing or sale of rags, paper, iron or junk. Must be enclosed within a fence at least seven feet high and adequate to obstruct view noise and passage of persons, chain link or similar fence will be permitted if screen planting is provided)	-	-	-	-	-	-	-	R	-	-	-
Laboratory	-	-	-	-	-	R	-	R	-	-	-
Laboratory, Dental or Medical	-	-	-	-	R	R	R	-	-	-	-
Laundry, self service	-	-	-	-	-	R	R	-	-	-	-
Laundry, and or Dry Cleaning pick-up	-	-	-	-	R	R	R	-	-	-	-
Laundry, Linen Supply or Diaper Service	-	-	-	-	-	R	R	-	-	-	-
Loan Office	-	-	-	-	R	R	R	-	-	-	-
Locksmith	-	-	-	-	R	R	-	-	-	-	-
Machine Shop	-	-	-	-	-	-	-	R	-	-	-
Mini-Warehouse	-	-	-	-	-	R	X	R	-	-	-
Motel	-	-	X	-	R	R	R	-	-	-	-
Nursery Day Care Or Kindergarten	-	X	X	X	R	R	R	-	-	-	R
Nursing Home	-	-	X	X	-	X	X	-	-	-	-
Office	-	-	-	X	R	R	R	-	-	-	R
Attorneys	-	-	-	X	R	R	R	-	-	-	R
Insurance	-	-	-	X	R	R	R	-	-	-	R
Real Estate	-	-	-	X	R	R	R	-	-	-	R
Travel Agents	-	-	-	X	R	R	R	-	-	-	R
Other	-	-	-	X	R	R	R	-	-	-	-
Optician	-	-	-	X	R	R	R	-	-	-	-
Painting and Decorating Contractor	-	-	-	-	-	R	-	R	-	-	-
Passenger Depot, Railway or Bus	-	-	-	-	R	R	-	R	-	-	-
Photographic Studio and/or Processing	-	-	-	-	R	R	R	-	-	-	-
Picture Framing or Mirror Silvering	-	-	-	-	R	R	R	-	-	-	-
Pipe Storage Yard	-	-	-	-	-	X	-	R	-	-	-
Plumbing Shop	-	-	-	-	-	R	-	R	-	-	-
Police sub-station including Highway Patrol	-	-	-	-	-	R	R	-	-	-	-
Post Office, Branch	-	-	X	X	R	R	R	-	-	-	-

As amended by Ordinance Number 502 adopted January 20, 2005

CITY OF LONG BEACH, MISSISSIPPI
CHART OF USES

NAME OF USES AND CONDITIONS

	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-O
Pressing, Alteration of Wearing Apparel	-	-	-	-	R	R	-	-	-	-	-
Radio and Television Repair Shop	-	-	-	-	R	R	R	-	-	-	-
Recreation Vehicle Park	-	-	-	-	-	X	-	-	X	-	-
Reducing Salon	-	-	-	-	R	R	R	-	-	-	-
Rug Cleaning	-	-	-	-	-	R	-	-	-	-	-
Sand and Gravel Storage Yard	-	-	-	-	-	-	-	R	-	-	-
School Elementary, Secondary; meeting all requirements of the Laws of the State of Mississippi pertaining to Public Education	X	X	X	X	-	-	-	-	-	-	-
Shoe Repair Shop	-	-	-	-	R	R	R	-	-	-	-
Sign Shop	-	-	-	-	-	R	-	R	-	-	-
Small Animal Clinic Boarding Pets	-	-	-	-	-	X	-	-	-	-	-
Studio for Professional Work of teaching the arts, such as photography, drama and speech	-	-	-	-	R	R	R	-	-	-	-
Small Animal Clinic Veterinary Service Only	-	-	-	-	R	R	X	-	-	-	-
Tailor Shop	-	-	-	-	R	R	R	-	-	-	-
Taxidermist	-	-	-	-	-	R	-	-	-	-	-
Timesharing Condominium	-	-	X	-	X	X	X	-	-	-	-
Tourist Homes (Bed & Breakfast)	-	-	X	X	X	X	X	-	-	-	-
Trade School	-	-	-	-	-	R	-	R	X	-	-
Travel Trailer Park	-	-	-	-	-	-	-	-	X	-	-
Transit Vehicle Storage & Storage & Servicing	-	-	-	-	-	R	-	R	-	-	-
Venetian Blind & Metal Awning - Fabrication & Cleaning	-	-	-	-	-	R	-	R	-	-	-
Vulcanizing Shop	-	-	-	-	-	R	-	R	-	-	-
COMMUNICATION, TRANSPORTATION AND UTILITIES	-	-	-	-	-	-	-	-	-	-	-
Airport and/or Dusting Service	-	-	-	-	-	-	-	R	-	-	-
Automobile Storage (Commercial incl. Parking Lots)	-	-	-	-	X	R	-	R	-	-	-
Bus Benches, Bus Shelters: May be Considered for only those locations that have been designated by the appropriate transit authority as bus stops	X	X	X	X	X	X	X	-	-	-	-
Electric Power Generating Station	-	-	-	-	-	-	-	R	-	-	-
Electric Substation: Must be enclosed within a fence ten feet high designed in such a manner as to render the facility as inaccessible to unauthorized persons and screened to protect the aesthetic character of the area	X	X	X	X	R	R	R	R	-	-	-
Freight Depot, Railway and/or truck	-	-	-	-	-	-	-	R	-	-	-
Garbage Dumping	-	-	-	-	-	-	-	X	-	-	-
Gas Regulator Station	X	X	X	X	R	R	R	R	-	-	-

**CITY OF LONG BEACH, MISSISSIPPI
CHART OF USES**

NAME OF USES AND CONDITIONS

	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-O
Pipeline or Electric Transmission Line: Rights-of-way for pipelines or transmission lines of 44KY potential and above, over and across private property	-	X	X	X	X	X	X	X	-	-	-
Radio and Television Broadcasting Transmitter or Relay Tower	-	-	-	-	R	R	-	R	-	-	-
Railroad Facilities	-	-	-	-	-	-	-	R	-	-	-
Railroad Facilities: Except Shops	-	-	-	-	-	-	-	R	-	-	-
Railroad Right-of-way: but not incl. Shops, Yards, and Team Trucks	X	X	X	X	X	X	X	X	-	-	-
Seaport and Related Port Activities	-	-	-	-	-	-	-	R	-	-	-
Sewage Disposal Plant	-	-	X	X	-	-	-	X	-	-	-
Telephone Exchange: not incl. Shops or Garages	-	-	-	-	R	R	X	R	-	-	-
Telephone Exchange: incl. Shop & Garages	-	-	-	-	-	R	-	-	-	-	-
Utility Warehouse or Storage facility	-	-	-	-	-	-	-	R	-	-	-
Water Storage	X	X	X	X	X	R	R	R	-	-	-
Water or Sewage Pumping Station	X	X	X	X	X	X	X	X	X	X	-
<u>MANUFACTURING</u>											
Animal Black, Lamp Black, Bone Black Manufacture	-	-	-	-	-	-	-	R	-	-	-
Battery Manufacture	-	-	-	-	-	-	-	X	-	-	-
Beverage Manufacture (non-Alcohol)	-	-	-	-	-	X	-	R	-	-	-
Boat Building	-	-	-	-	-	X	-	R	-	-	-
Boiler or Tank Works	-	-	-	-	-	-	-	R	-	-	-
Bone Distillation	-	-	-	-	-	-	-	R	-	-	-
Brewery	-	-	-	-	-	X	-	R	-	-	-
Broom and Brushes Manufacture	-	-	-	-	-	-	-	R	-	-	-
Butane & Other Liquefied Petroleum Gas Products Storage & Sales	-	-	-	-	-	-	-	R	-	-	-
Cabinet or Carpenter Shop	-	-	-	-	-	X	-	R	-	-	-
Canvas Products Manufacture	-	-	-	-	-	X	-	R	-	-	-
Clay & Clay Products Manufacture	-	-	-	-	-	-	-	R	-	-	-
Clothing Manufacture	-	-	-	-	-	X	-	R	-	-	-
Coffee Roasting	-	-	-	-	-	-	-	R	-	-	-
Concrete & Concrete Product Mfg.	-	-	-	-	-	-	-	R	-	-	-
Cotton Compress	-	-	-	-	-	-	-	R	-	-	-
Creamery: incl. Ice Cream Mfg. Wholesale	-	-	-	-	-	X	-	R	-	-	-
Drug Manufacture	-	-	-	-	-	-	-	R	-	-	-
Electroplating	-	-	-	-	-	-	-	R	-	-	-
Food Products Manufacture	-	-	-	-	-	-	-	R	-	-	-

CITY OF LONG BEACH, MISSISSIPPI
CHART OF USES

NAME OF USES AND CONDITIONS	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-C
Foundry	-	-	-	-	-	-	-	X	-	-	-
Frozen Food Manufacture	-	-	-	-	-	-	-	R	-	-	-
Fur Dyeing, Finishing & Storage; no Tanning	-	-	-	-	-	X	-	R	-	-	-
Glass Manufacture	-	-	-	-	-	-	-	R	-	-	-
Glass Manufacture Products: from glass stock	-	-	-	-	-	-	-	R	-	-	-
Hardware Manufacture	-	-	-	-	-	-	-	R	-	-	-
Ice Manufacture	-	-	-	-	-	X	-	R	-	-	-
Insulation Manufacture or Fabrication	-	-	-	-	-	-	-	R	-	-	-
Mattress Manufacture & Rebuilding	-	-	-	-	-	-	-	R	-	-	-
Meat Slaughtering and/or Packing	-	-	-	-	-	-	-	X	-	-	-
Metal Sharpening	-	-	-	-	-	-	-	R	-	-	-
Metal Products Fabrication	-	-	-	-	-	-	-	R	-	-	-
Millinery Manufacture	-	-	-	-	-	X	-	R	-	-	-
Millwork & Similar Wood Products	-	-	-	-	-	-	-	R	-	-	-
Novelty & Souvenir Manufacture	-	-	-	-	-	-	-	R	-	-	-
Office Equipment & Supplies Mfg.	-	-	-	-	-	-	-	R	-	-	-
Orthopedic Brace or Artificial limb Manufacture	-	-	-	-	-	-	-	R	-	-	-
Packing and Gasket Manufacture	-	-	-	-	-	-	-	R	-	-	-
Pager Products Manufacture	-	-	-	-	-	-	-	R	-	-	-
Plastic Fabrication	-	-	-	-	-	-	-	R	-	-	-
Plastic Manufacture	-	-	-	-	-	-	-	X	-	-	-
Potash Works	-	-	-	-	-	-	-	R	-	-	-
Poultry (live) Storage and /or dressing	-	-	-	-	-	-	-	X	-	-	-
Printing, Publishing and Allied industries	-	-	-	-	X	R	-	R	-	-	-
Shoe Manufacture	-	-	-	-	-	-	-	R	-	-	-
Sporting Goods Manufacture	-	-	-	-	-	-	-	R	-	-	-
Textile Mill	-	-	-	-	-	-	-	X	-	-	-
Toy Manufacture	-	-	-	-	-	-	-	X	-	-	-
Water Distillation	-	-	-	-	-	X	-	R	-	-	-
Welding Shop	-	-	-	-	-	-	-	R	-	-	-
CULTURAL, ENTERTAINMENT, RECREATION											
Amusement, Commercial; incl. Miniature Golf, Driving Range, Bowling Alley and Similar Uses	-	-	-	-	-	R	-	-	-	-	-
Art Gallery or Museum	-	-	-	-	R	R	R	-	-	-	-
Auditorium	-	-	-	-	-	R	-	-	-	-	-
Bath House	-	-	-	-	-	R	-	-	-	X	-

**CITY OF LONG BEACH, MISSISSIPPI
CHART OF USES**

NAME OF USES AND CONDITIONS	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-O
Campground	-	-	X	X	-	-	-	-	R	-	-
Carnival or Circus: as a Temporary Use of Permit Issued by the Building Official, such Permit to be Good for a Period not exceeding 3 days and renewable for not more than one such period	-	-	-	-	-	X	-	R	-	-	-
Club or Lodge, Private	-	X	X	X	R	R	R	-	-	-	-
Chair Rental	-	-	-	-	-	R	-	-	-	X	-
Fairgrounds Baseball Park & Stadium	-	-	X	X	-	X	-	-	-	-	-
Float Sales and /or Rental	-	-	-	-	-	R	-	-	-	X	-
Game Room (video and /or pinball)	-	-	-	-	-	R	-	-	-	-	-
Golf Course: but not incl. Commercial Miniature Course or Commercial Driving Ranges	-	X	X	X	-	R	-	-	-	-	-
Gymnasium	-	-	X	X	X	R	X	-	-	-	-
Jet Ski Rental	-	-	-	-	-	R	-	-	-	-	-
Library or Reading Room	-	X	X	X	R	R	R	-	-	-	-
Park or Playground (Public)	R	R	R	R	R	R	R	R	-	X	-
Pier Private	X	X	X	X	-	-	-	-	-	-	-
Pier Public/ Commercial	-	-	-	-	-	-	-	-	-	X	-
Recreation Centers (Public)	X	X	X	X	R	R	R	-	-	X	-
Skating Rink	-	-	-	-	-	R	-	-	-	-	-
Small Boat Rental	-	-	-	-	-	R	-	-	-	X	-
Sun Shelters	-	-	-	-	-	-	-	-	-	X	-
Theater Indoor	-	-	-	-	R	R	-	-	-	-	-
Theater Outdoor	-	-	-	-	-	X	-	X	-	-	-
Umbrella Rental	-	-	-	-	-	-	-	-	-	X	-
YWCA, YMCA or Similar Institution	-	-	-	-	X	R	X	-	-	-	-
RESOURCES PRODUCTION OR EXTRACTION											
Aviary	-	-	-	-	-	-	-	R	-	-	-
Hatchery: Poultry	-	-	-	-	-	-	-	R	-	-	-
Natural Production Uses: Including extraction of Oil Gas or other Natural Deposits, such as sand , clay, gravel	-	-	-	-	-	-	-	X	-	-	-
Rock Crusher	-	-	-	-	-	-	-	R	-	-	-
Stone Cutting	-	-	-	-	-	-	-	R	-	-	-

CITY OF LONG BEACH, MISSISSIPPI
 CHART OF USES

NAME OF USES AND CONDITIONS

	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	RV	WR	R-O
Well Drilling Company	-	-	-	-	-	-	-	R	-	-	-
OTHER											
Accessory Use, Customarily Accessory to an otherwise permitted use	R	R	R	R	R	R	R	R	R	R	R
Home Occupation	X	X	X	X	R	R	R	-	-	-	-
Pipe Storage	-	-	-	-	-	-	-	R	-	-	-
AGRICULTURAL											
Greenhouse; Commercial	-	-	X	X	-	X	-	-	-	-	-
Raising of Crops or Trees	-	-	X	X	-	-	-	-	-	-	-
Raising of Livestock	-	-	-	X	-	-	-	-	-	-	-
Hunting Preserves	-	-	-	-	-	-	-	-	-	-	-
Wildlife Refuges	-	-	-	X	-	-	-	-	-	-	-
Forest Preserves	-	-	-	X	-	-	-	-	-	-	-
HIGH DENSITY USES											
High Density Uses: incl. but not limited to condominiums, apartment, town homes, zero-lot line, patio homes, cluster developments & hotel/motels and limited to parcels fronting on and adjacent to the north margin of U.S. Highway 90	-	-	X	-	X	X	X	-	-	-	-