

*Table 3.4: Use Matrix Terminology*

The letter	Has the following meaning ...
P	Permitted uses: The letter "P" indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of this chapter.
C	Conditional uses: The letter "C" indicates that the listed use is permitted within the respective zoning district only after review and approval of a conditional use permit, in accordance with this UDC.
A	Accessory uses: The letter "A" indicates that the listed use is permitted only where it is accessory to another use that is permitted in the district on the same lot.
S	Special Conditions / Permits: The letter "S" indicates that the listed use may be subject to special conditions or have a separate permitting process that is required. These activities are indicated by a number in the table and described in § 3.8.6 below.
—	Prohibited uses: A dash indicates that the use is not permitted in the district.

Table 3.5: Residential Use Matrix (to be used in conjunction with APA LBCS Manual)

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A	RM-2	CMX-	CMX-	CH	M1	CP	PUB	C-M
S 1110	Single Family Detached units	P	P	P	P	P	P	P	P	P	P	C	-	-	-	-	C
S 1120	Single Family Attached units	-	-	-	-	-	P	P	P	P	C	C	-	-	-	-	C
S 1121	Duplex structures	-	-	-	-	-	-	-	P	P	C	C	-	-	-	-	-
S 1130	Accessory units	P	P	P	P	P	P	P	P	P	C	C	-	-	-	-	C
S 1140	Townhouses	-	-	-	-	-	-	-	-	P	P	C	C	-	-	-	-
S 1200	Multifamily Dwelling Units/ Apartments	-	-	-	-	-	-	-	P	P	P	C	-	-	-	-	-
N/A	Manufactured housing			-	P	-	P	-	C	C	C	-	-	-	-	-	-

Table 3.6: Land Use Matrix

\* See Footnotes 12 and 13 below

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A*	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
<b>F1000</b>																	
F 1200	Housing services for the elderly	-	-	-	-	-	-	-	P	P	P	C	-	-	-	-	
F 1300	Hotels, motels, or other accommodation services, not elsewhere classified	-	-	-	-	-	-	-	-	P	P	P	C	-	-	-	
F 1310	Bed and breakfast inn	C	C	C	C	C	P	C	C	P	P	P	-	-	-	-	

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A*	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
F 1320	Short-term rental	C	C	C	C	C	C	C		P	P	P	-	-	-	-	
F 1330	Hotel, motel, or tourist court	-	-	-	-	-	-	-		-	P	P	P	C	-	-	
S 1300	Other specialized residential structures (dormitories, barracks and similar facilities)	C	C	C	C	-	C	C		C	C	-	-	-	-	-	
S 1350	Temporary structures, tents, etc. for shelter	C	C	C	C	C	C	C		C	C	-	-	-	-	-	
S 1360	Other structurally converted buildings	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	
S 2611	Loft building	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	
F 2000																	
F 2100	Retail sales or service, not elsewhere listed	-	-	-	-	-	C	-		C	P	P	P	C	C	-	-
F 2110	Automobile sales or service establishment	-	-	-	-	-	-	-		-	-	-	P	P	-	-	-
F 2114	Boat and Marine sales or service establishment	-	-	-	-	-	-	-		-	-	-	P	P	-	-	-

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A*	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
F 2116	Fuel Sales or Fuel Pumps <sup>(1)</sup>	-	-	-	-	-	-	-	-	-	-	-	P <sup>1</sup>	P <sup>1</sup>	P	-	C
F 2120	Heavy consumer goods sales or service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
F 2130	Durable consumer goods sales and service	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-
F 2143	Tobacco Store	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-
F 2152	Convenience store	-	-	-	-	-	C	-	-	C <sup>1</sup>	P	P	P	-	-	-	-
F 2155	Wine and liquor store	-	-	-	-	-	-	-	-	C <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	-	-	-	-
F 2200	Finance and Insurance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-
F 2220	Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P <sup>3</sup>	P <sup>3</sup>	-	-	-
F 2300	Real estate, and rental and leasing	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
F 2330	Rental and leasing	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-
F 2400	Business, professional, scientific, technical, services not listed elsewhere	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-
F 2418	Veterinary Clinic	-	-	-	-	-	-	-	-	-	-	-	P <sup>4</sup>	P <sup>4</sup>	-	-	-
F 2450	Services to buildings and dwellings	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A*	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
F 2500	Food service, not listed elsewhere	-	-	-	-	-	-	-		C	P	P	P	P	C	-	
F 2530	Non-alcoholic Coffee, Snack, Juice Bar	-	-	-	-	-	C	-		P	P	P	P	-	P	-	
F 2540	Bar or drinking place <sup>6</sup>	-	-	-	-	-	-	-		-	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	-	-	
F 2550	Mobile food services	-	-	-	-	-	-	-		C	P	P	P	P	-	-	
F 2580	Vending machine operator	-	-	-	-	-	-	-		-	P	P	P	-	-	-	
F 2600	Personal services	-	-	-	-	-	-	-		P	P	P	P	-	-	-	
NA	Tattoo Studio	-	-	-	-	-	-	-		-	-	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	-	-	
F 2700	Pet and animal sales or service (except veterinary)	-	-	-	-	-	-	-		C	P <sup>5</sup>	P <sup>5</sup>	P	-	-	-	
S 2510	Neighborhood center (convenience with 1+ anchors)	-	-	-	-	-	-	-		-	P	P	P	-	-	-	
S 2520	Community center (general merchandise with 2+ anchors)	-	-	-	-	-	-	-		-	C	P	P	-	-	-	

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A *	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
S 2530	Regional center (enclosed mall with 2+ anchors)	-	-	-	-	-	-	-		-	-	-	P	-	-	-	-
S 2540	Superregional center (similar to regional, with 3+ anchors)	-	-	-	-	-	-	-		-	-	-	P	P	-	-	-
S 2550	Fashion/specialty center (higher end, fashion-oriented stores)	-	-	-	-	-	-	-		-	P	P	P	-	-	-	-
S 2560	Power center (category-dominated anchors with few small tenants)	-	-	-	-	-	-	-		-	-	-	P	P	-	-	-
S 2570	Theme or festival center (leisure, tourist-oriented, restaurants)	-	-	-	-	-	-	-		-	P	P	P	-	-	-	-
S 2580	Outlet or discount center (manufacturer outlet stores)	-	-	-	-	-	-	-		-	-	C	P	P	-	-	-

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A*	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
<b>F 3000</b>																	
F 3100	Food, textiles and related products	-	-	-		-	-	-		-	-	C	C	P	-	-	-
F 3200	Wood, paper, printing products	-	-	-		-	-	-		-	-	-	-	P	-	-	-
F 3300	Chemicals, metals, machinery, electronics manufacturing	-	-	-		-	-	-		-	-	-	-	P	-	-	-
F 3400	Miscellaneous manufacturing	-	-	-	-	-	-	-		-	-	-	C	P	-	-	-
F 3500	Wholesale trade establishment	-	-	-	-	-	-	-		-	-	C	P	P	-	-	-
F 3600	Warehouse and storage services	-	-	-	-	-	-	-		-	-	-	P	P	-	-	-
S 2710	Mini-warehouse	-	-	-	-	-	-	-		-	-	C	P	P	-	-	-
<b>F 4000</b>																	
F 4100	Transportation services	-	-	-	-	-	-	-		-	-	-	P	P			
F4138	Vehicle Dismantling, Storage	-	-	-	-	-	-	-		-	-	-	P <sup>8</sup>	P <sup>8</sup>			
F 4153	Marina, Port, harbor operations	-	-	-	-	-	-	-		-	-	-	C	P <sup>10</sup>	C		
F 4200	Communications and information	C	C	C	C	C	C	C		C	C	C	C	C	-	-	-

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A*	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
F 4300	Utilities and utility services	C	C	C	C	C	C	C		C	C	C	C	C	-	-	-
S 6320	Landfill facility	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
S 6340	Hazardous waste storage facility	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
<b>F 5000</b>																	
F 5100	Performing arts or supporting establishment	C	C	C	C	-	C	C		C	C	P	P	-	P	-	-
F 5200	Museums, other special purpose recreational institutions	C	C	C	C	-	C	C		C	C	P	P	-	C	-	-
F 5300	Amusement, sports, or recreation establishment	C	C	C	C	-	C	C		C	C	P	P	P	-	-	-
F 5360	Sand Beach	P	P	P	P	P	P	P		P	P	P	P	-	P	P	P
F 5400	Camps, camping, and related Establishments	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
F 5500	Natural, other recreational Parks	P	P	P	P	P	P	C		C	C	C	P	C	C	P	P

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A*	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
<b>F 6000</b>																	
F 6100	Educational services, not listed elsewhere	C	C	C	C	-	C	C		C	C	P	P	-	P	-	-
F 6110	Nursery and preschool	C	C	C	C	--	-	C		P	P	P	P	-	P	-	-
F 6120	Grade schools	C	C	C	C	-	C	C		C	P	P	-	-	-	-	-
F 6130	Colleges and Universities	-	-	-	-	-	-	-	C		C	C	C	P	C	-	-
F 6140	Technical, trade, and other specialty schools	-	-	-	-	-	-	-	-		C	C	C	P	-	C	-
F 6200	Public administration	P	P	P	P	-	P	P		P	P	P	P	P	P	-	-
F 6300	Other government functions	P	P	P	P	P	P	P		P	P	P	P	P	P	-	-
F 6400	Public Safety	P	P	P	P	-	P	P		P	P	P	P	P	-	-	-
F 6500	Health and human services, not elsewhere listed	-	-	-	-	-	-	-		P	P	P	P	-	C	-	-
F-6510	Ambulatory and Outpatient Care	-	-	-	-	-	-	-		-	C	P	P	-	-	-	-
F-6511	Clinics	-	-	-	-	-	-	-		-	P	P	P	P	P	-	-
F-6520	Nursing and Rehabilitative Services	-	-	-	-	-	-	-		C	P	P	P	-	-	-	-
F-6530	Hospitals	-	-	-	-	-	-	-		-	-	C	P	-	-	-	-

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A*	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
F-6560	Social Assistance, Welfare and Charitable Services	-	-	-	-	-	-	-		-	-	P	P	-	-	-	-
F 6561	Child and youth services	C	C	C	C	-	C	C		C	C	C	P	-	-	-	-
F 6562	Child day care	C	C	C	C	-	C	C		P	P	P	P	P			
F 6600	Religious institutions <sup>11</sup>	C	C	C	C	-	C	C		P	P	P	P	P	-	-	-
F 6700	Funeral homes, crematoriums <sup>9</sup>	-	-	-	-	-	-	-		-	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	-	-	-
F 6800	Associations, nonprofit organizations, etc.	C	C	C	C	-	C	C		C	P	P	P	P	-	-	-
<b>F 7000</b>																	
F 7100	Building, developing, general contracting	-	-	-	-	-	-	-		-	-	P	P	P	-	-	-
F 7200	Machinery related	-	-	-	-	-	-	-		-	-	-	-	P	-	-	-
F 7300	Special trade contractor	-	-	-	-	-	-	-		-	-	-	P	P	-	-	-
F 7400	Heavy construction	-	-	-	-	-	-	-		-	-	-	-	P	-	-	-
<b>F 8000</b>																	
F 8100	Oil and natural gas	-	-	-	-	-	-	-									

LBCS Code	Description	R-1	R-2	R-10	R-3	R-6	RMH	R-D	R-1A *	RM-2	CMX-1	CMX-2	CH	M1	CP	PUB	C-M
F 8200	Metals (iron, copper, etc.)	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
F 8300	Coal	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
F 8400	Nonmetallic mining	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
F 8500	Quarrying and stone cutting Establishment	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
<b>F 9000</b>																	
F 9100	Crop production	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
F 9200	Support functions for agriculture	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
F 9300	Animal production including slaughter	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
F 9400	Forestry and Logging	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
F 9500	Fishing, hunting and trapping, game preserves	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
F 9900	Non-conforming site, structure or use of land	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C

(Ord. No. 2021-26) / (Ord. No. 2023-06)

- (2) Art gallery or museum (public).
  - (3) Telephone exchange, but not to include administrative office, shop or garage.
  - (4) School, public or private, offering general educational courses.
  - (5) College or university, not to include business or commercial college.
  - (6) Library (public).
  - (7) Public use, including utilities.
  - (8) Bed and breakfast type enterprises, including the furnishing of board or lodging, not to exceed four (4) rentable rooms, provided the following conditions have been met:
    - a. The facility is in accordance with the currently adopted list of required improvements for enhanced life safety for occupant egress, which will be proposed by the building official to the 168hop168ing commission and presented to the board of aldermen for adoption.
    - b. Sufficient off-street parking is available within the subject property to accommodate one vehicle per rental room of the facility, in addition to those of the property owner(s) and/or temporary property manager(s), as determined by building official.
    - c. Maximum occupancy will be determined by the building official and/or fire marshal during inspection.
    - d. Any meals furnished must be for guests only.
    - e. Non-transferable permits will be subject to annual inspection and renewal.
    - f. A guest registry must be maintained and made available to the city for inspection within two (2) days of written request.
    - g. Property within a subdivision with an active homeowner's association with adopted covenants that do not allow for rentals of less than thirty (30) days will not be considered for a permit and a letter of acknowledgment and support will be required from the homeowner's association in order to continue in the pursuit of a permit.
    - h. If there is not active homeowner's association, documentation must be presented that greater than fifty (50) per cent of property owners within a two hundred fifty (250) feet buffer from the boundaries of the subject property do not object to approval of the request for B&B activity. Property owners will not include public agencies. One signature per parcel will be counted.
    - i. Each B&B enterprise must have the property owner utilize the subject property as his/her primary residence, and either the said property owner or a temporary property manager must be present each and every night that rooms are rented.
    - j. Permits can be denied and/or revoked under the following conditions:
      - 1. The applicant failed to conform to the conditions set forth herein for the current or previous year.
      - 2. Guests and/or users of the property were issued noise ordinance and/or disturbing the peace citations during the previous or current year.
      - 3. Any other reasonable or ration factors or combination of factors, including, but not limited to, inadequate lot size, inadequate infrastructure or off-street parking, lack of response from property owner or temporary property manager to filed complaints of violation of the zoning code, building code, property maintenance code and/or applicable laws or regulations.
      - 4. Operation as B&B or short-term rental prior to receipt of the necessary approval.
    - k. Permits that are either denied or revoked under this subsection must wait a minimum of six (6) months to submit a new application for consideration. These applications will be considered as new requests and will be subject to all requirements under the ordinance from which this subsection was derived at the time of application.
  - (9) Limited professional office (LPO). An R-1 parcel within five hundred (500) feet of a commercial zone, such distance uninterrupted by railroad tracks or natural topography barriers including, but not limited to, streams, lakes, and bayous, may be used as a limited professional office which does not detract from the residential character of the area.
  - (10) Short-term rental in single-family structures which shall be with permit.
- (Ord. No. 21-2009, § 2, 10-20-09; Ord. No. 2015-11, 7-7-15; Ord. No. 2017-03, § 1, 3-21-17; Ord. No. 2018-02, § I, 2-20-18)

### 3.8.6 Rules of Construction

- [1] Fuel Sales or Fuel Pumps are permitted as accessory uses in the CMX-1, CMX-2 and C-H districts when:
  - a. Not located within fifty (50) feet of the property line of a church, school, hospital, rest home, nursing home, playground or residential dwelling(s).
  - b. pump islands are no closer than fifteen (15) feet of any property line and canopies no closer than ten (10) feet from any property line.
  - c. Provide a masonry or wooden fences at least four (4) feet high around the station site and also plant shrubs and trees around the site if the station wishes to locate closer than two hundred (200) feet to the uses listed in item a. above. Hours of operation may also be designated as part of the special use permit in situations of close proximity to these same uses.
  - d. Provide access driveways no closer than thirty-five (35) feet from the point of intersection of the right-of-way lines of the adjoining street(s). Two (2) driveways on each street frontage may be permitted and shall be at least twenty-five (25) feet apart and no closer than five (5) feet to the side property line(s).
- [2] Wine and Liquor stores are permitted uses in the CMX-1, CMX-2, C-H and M1 Districts when they are not located within two hundred fifty (250) feet from a church, school, park/playground, daycare center or funeral home. Such distance shall be measured along a straight line between the nearest property line of the business and church, park/playground, daycare center or funeral home. If such facility is part and parcel of a strip mall, shopping center or other parcel with common parking facilities, sidewalks and grounds then said distance shall be measured in a straight line from the point that is closest to the liquor store and tobacco shop in question of the main structure of the church building, school, daycare or funeral home.
- [3] Pawn shops are permitted in the C-H and M1 districts subject to the following requirements:
  - a. Not located within two hundred (200) feet of a school, playground or church.
  - b. No exterior display.
  - c. No exterior storage.
- [4] Veterinary services, small animal clinics, kennels, pet grooming businesses and pet stores are permitted in the C-H and M1 districts when:
  - a. The animals are confined primarily within the exterior walls of the building except for the use of runs for exercise.
  - b. Not be located closer than two hundred (200) feet to existing residence, restaurant, apartment, hotel, library, museum, clinic or hospital for humans, church or theater, unless approved in writing by the affected property owner.
  - c. Be soundproofed from all adjacent property and uses.
- [5] Small animal clinics and pet grooming are permitted in CMX-1 and CMX-2 districts when:
  - a. All animals are confined within the exterior walls of the building at all times.
  - b. Not located within one hundred (100) feet of a restaurant.
  - c. There is no overnight boarding of pets.
- [6] Bar, Drinking Place or Lounges, which are defined as established with more than fifty (50) per cent of total revenues generated from the sale of alcoholic beverages, are permitted in the CMX-1, CMX-2, C-H and M1 districts subject to the following:
  - a. Not located on parcels that abut a single-family residential district.

- b. Not located within two hundred fifty (250) feet of a church, school, park/playground, daycare center, or funeral home. Such distances shall be measured along a straight line between the nearest property lines of the lounge and the church, school, park/playground, daycare center, or funeral home. If such facility is part and parcel of a strip mall, shopping center or other parcel with common parking facilities, sidewalks and grounds then said distance shall be measured in a straight line from the point that is closest to the lounge in question of the main structure of the church building, school, daycare or funeral home.
- c. When located within two hundred fifty (250) feet of a single-family residential district, hours of operation may be limited and additional buffering and construction methods (sound proofing) may be required.

[7] Tattoo studios are permitted in CMX-2, and M1 districts subject to the following additional requirements:

- a. No seating is provided in front of the establishment, no customer or employee break areas provided in front of the establishment.
- b. Hours of operation shall not be before 10:00 a.m. or after 10:00 p.m.
- c. Outdoor break areas must be screened from the public street or adjacent properties.
- d. Tattoo stations cannot be visible from the street.
- e. Off-street parking must be available for employees.
- f. Not located within four hundred (400) feet of a church, school, park/playground, daycare center, funeral home or within one thousand (1,000) feet of another tattoo studio, pawn shop, or quick check cashing facility. Such distances shall be measured along a straight line between the nearest property lines of the studio and the church, school, park/playground, daycare center, funeral home, tattoo studio, pawn studio or quick check cashing facility. If such facility is part and parcel of a strip mall, 170hoping center, or other parcel with common parking facilities, sidewalks and grounds, said distance shall be measured in a straight line from the point that is closest to the studio in question of the main structure of the church building, school, daycare, funeral home, tattoo studio, pawn shop or quick check cashing facility.
- g. Only allowed on CMX-2 or C-H parcels located within the currently adopted commercial business district (CBD). For the purposes of this subsection, the central business district includes the parcels bounded by and adjacent to: Bienville Boulevard on the north; Porter Avenue from Front Beach Drive to Washington Avenue on the south; Washington Avenue from Porter Avenue to Government Street; Government Street on the south from Washington Avenue to Bechtel Boulevard; Bechtel Boulevard from Government Street to Bienville Boulevard; and east to the city limits including Ocean Springs.
- h. Signage must strictly conform to the currently adopted sign ordinance.
- i. Operators must obtain and maintain all compliance of permits required by the Mississippi State Department of Health, Office of Health Protection.

[8] Vehicle Dismantling and Storage are allowed by Conditional Use in the M1 district subject to the following additional requirements:

- a. Not located within two hundred fifty (250) feet of any street designated as a gateway, if not completely obscured from view of the street by landforms or building.
- b. Located near a major collector or arterial or a local street in an industrial zone by special use permit. May be located near a railroad.
- c. Comply with all state and federal environmental requirements.
- d. Be reasonably compatible with surrounding land uses such as, vehicle repair shops, businesses that have outdoor storage, especially metal parts.

- e. Have a minimum of three (3) acres of land.
  - f. Store all items within the fenced area, and ensure that no items be piled higher than the fence.
  - g. Provide for the storage and off-site disposal of oil and used tires.
  - h. It shall be unlawful for any person or property owner to store or to allow storage of any junked motor vehicle in the open area on any private property except motor vehicles awaiting repair at legally licensed auto repair garages or legally licensed junkyards.
- [9] Funeral homes, mortuaries and crematoriums are permitted in CMX-1, CMX-2, C-H and M1 Districts, subject to the following additional requirements:
- a. Located on an arterial street and with adequate ingress and egress to said arterial streets.
  - b. Be located at least one hundred (100) feet from any single-family residential district.
  - c. Have sufficient off-street automobile parking and assembly area provided for vehicles to be used in a funeral procession. The assembly area shall be provided in addition to required off-street parking.
  - d. Provide screening from all residential view for the loading and unloading area used by ambulances, hearses, or other such service vehicles.
- [10] In the C-M Marina district the use of buildings, other structures, and the land is restricted to yacht clubs, retail sale or service and supplies including beverages and food for boats and water craft using the small craft harbor. Specifically prohibited are: All types of commercial marine ways, repair shops or any type of industrial activity.
- [11] Churches and related accessory buildings, provided they are located on a minimum three-acre lot fronting a major artery or connecting route with required off-street parking spaces separated from property lines by a five-foot concealing fence.
- [14] Each medical cannabis cultivation facility, cannabis processing facility, cannabis research facility, cannabis testing facility, cannabis disposal entity or cannabis transportation entity shall obtain approval from the Mississippi Department of Health (MSDH) prior to the approval of a Certificate of Occupancy from the City of Ocean Springs.
- [15] Each medical cannabis dispensary shall obtain approval from the Mississippi Department of Revenue (MDOR) prior to the approval of a Certificate of Occupancy from the City of Ocean Springs.
- [16] Medical cannabis cultivation facilities shall not be located on parcels with frontage on streets classified on the Road Classification map as minor arterial streets (such as Government St. or Ocean Springs Rd.), collector streets, or local streets. Medical cannabis cultivation facilities should be located so as to not have direct frontage on Bienville Blvd., should have a retail building between the cultivation facility and the public street, purpose is to not have the cultivation facility building visible from the public street or minimize its visibility.

**(Ord. No. 2022-05, § 1, 7-05-22)**

### **3.9 OVERLAY ZONING DISTRICTS –**

Purpose: each overlay district is intended to accentuate the unique land uses, building forms and other characteristics of that particular area of Ocean Springs by establishing additional standards and criteria for covered properties in addition to those of the underlying zoning district.