

City of Ocean Springs

ORDINANCE NO. 2024-05

**AN ORDINANCE AMENDING ORDINANCE NO. 2015-11 AND SECTION 510 OF
APPENDIX D OF THE OCEAN SPRINGS CODE OF ORDINANCES
REGARDING PERMITS FOR SHORT-TERM RENTALS IN RESIDENTIAL AREAS**

WHEREAS, Ordinance 2015-11 was passed July 7, 2015 and was codified in Section 510 of Appendix D of the Ocean Springs Code of Ordinances; and

WHEREAS, Ordinance 2018-02 was passed February 20, 2018 and was codified in Section 510 of Appendix D of the Ocean Springs Code of Ordinances; and

WHEREAS, Ordinance 2019-19 was passed December 19, 2019 and was codified in Section 510 of Appendix D of the Ocean Springs Code of Ordinances; and

WHEREAS, Ordinance 2021-25 was passed December 7, 2021 and was codified in Section 510 of Appendix D of the Ocean Springs Code of Ordinances; and

WHEREAS, Ordinance 2023-07 was passed May 16, 2023 and was codified in Section 510 of Appendix D of the Ocean Springs Code of Ordinances; and

WHEREAS, the initial ordinances stated that the City shall review the Ordinance annually to evaluate the benefits recognized by the use of Short Term Rentals, as well as, any adverse impact the use of Short Term Rentals may have; and

WHEREAS, the Planning Commission conducted said hearing on June 11, 2024; and

WHEREAS, the Planning Commission recommended modifications to the existing code for Short Term Rentals.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF
ALDERMEN of the City of Ocean Springs, Mississippi, as follows:

SECTION I

That Section 510(a) *Definition* of the Code of Ordinances, City of Ocean Springs, Mississippi, is hereby amended to read as follows:

501(a) – STR Density Zone: The defined area located in the western portion of the City Limits bounded by the CSX Railroad line on the north; Porter Avenue on the west; Front Beach Drive on the south, Harbor Drive, Inner Harbor, and Pine Drive on the east – excluding the existing Downtown Overlay District as identified in Section 3.9.5 of the Unified Development Code **and the Porter Avenue Overlay District as identified in Section 3.9.4 of the Unified Development Code.** A map illustrating ~~both~~ the DENSITY ZONE ~~and the, the~~ DOWNTOWN OVERLAY District, **and the PORTER AVENUE OVERLAY District** is included as Exhibit A.

SECTION II

That Section 510(b)(10) Permit Required of the Code of Ordinances, City of Ocean Springs, Mississippi, is hereby amended to read as follows:

510(b)(10) – The total number of permits issued for residential short-term rental units shall be based on the following:

- a. Properties located in the STR DENSITY ZONE as defined in Section 510(a) will not exceed 55 (fifty-five) short-term rental permits at any given time.
- b. Properties located in the existing PORTER AVENUE CORRIDOR OVERLAY District as defined in the Unified Development Code, Section 3.9.4 will be excluded from any cap restrictions and any public hearing requirements.**
- ~~c.~~ **b.** Properties located in the existing DOWNTOWN OVERLAY District as defined in the Unified Development Code, Section 3.9.5 will be excluded from any cap restrictions and any public hearing requirements.
- d. For properties within the DOWNTOWN OVERLAY DISTRICT and the PORTER AVENUE CORRIDOR OVERLAY DISTRICT, a notice will be mailed to property owners within 500 feet of the subject property that will include information on short-term rentals and contact information. The notices will be mailed at the applicant's expense.**
- ~~e.~~ **e.** Properties located within the city limits but not included in the above referenced STR DENSITY ZONE ~~or,~~ the DOWNTOWN OVERLAY District, **or the PORTER AVENUE CORRIDOR OVERLAY District** will not exceed sixty (60) short-term rentals at any given time.

SECTION III

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 IV

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 V

This Ordinance shall take effect in the manner prescribed by law.

SECTION VI

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, and published in the manner prescribed by law.

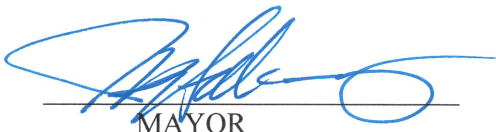
SECTION VII

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 to the uniform numbering system of the Code.

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

Alderman Burgess	_____ Aye _____
Alderman Authement	_____ Aye _____
Alderman Wade	_____ Nay _____
Alderman Papania	_____ Absent _____
Alderman Blackman	_____ Aye _____
Alderman Impey	_____ Aye _____
Alderman Cox	_____ Absent _____

BY THE ORDER OF THE MAYOR AND BOARD OF ALDERMEN of the City of Ocean Springs, Mississippi, on this the 2nd day of July, 2024.



MAYOR



CITY CLERK

EXHIBIT A



OCEAN SPRINGS RESIDENTIAL SHORT-TERM RENTAL DENSITY ZONE—DOWNTOWN OVERLAY

DISTRICT—PORTER AVENUE OVERLAY DISTRICT

