

City of Ocean Springs ORDINANCE NO. 2024-xx

AN AMENDMENT TO THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF OCEAN SPRINGS, MISSISSIPPI; AMENDING THE FOLLOWING SECTION: CHAPTER 3 (ZONING DISTRICTS, BUILDING TYPES AND USES), SECTION 3.9.2 (OVERLAY ZONING DISTRICTS – PORTER AVENUE CORRIDOR)

WHEREAS, the Unified Development Code (UDC) for the City of Ocean Springs provides laws to govern development within the City; and

WHEREAS, the City of Ocean Springs currently has a Unified Development Code Chapter which regulates the layout and design of residential, commercial and mixed use land developments; and

WHEREAS, the Planning Department staff reviews the UDC for needed updates and revisions and periodically proposes amendments to address those revisions; and

WHEREAS, it is the Mayor and the Board of Aldermen’s intent to improve the techniques for land development by providing more flexible approaches to the design and construction of all forms of development in all areas of the City; and

WHEREAS, the Porter Avenue Corridor as defined in the UDC has been reviewed and boundary modifications identified for implementation to further support the growth and character of the area; and

WHEREAS, the Ocean Springs Planning Department published all proper notices as required by law; and

WHEREAS, the Ocean Springs Planning Commission held a public hearing on June 11, 2024; and

WHEREAS, it is in the best interest of the City of Ocean Springs to amend the following sections as follows:

Bold, red, underlined text is added. The additional parcels are shaded in **red**.

Chapter 3, Section 3.9.4, Porter Avenue Corridor

3.9.4 Porter Avenue Corridor

- A. Purpose: Porter Avenue represents one of the most visible and underdeveloped areas within historic Ocean Springs, located south and extending east from Bienville Boulevard's (Highway 90) entry into Ocean Springs, one lot deep on both sides of Porter Avenue between Front Beach on the west and to Martin Avenue to the east, **and including properties made with one or more parcels that meet the following criteria: 1) designated as zoning district RM-2, and 2) accessed solely from Ethel Circle. These properties are** as shown in the Porter Avenue Redevelopment District map.

Figure 3.3: Porter Avenue District



- D. Buildings
1. Building Types. In order to reinforce the definition of the public realm through building mass and orientation towards the street, the following building-types are allowed: Single-Family Detached; Duplex; Townhouse; Live-work; Mixed Use; and Small Commercial. More details on these building types are provided in Definitions.
 2. Orientation. The front building façade and primary entrance **for parcels with a Porter Avenue street address** must face Porter Avenue.
 3. Porches. All primary buildings shall have at least one elevated porch, awning, enlarged building overhang or similar treatment to the front façade. The porch or porches should be elevated at least 18 inches.
 4. A least 50% of the front façade length shall be covered by a porch. The porch or porches must be elevated at least 18 inches.
 5. Garages. Garage doors shall not be visible from Porter Avenue.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:

SECTION 1: The findings, conclusions and statements of fact contained in the foregoing preamble and in the following sections are hereby adopted, ratified and incorporated herein.

SECTION 2: Any and all ordinances or parts thereof in conflict or inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to such extent as they are so in conflict or inconsistent.

SECTION 3: It is hereby declared to be the intention of the Board of Aldermen that the actions, paragraphs, clauses and phrases of this ordinance, when adopted, are severable, and if any sections, paragraphs, clauses, sentences or provisions of this ordinance as adopted shall be declared unconstitutional or otherwise invalid, same shall not affect any of the remaining sections, paragraphs, clauses and phrases of this ordinance.

SECTION 4: This ordinance shall take effect according to all applicable laws and ordinances.

SECTION 5: That, upon adoption, the City Clerk shall cause this Ordinance to be recorded in the Book of Ordinances of the City of Ocean Springs, Mississippi

SECTION 6: The provisions of this Ordinance may be included and incorporated in the Code of Ordinances of the City of Ocean Springs, Mississippi, as an addition or amendment thereto, and appropriately renumbered to conform with the unified numbering system of the Code.

The above Ordinance, having been first reduced to writing, the vote was as follows:

Alderman Burgess _____

Alderman Authement _____

Alderman Wade _____

Alderman Papania _____

Alderman Blackman _____

Alderman Impey _____

Alderman Cox _____

BY THE ORDER OF THE MAYOR AND BOARD OF ALDERMEN of the City of
Ocean Springs, Mississippi, on this the _____ day of _____, 2024.

MAYOR

CITY CLERK

DRAFT