

ORDINANCE NO. __-____
CITY OF PASCAGOULA, MISSISSIPPI

AN ORDINANCE TO AMEND VARIOUS SECTIONS AND SUBSECTIONS OF ARTICLE 4: USE STANDARDS, OF THE UNIFIED DEVELOPMENT ORDINANCE, TO PROVIDE AS FOLLOWS: AMEND SECTION 4.4.E. GENERAL STANDARDS FOR ALL ACCESSORY USES AND STRUCTURES; AMEND SECTION 4.4.F. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES; TO PROVIDE AN EFFECTIVE DATE; AND FOR RELATED PURPOSES.

WHEREAS, Article 4 of the City of Pascagoula’s Unified Development Ordinance establishes Use Standards; and

WHEREAS, certain revisions to Section 4.4.E. and 4.4.F. are needed to promote the City’s policy of preserving and protecting the character of residential and non-residential areas; and

WHEREAS, the construction of accessory structures in manners inconsistent with the character of the aforementioned areas should be addressed to create conformity with the City’s policy; and

WHEREAS, the amendment set forth herein will improve compatibility among uses and will ensure efficient development within the City, will result in a logical and orderly development pattern, and is necessitated by a demonstrated community need to achieve the objectives and policies stated herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PASCAGOULA AS FOLLOWS:

SECTION 1. Section 4.4.E. General Standards for all Accessory Uses and Structures is amended to add the following language:

Section 4.4.E GENERAL STANDARDS FOR ALL ACCESSORY USES AND STRUCTURES:

2. Relationship to Principal Use or Structure

- c. An accessory structure shall not have a floor area equal to more than fifty percent of the primary structure; provided, however, regardless of the size of the primary structure, each primary residential structure may have an accessory structure with an area up to 700 square feet.
- d. The maximum size of an accessory structure is 1500 square feet. If more than one accessory structure is located on the site, the total area of the accessory structures shall not exceed fifty percent of the primary structure or 1500 square feet, whichever is less.
- e. Structures with an area of 500 feet or greater shall be clad with brick, wooden lap, or hardy-board (or similar cementitious material) with a roof pitch not less than 4:12.
- f. Any deviation from these requirements shall only be authorized through obtaining a Special Use Permit authorizing such a deviation, in accordance with Section 2.5.C., Special Use Permit.

3. Location of accessory use or structures

- h. The accessory structure, if located within the required side yard, shall be located at or behind the midpoint of the primary structure, unless exempted in 3.c., above.

SECTION 2. Section 4.4.F. Standards for Specific Accessory Uses and Structures is amended to add the following subsection:

5. Garages, Work-shops, Storage Buildings

Garages, Work-shops, Storage Buildings and similar outbuildings with a total floor area of 500 square feet or height of 12 feet and located in the SFR8 and SFR10 zones, as

established the City of Pascagoula's Official Zoning Map, must comply with the following requirements:

- a. Garages shall have a minimum roof pitch of 4:12 and a roof overhang of at least six inches (excluding guttering) on all sides.
- b. The roof of the garage shall be finished with a type of roofing material commonly used in site-built residential construction.
- c. The exterior siding of the garage shall consist predominately of brick or wood or hardboard lap siding not exceeding the reflectivity of gloss white paint, and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in site-built residential construction.
- d. Any structure over 500 square feet shall be constructed of a material and craftsmanship consistent to the primary structure.
- e. Any deviation from these requirements shall only be authorized through obtaining a Special Use Permit authorizing such a deviation, in accordance with Section 2.5.C., Special Use Permit.

SECTION 3. The existing Subsection 4.4.F.5 and all subsequent subsections of Section 4.4.F. shall be renumbered in sequential order.

SECTION 4. Table 4.4.B. shall be updated to reflect new Subsection numbering and provide that the new Subsection 4.4.F.5 supplies the "Specific Standards" for "Garages," which is expanded to include "Garages, Work-shops, and Storage Buildings."

SECTION 5. The amendments to this Section shall become effective as provided by law.

The above Ordinance was introduced in writing by Mayor Demetropoulos, seconded for adoption by Councilman _____, and received the following vote: Mayor Demetropoulos voted "___", Councilman ___ voted "___", Councilman ___ voted "___",

Councilman ___ voted “___”, Councilman ___ “___”, Councilman ___
voted “___”, and Councilman ___ voted “___”.

Passed this the ___ day of _____ 2021.

APPROVED:

/s/
Steve Demetropoulos, Mayor

/s/
Karen Kennedy, City Clerk