

**AN ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF CLINTON AMENDING THE CURRENT ZONING ORDINANCE OF CITY OF CLINTON, MISSISSIPPI AS IT RELATES TO MINIMUM SQUARE FOOTAGE OF SINGLE FAMILY STRUCTURES AND FOR RELATED PURPOSES**

**WHEREAS**, a public hearing, pursuant to Section 3006.05 of the Zoning Ordinance of City of Clinton, Mississippi, was set for the 28<sup>th</sup> day of January 2020, at 6:30 o'clock P.M.; and,

**WHEREAS**, City of Clinton did cause notice of said hearing to be published in the Clarion-Ledger, a newspaper published in Hinds County, Mississippi, in the manner and for the time required by law; and,

**WHEREAS**, at the time, date and place specified in the Notice, the City of Clinton Planning Commission did conduct a full and complete hearing, and thereafter, did forward their recommendation for approval to the City of Clinton Mayor and Board of Aldermen; therefore,

**BE IT ORDAINED** by the Mayor and Board of Aldermen of City of Clinton, Mississippi that the Official Zoning Ordinance of City of Clinton be amended as follows:

**AMENDMENT TO ZONING ORDINANCE**

The City of Clinton Zoning Ordinance is hereby amended as follows:

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| In Article V (A-1)<br>Agricultural                       | Add: 503.06 <u>Minimum Area Single Family Dwelling</u> : 1500sf<br>Exception: Minimum area does not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed. Existing structures are considered to be conforming structures and can be rebuilt as such if destroyed. |
| In Article VI (R-E)<br>Residential Estate                | Add: 603.06 <u>Minimum Area Single Family Dwelling</u> : 1500sf<br>Exception: Minimum area does not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed. Existing structures are considered to be conforming structures and can be rebuilt as such if destroyed. |
| In Article VII (R-1)<br>Single Family Residential        | Add: 703.05 <u>Minimum Area Single Family Dwelling</u> : 1600sf<br>Exception: Minimum area does not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed. Existing structures are considered to be conforming structures and can be rebuilt as such if destroyed. |
| In Article VIII (R-2)<br>Moderate Density<br>Residential | Add: 803.05 <u>Minimum Area Single Family Dwelling</u> : 1500sf<br>Exception: Minimum area does not apply to subdivisions where final and/or preliminary plats have been approved prior to the date  |

hereof, nor to planned subdivisions where initial phases have been approved and constructed. Existing structures are considered to be conforming structures and can be rebuilt as such if destroyed.

In Article IX (R-3)  
Patio Home

Add: 903.07 Minimum Area Single Family Dwelling: 1400sf  
Exception: Minimum area does not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed. Existing structures are considered to be conforming structures and can be rebuilt as such if destroyed.

In Article XIII (PUD)  
Planned Unit Development

Add: 1305.06 Minimum Area Single Family Dwelling:  
Minimum house size shall be the same as the underlying residential district.  
Exception: Minimum area does not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed. Existing structures are considered to be conforming structures and can be rebuilt as such if destroyed.

In Article XV (MU)  
Mixed Use

Add: 1503.08 Minimum Area Single Family Dwelling: 1400sf  
Exception: Minimum area does not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed. Existing structures are considered to be conforming structures and can be rebuilt as such if destroyed.

In Article XVI (OTC)  
Olde Towne Clinton

Add: 1603.05 Minimum Area Single Family Dwelling: 1400sf  
Exception: Minimum area does not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed. Existing structures are considered to be conforming structures and can be rebuilt as such if destroyed.

In Article XVII (SD)  
Sarah Dickey

Add: 1703.05 Minimum Area Single Family Dwelling: 750sf  
Exception: Minimum area does not apply to subdivisions where final and/or preliminary plats have been approved prior to the date hereof, nor to planned subdivisions where initial phases have been approved and constructed. Existing structures are considered to be conforming structures and can be rebuilt as such if destroyed.

This Ordinance shall be effective from and after the \_\_\_\_ day of \_\_\_\_\_, 2020.

**ORDAINED, ADOPTED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF CITY OF CLINTON, MISSISSIPPI**, at a meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2020.

A Motion for adoption was made by Alderman \_\_\_\_\_ and seconded by Alderman\_\_\_\_\_. The foregoing Ordinance having been first reduced to writing, and no request being made by the Mayor or any member of the Board of Aldermen that the Ordinance be read before any vote was taken, it was submitted to the Board of Aldermen for the passage or rejection on roll call vote upon the vote being as follows, to-wit:

Alderwoman Garrett voted: \_\_\_\_\_

Alderman Ellis voted: \_\_\_\_\_

Alderman Martin voted: \_\_\_\_\_

Alderman Barnett voted: \_\_\_\_\_

Alderman Perritt voted: \_\_\_\_\_

Alderwoman Cossitt voted: \_\_\_\_\_

Alderman Cashion voted: \_\_\_\_\_

Whereupon the Mayor declared the Motion carried and the Ordinance approved and adopted. The foregoing Ordinance was approved this the \_\_ of \_\_\_\_\_, 2020.

CITY OF CLINTON

BY: \_\_\_\_\_

PHILIP R. FISHER, Mayor

ATTEST:

\_\_\_\_\_

RUSSELL L. WALL, City Clerk

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