



Planning Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Thursday, September 7, 2023 @ 5:00 PM

- 1. Call Meeting to Order**
- 2. New Business**
 - a. Recommendation Regarding Conformance of the Urban Renewal Plan with the Comprehensive Plan
- 3. Adjourn**

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT

PUBLIC MEETING DATE: September 7, 2023

REQUESTED ACTION: Make a recommendation that the proposed Urban Renewal Plan conforms with the Comprehensive Plan

The City of Ocean Springs is preparing an Urban Renewal Plan for the development and redevelopment of several project areas across the City. The State of Mississippi sets out the requirements that the City must follow in preparing and adopting the Urban Renewal Plan (Section 43-35-3, paragraph (i) of the Mississippi Code of 1972 (as amended)).

The Urban Renewal Plan has been developed in conformity with the goals and objectives of the City of Ocean Springs Comprehensive Plan. The Urban Renewal Plan incorporates by reference the goals and objectives of the Comprehensive Plan and the various elements of the Plan such as residential, commercial and industrial development, in addition to transportation, land uses, and community facilities. The Urban Renewal Plan, like the Unified Development Code and the zoning and subdivision regulations, will serve as an implementation tool for the Comprehensive Plan.

The State laws that allow an Urban Renewal Plan also require the Planning Commission to meet and make a recommendation on the Urban Renewal Plan's conformance with the comprehensive plan. The proposed Urban Renewal Plan is attached for your review. It includes a description of the plan, boundary maps of the project areas and sections from the comprehensive plan.

URBAN RENEWAL PLAN

CITY OF OCEAN SPRINGS URBAN RENEWAL PROJECT

**CITY OF OCEAN SPRINGS, MISSISSIPPI
2023**



URBAN RENEWAL PLAN—CITY OF OCEAN SPRINGS—URBAN RENEWAL PROJECT

ARTICLE I

- A. INTRODUCTION: The City of Ocean Springs will undertake an urban renewal and redevelopment project as defined in the “Urban Renewal Law” of Section 43-35-37 of the Mississippi Code of 1972 (as amended). The Urban Renewal Plan for the City of Ocean Springs Redevelopment Project Area represents a plan for the overall redevelopment of a part of the City of Ocean Springs.
- B. URBAN RENEWAL PLAN DEFINED: Section 45-35-3, paragraph (1) of the Mississippi Code of 1972 (as amended) defines an Urban Renewal Plan to be a “plan, as it exists from time to time, for an urban renewal project, which plan (1) shall conform to the general plan for the municipality as a whole except as provided in subsection (g) of Section 45-35-13; and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan’s relationship to definite local objectives, respecting appropriate land use, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements”.

The City of Ocean Springs Urban Renewal Plan is a plan for the development and redevelopment of the City of Ocean Springs and will serve as the plan for the project area.

- C. URBAN RENEWAL PROJECT DEFINED: An “urban renewal project” as defined in Section 43-35-3, paragraph (i) of the Mississippi Code of 1972 (as amended) provides “undertakings and activities of a municipality in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, may involve slum clearance and redevelopment in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan.

Such undertakings and activities may include:

1. Acquisition of a slum area or blighted area or portion thereof;
2. Demolition and removal of buildings and improvements;
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this article in accordance with the urban renewal plan;
4. Disposition of any property acquired in the urban renewal area (including sale, initial leasing or retention by the municipality itself) at its fair value for uses in accordance with the urban renewal plan;
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and

6. Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land needed for public facilities”.

Activities to be undertaken in the area include: acquisition of property for redevelopment by the City, non-profit organizations, and by private enterprise; relocation of businesses and residents (if necessary); rehabilitation of sub-standard structures to acceptable code standards; removal of structures; installation of public improvements including street improvements, landscaping and streetscape improvements; and disposition of property acquired in the urban renewal area.

ARTICLE II: DESCRIPTION OF URBAN RENEWAL AREA

- A. URBAN RENEWAL AREA BOUNDARIES: The Urban Renewal Area as defined in Section 45-35-3, paragraph (k) of the Mississippi Code of 1972 (as amended) provides “slum area or blighted area or a combination thereof which the local governing body designates as appropriate for an urban renewal project.” On the 4th day of April, 2023, the Mayor and Board of Aldermen adopted a Resolution making a finding that one or more slum or blighted areas exist in the City of Ocean Springs. The basis for the declaration of the City of Ocean Springs Urban Renewal Area is set forth in the Resolution.

EXHIBIT 1: COPY OF RESOLUTION ESTABLISHING URBAN RENEWAL AREA

- B. URBAN RENEWAL AREA BOUNDARY MAP

EXHIBIT 2: COPY OF URBAN RENEWAL BOUNDARY MAP

ARTICLE III: URBAN RENEWAL PLAN CONFORMITY WITH CITY’S COMPREHENSIVE PLAN

CITY OF OCEAN SPRINGS COMPREHENSIVE PLAN AND URBAN RENEWAL PLAN OBJECTIVES

The Urban Renewal Plan has been developed in conformity with the goals and objectives of the City of Ocean Springs Comprehensive Plan, which is the “Official Plan” for the City. The Urban Renewal Plan incorporates by reference the goals and objectives of the City of Ocean Springs Comprehensive Plan and the various elements of the Plan such as residential, commercial and industrial development; transportation; land use; and community facilities. The Urban Renewal Plan, like zoning, subdivision regulations and building codes, will serve as an implementation tool for the Comprehensive Plan. According to the City of Ocean Springs Comprehensive Plan, these goals and objectives describe positive elements that the Plan seeks to achieve over the planning period while also addressing the City’s pressing land use problems.

EXHIBIT 3: EXCERPTS FROM THE CITY OF OCEAN SPRINGS
COMPREHENSIVE PLAN GOALS AND POLICIES ADOPTED
HEREIN BY REFERENCE AS PART OF THE URBAN RENEWAL PLAN.

ARTICLE IV: EXISTING CONDITIONS/OCEAN SPRINGS URBAN RENEWAL PROJECT

The Urban Renewal Area depicted in Exhibit 2, and as established by the Resolution of the Mayor and Board of Alderman referenced herein above, contains areas that qualify as “slum” or “blighted” areas as defined in Section 43-35-3 (h) and (i) of the Mississippi Code of 1972 (as amended). Wade Morgan, a member of the American Institute of Certified Planners with over forty years of experience in urban planning and the creation and implementation of urban renewal plans, set forth in a letter to the Mayor and Board of Aldermen bearing date of April 4, 2023, a number of justifications in support of the Resolution establishing an Urban Renewal Area for the City of Ocean Springs. These justifications include the following: deteriorated or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy or usefulness; and, deteriorated site and/or site improvements. It was his opinion that these conditions present impediments to the “sound growth of Ocean Springs and constitute an economic and social liability to the proposed renewal areas and the City as a whole”. (Mr. Morgan’s letter appears as an attachment to Exhibit 1, supra.).

In order to foster the development and redevelopment of the area depicted in Exhibit 2, supra, it has been designated as an Urban Renewal Project for the City of Ocean Springs. The Plan calls for the renewal, revitalization, and redevelopment of the Urban Renewal Area through the acquisition and relocation of businesses and, if necessary, residences, for rehabilitation and for redevelopment of the Area for tourism and economic development. Additionally, the Plan calls for rehabilitation of structures through vigorous code enforcement procedures and other programs, reconstruction and realignment of streets as needed, provisions for infrastructure upgrades and rehabilitation and any needed bulkhead repairs, and the strict enforcement of zoning, signage and land use restrictions.

ARTICLE V: PROPOSED RENEWAL TREATMENT

The Urban Renewal Plan calls for the renewal treatment of the Area to be accomplished through a combination of activities that will include acquisition of commercial and, if needed, residential properties; the relocation of businesses and residences; clearance of buildings; and rehabilitation and redevelopment of existing structures. Redevelopment activities will include the provision of public improvements including the construction of new streets, or improvement of existing streets, and installation of utilities and bulkheads necessary to service the proposed land uses as well as existing land uses in the Urban Renewal Area. Additionally, areas may be developed for historical displays, museums, and waterfront related activities. These activities may be accomplished through public or private finding, or any combination of funding from public and private sources.

EXHIBIT 4: PROPOSED TREATMENTS FOR VARIOUS PARCELS WITHIN THE
URBAN RENEWAL AREAS

ARTICLE VI: ACTIVITIES TO MEET URBAN RENEWAL OBJECTIVES

The Urban Renewal Project will include a number of activities designed to meet the objectives of this Urban Renewal Plan. Such activities include rehabilitation and renovation; acquisition of real property; demolition and removal of structures; construction of improvements; redevelopment and disposition of property; requiring owners to effect rehabilitation and renovation through vigorous code enforcement; and, new development and redevelopment by the City of Ocean Springs, non-profit organizations and by private enterprise.

The following is a description of each activity to be undertaken.

1. **Rehabilitation and Renovation**—This Urban Renewal Plan provides for the rehabilitation and renovation of structures in the Urban Renewal Area, which are: sub-standard structures for which rehabilitation or renovation is practical; sub-standard structures for which rehabilitation or renovation will result in a higher and better use for the property on which the structure is located; and, sub-standard structures which are historically or architecturally significant. Rehabilitation or renovation of sub-standard structures shall be accomplished in accordance with ARTICLE VII of this Plan.
2. **Acquisition of Real Property**—The City of Ocean Springs proposes to acquire certain real property in the Urban Renewal Area for the purposes of eliminating unhealthy, unsanitary or unsafe conditions; eliminating obsolete uses, or uses that are detrimental to public welfare; providing rights-of-way for streets and sidewalks; providing redevelopment sites for public and private redevelopment; enhancing tourism and economic development; historic preservation; rehabilitation and disposition for redevelopment; and, other purposes as the need may arise in furtherance of this Plan.
3. **Demolition and Removal of Structures**—Structures acquired by the City will be rehabilitated, demolished or removed from the Area.
4. **Redevelopment**—Land acquired by the City will be improved by the City or disposed of to public entities, non-profit organizations, or private parties for new development or redevelopment pursuant to Section 43-35-19 of the Mississippi Code of 1972 (as amended). Funding for development or redevelopment will come from public funds, private funds or any combination of public/private funding. The redevelopment will prevent or help prevent the recurrence of slum and blight in the Area.
5. **Construction of Improvements**—Public improvements to be constructed in the Urban Renewal Area include, but may not be limited to, historic preservation, development of tourist attractions, new and existing street improvements, drainage improvements, water and sanitary sewer system improvements, new and existing sidewalk improvements, traffic signage and signalization, street lighting, bulkhead repair and landscaping.

6. Rehabilitation, Renovation, New Development and Redevelopment by Private Enterprise—This Plan provides that the City shall, to the greatest extent feasible, afford maximum opportunity for the rehabilitation, renovation, new development and redevelopment of the Area by private enterprise. A program will be established for voluntary or compulsory repair and rehabilitation of buildings and improvements. The City will require, to the maximum extent allowable by law, that private property owners will comply with all codes and ordinances.

Where private property owners fail to comply with the codes and ordinances, the City may acquire property in accordance with State law and bring the property into compliance with the codes and ordinances, or dispose of the property in accordance with the Disposition Policy of the City of Ocean Springs adopted to govern the disposition of property acquired by the City in connection with this Urban Renewal Plan. A deed restriction will require the grantee to be in compliance with all codes and ordinances.

In order to utilize appropriate private or public resources to eliminate and prevent the development or spread of slums and urban blight, to require needed urban rehabilitation and renovation, to provide for the redevelopment of slum and blighted areas, to provide for and encourage the new development or redevelopment of vacant or cleared land, the City shall require and encourage rehabilitation, renovation, clearance or development within the Urban Renewal Area.

ARTICLE VII: LAND USES, MAXIMUM DENSITIES, LAND DEVELOPMENT, AND BUILDING REQUIREMENTS

Among other things, this Article governs development and redevelopment within the Urban Renewal Area and to aid in the prevention and recurrence of conditions that contribute to the existence of slums and blight.

- A. Land Uses/Zoning Ordinances: This Urban Renewal Plan is developed in accordance with the “City of Ocean Springs Comprehensive Plan” and, therefore, provides for adherence to the Land Use Plan of the City. Land use in the Urban Renewal Area is governed by the official Zoning Ordinance of the City. The Official Zoning Map, delineating zoning districts (land use) is on file in the Office of the City Clerk. The use of any property in the Area must comply in all respects to the Zoning Ordinance of the City and the requirements of this Urban Renewal Plan.
- B. Maximum Densities/Zoning Ordinance: The Official Zoning Ordinance of the City of Ocean Springs shall regulate the maximum development of densities in the Urban Renewal Area.
- C. Land Development/Subdivision Regulations: This Plan requires that any development in the Urban Renewal Area shall be conducted in conformity with regulations and standards of the City governing the subdivision of land, namely the Subdivision Regulations of the City.

- D. Building Requirements/Building and Related Codes: In keeping with the Comprehensive Plan of the City, this Urban Renewal Plan requires that any new construction and any rehabilitation or remodeling of structures in the Urban Renewal Area shall meet the requirements of all applicable and extant City building codes.

ARTICLE VIII: REAL PROPERTY ACQUISITION, RELOCATION AND DISPOSITION OF PROPERTY

- A. Acquisition and Relocation Procedures: This Urban Renewal Plan requires that all property acquisition by the City shall be in compliance with the requirements of the Mississippi Code of 1972, as amended. In accordance with State law, the City of Ocean Springs shall make relocation payments and benefits to those businesses, which are eligible for such relocation payments and benefits.

EXHIBIT 5: RELOCATION PLAN AND RESOLUTION ADOPTING SAME

- B. Disposition Procedures: This Urban Renewal Plan provides for the sale (if deemed appropriate by the City) of any property acquired as part of the Urban Renewal Project. Property disposition shall be accomplished in accordance with the Urban Renewal Law at Section 43-35-19 of the Mississippi Code of 1972, as amended, and the adopted Disposition Policy governing the disposition of property acquired by the City in connection with this Urban Renewal Project

EXHIBIT 6: DISPOSITION POLICY AND RESOLUTION ADOPTING SAME

ARTICLE IX: TRAFFIC CONTROL AND MAJOR CIRCULATION ROUTES

This Urban Renewal Plan is in conformity with the “City of Ocean Springs Comprehensive Plan”. The City shall, from time to time, establish major traffic circulation routes for the Urban Renewal Area and the City as a whole will maintain traffic controls. The Transportation Plan, Subdivision Regulations, street design and construction standards of the City govern street widths, ingress and egress patterns, turn lanes, turn restrictions, and vehicle limitation established by weight.

These regulations, along with realignment, widening, and overlaying of existing streets will achieve improved traffic circulation and flow for City and pass-through traffic. Traffic control and circulation in the Urban Renewal Area will utilize electronic signalization and will provide optimum access to existing and proposed off-street parking. This Plan will be implemented so as to efficiently integrate traffic circulation and flow into the zoning scheme of the City and the general circulation pattern of the community.

ARTICLE X: OFF-STREET PARKING, LOADING AND UNLOADING SPACE

This Urban Renewal Plan conforms to the City's official Zoning Ordinance and other codes and ordinances wherein off-street parking, loading and unloading space requirements shall be regulated and controlled.

ARTICLE XI: PROVISIONS OF REGULATIONS DECLARED TO BE MINIMUM REQUIREMENTS.

For the purposes of this Urban renewal Plan, regulations referred to shall be interpreted and applied as minimum requirements. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern

ARTICLE XII: RELATIONSHIP TO POLICIES REGARDING APPROPRIATE LAND USES, IMPROVED TRAFFIC CONTROL, PUBLIC TRANSPORTATION, PUBLIC UTILITIES, RECREATIONAL AND COMMUNITY FACILITIES, AND OTHER PUBLIC IMPROVEMENTS

The goals and objectives of the Urban Renewal Plan are interrelated with the planning goals and objectives of the City as set out in the "City of Ocean Springs Comprehensive Plan".

The Urban Renewal Plan seeks to encourage public and private capital investment, which will increase economic development, increase the tax base, increase the retail sales tax rebates, and increase job opportunities through tourism in the City. The Plan seeks to encourage revitalization of the Urban Renewal Area by inducing new development and redevelopment. Public facilities and services will be improved and properly maintained as a result of the implementation of this Plan and the City's Comprehensive Plan whose policies are interchangeable. The Goals and Objectives of the "City of Ocean Springs Comprehensive Plan" are incorporated herein by reference as if fully copied in words and figures. See EXHIBIT 4 *supra*.

ARTICLE XIII: PROVISIONS FOR AMENDING THE PLAN

This Urban Renewal Plan may be modified by the City in accordance with the provisions of the Urban Renewal Law of the State of Mississippi and after holding a public hearing before the Mayor and Board of Aldermen of the City of Ocean Springs.

ARTICLE XIV: THE URBAN RENEWAL PLAN DEFINED

This writing and all exhibits referenced herein constitute the entire Urban Renewal Plan for the City of Ocean Springs, Mississippi. Where reference is made to statutes, ordinances, rules and regulations, and official policies of the City of Ocean Springs, the same are to be deemed a part of this Plan and to govern those provisions wherein such reference is being made.

EXHIBIT 1

- **RESOLUTION ESTABLISHING URBAN RENEWAL AREA**

**A RESOLUTION DESIGNATING SLUM AND BLIGHTED AREAS
FOR REHABILITATION, CONSERVATION, AND REDEVELOPMENT**

WHEREAS, the Board of Aldermen has reviewed certain evidence concerning various properties located throughout the City of Ocean Springs, which properties are contained within the highlighted areas depicted on the map attached hereto as Exhibit "A", and hereafter referred to as the "Urban Renewal Area" for the City of Ocean Springs; and

WHEREAS, the evidence reviewed by the Board concerning the Urban Renewal Area indicates that there are a significant number of properties located within the various tracts that are in need of rehabilitation, conservation, and redevelopment, or a combination thereof, and that such efforts are necessary and desirable in the interest of public health, safety, morals, and welfare of the citizens of Ocean Springs; and

WHEREAS, Section 43-35-11 of the Mississippi Code of 1972, requires a finding by this Board that one or more areas exist within the City that are slum or blighted areas within the meaning of Section 43-35-3(h) and Section 43-35-3(i) of the Code, as an antecedent step to invoking the provisions of the Urban Renewal and Redevelopment laws of the State of Mississippi; and

WHEREAS, letters have been received from Wade Morgan, City Planner for the City of Ocean Springs, Mississippi, Allan Ladnier, Director of Public Works, and Darrell Stringfellow, Building Official with the Building Department, said letters being attached hereto as Exhibit "B"; and

WHEREAS, it is the desire of the City of Ocean Springs, Mississippi to exercise its Urban Renewal powers as provided by Section 43-35-1 of the Miss. Code of 1972, as amended, in the areas depicted on the Map attached as Exhibit "A", and

WHEREAS, the Board of Aldermen find that the proposed Urban Renewal Area conforms to the general plan of the municipality as a whole; and

WHEREAS, the establishment of an Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal area by private enterprises; and

WHEREAS, the Board of Aldermen have determined that the designation of these areas that are nonresidential as slum and blighted is necessary and appropriate to facilitate the proper growth and development of the community in accordance with the sound planning standards and local community objectives and determine and find that certain areas are slum and blighted as defined under the Mississippi Code of 1972.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Ocean Springs, Mississippi, as follows:

SECTION 1. The statements set forth in the foregoing preambles are found to be factual and are incorporated herein in their entirety.

SECTION 2. The various tracts depicted on the map attached hereto as Exhibit "A", are hereby designated as the Urban Renewal Area of the City of Ocean Springs inasmuch as there is substantial evidence of the existence of slum and blighted areas within those tracts that merit rehabilitation, conservation and redevelopment, or a combination thereof, which is necessary and in the interests of the public safety, morals and welfare of the residents of our City.

SECTION 3. The Urban Renewal Area conforms to the general plan of the municipality as a whole.

SECTION 4. The designation of this Urban Renewal Area will facilitate a maximum opportunity, consistent with the sound needs of the City of Ocean Springs as a whole for the

rehabilitation and/or redevelopment of the Urban Renewal Area by private enterprise and that the residential use of the designated areas are necessary and appropriate to facilitate the proper growth and development of the community in accordance with the sound planning standards and local community objectives.

SECTION 5. This Resolution shall take effect and be in full force and effect from and after passage.

The above Resolution was approved as follows:

Alderman Burgess	<u>Aye</u>
Alderman Authement	<u>Aye</u>
Alderman Wade	<u>Nay</u>
Alderman Papania	<u>Aye</u>
Alderman Blackman	<u>Aye</u>
Alderman Impey	<u>Aye</u>
Alderman Cox	<u>Nay</u>

AND SO, THE ABOVE FINDINGS ARE THEREFORE RESOLVED by the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi on this the 4th day of April 2023.

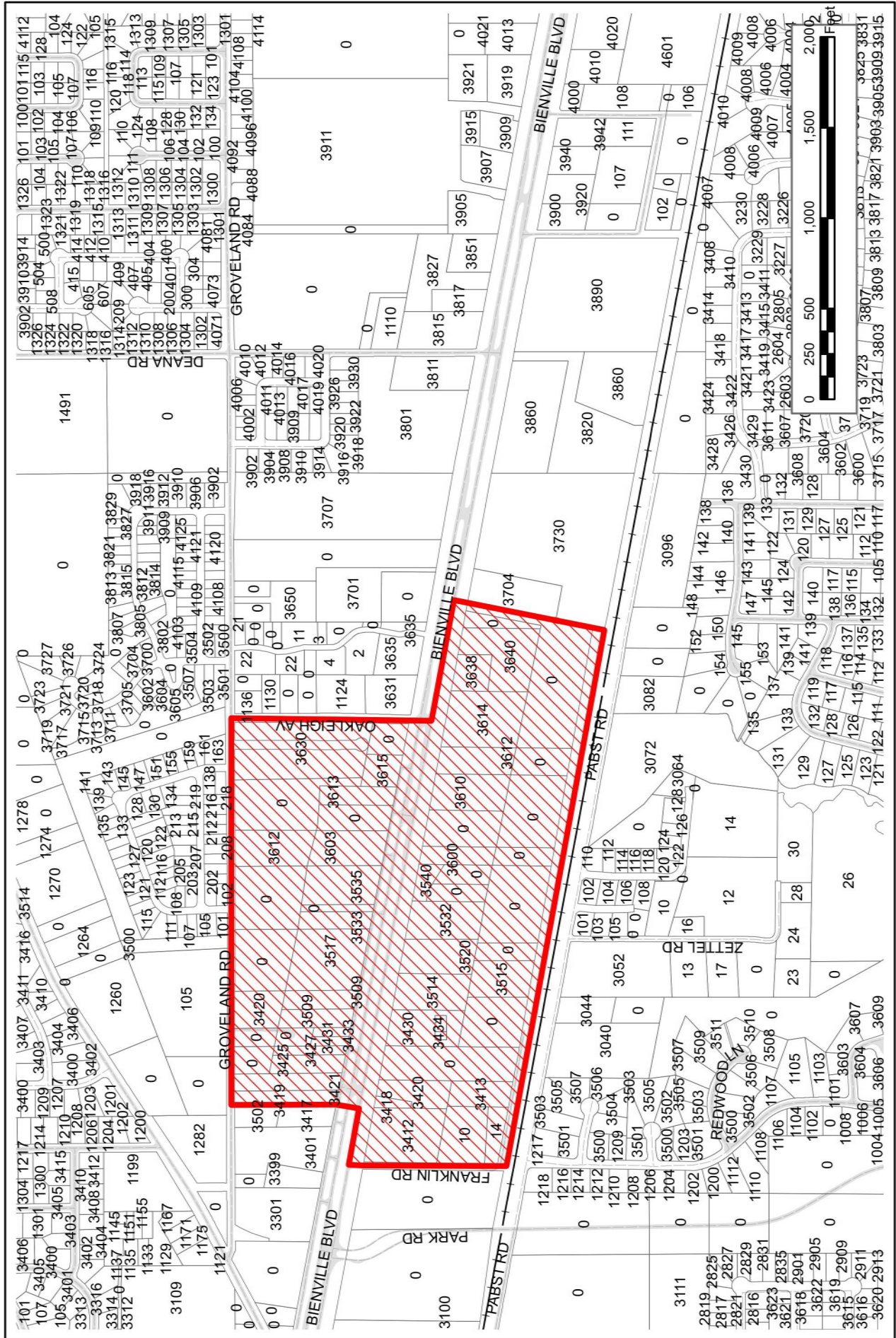

MAYOR

ATTEST: 
CITY CLERK

EXHIBIT 2

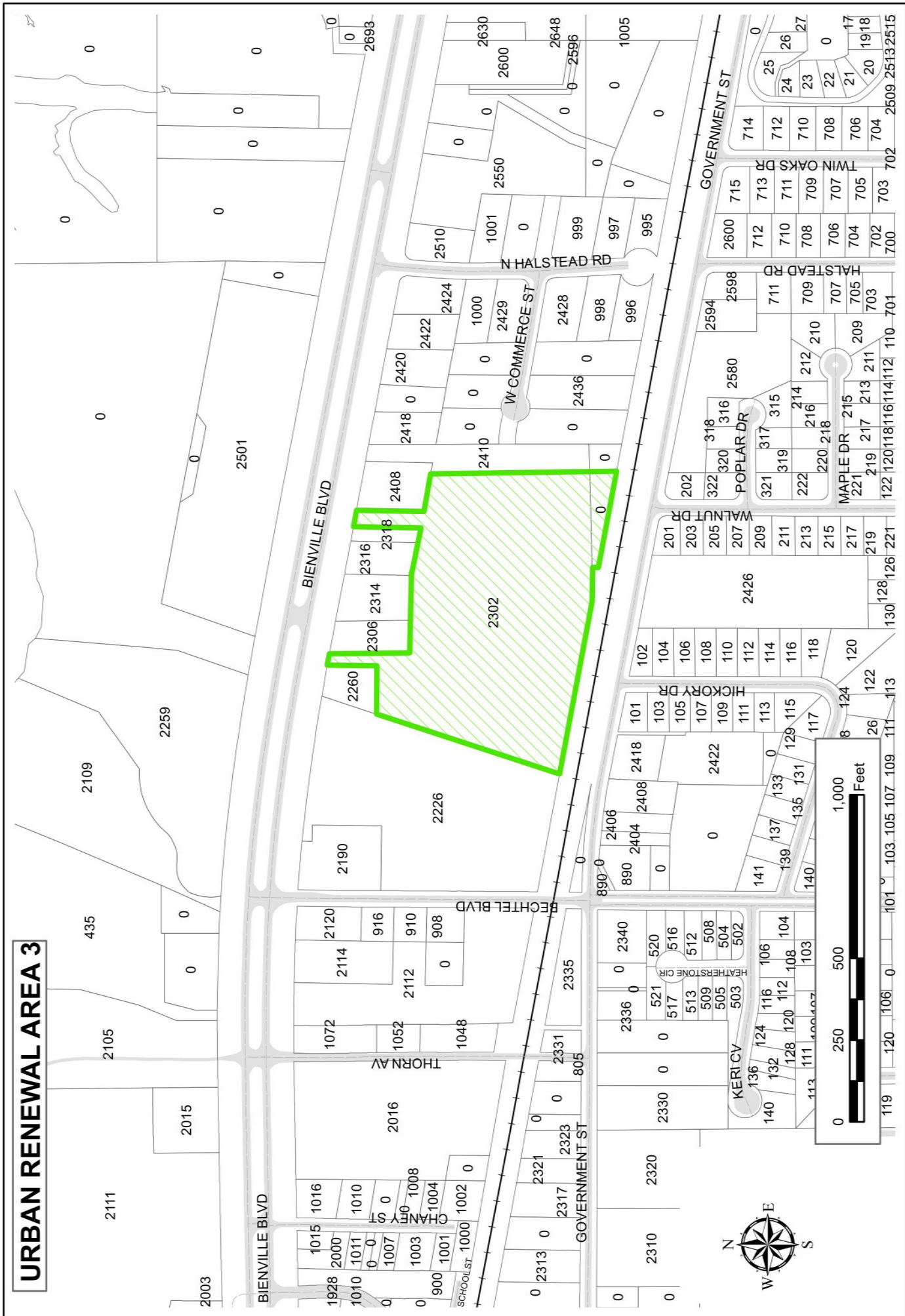
- **URBAN RENEWAL BOUNDARY MAP**

URBAN RENEWAL AREA 2

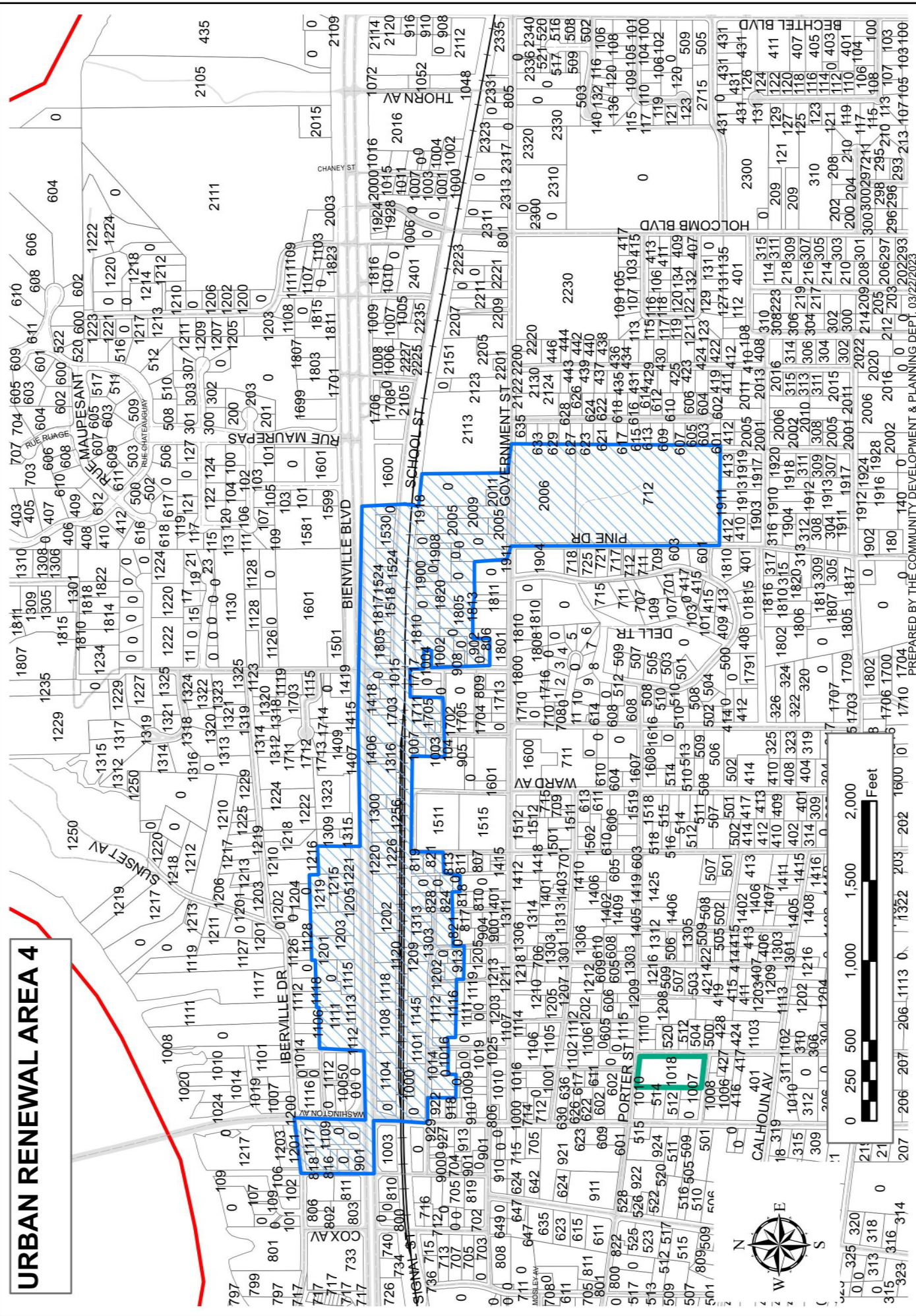


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URBAN RENEWAL AREA 3

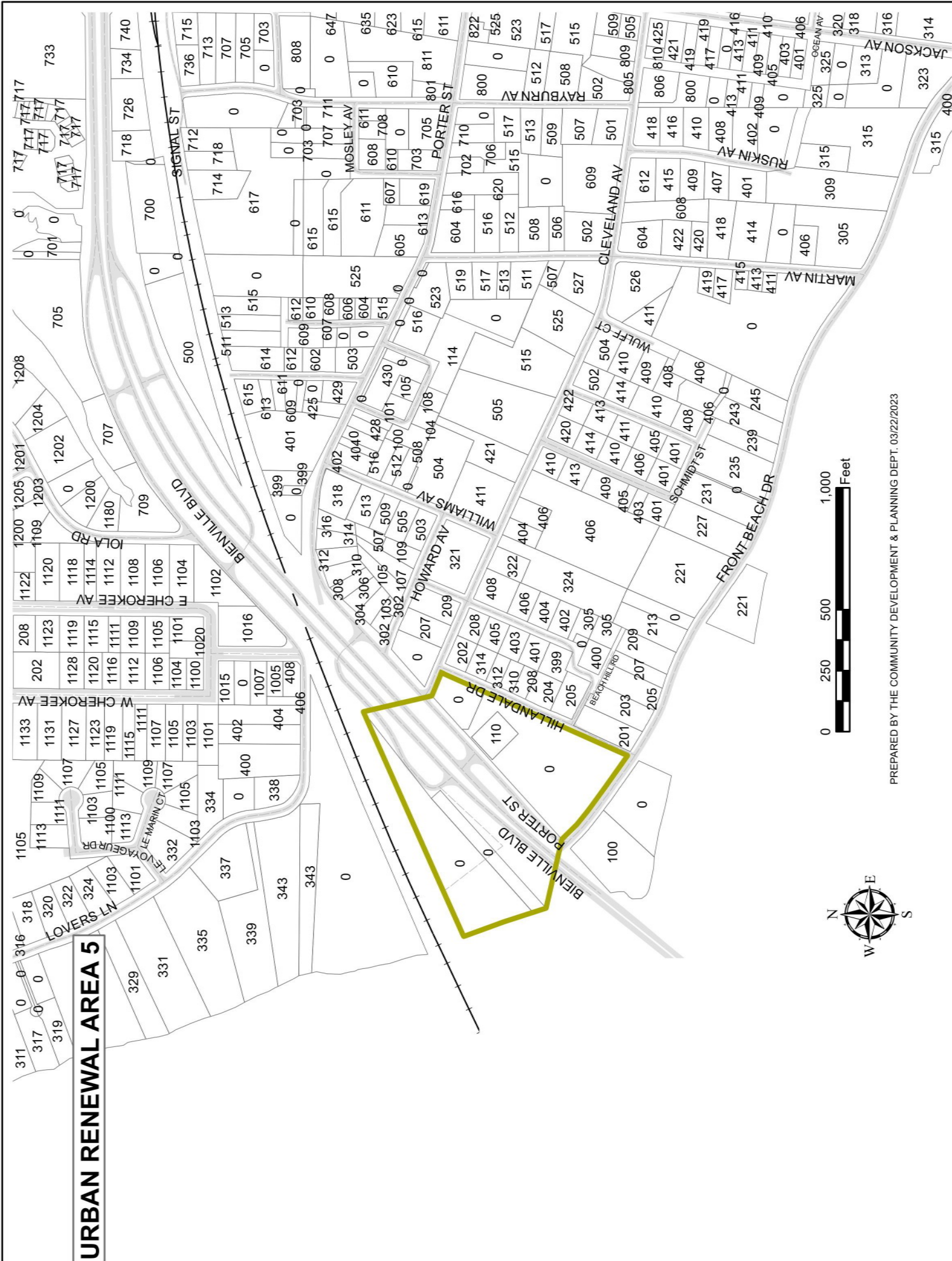


URBAN RENEWAL AREA 4



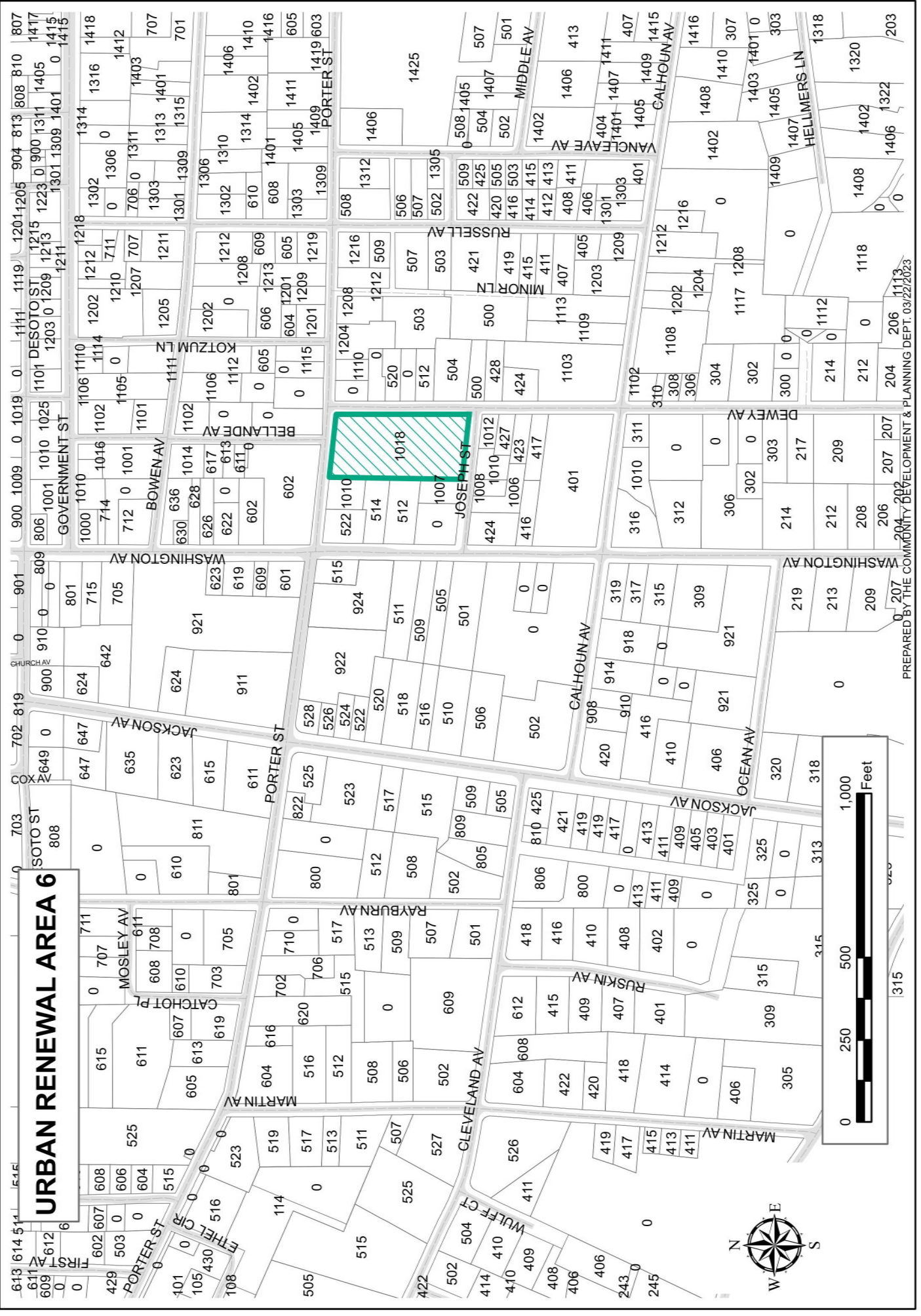
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URBAN RENEWAL AREA 5



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URBAN RENEWAL AREA 6



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EXHIBIT 3

- **EXCERPTS FROM THE CITY OF OCEAN SPRINGS
COMPREHENSIVE PLAN GOALS AND POLICIES
ADOPTED HEREIN BY REFERENCE AS PART OF THE
URBAN RENEWAL PLAN**

9 GOALS & POLICIES

Goals, policies and strategies describe how the City will meet the challenge of managing future growth and community development.

Goal: Description of a desired state of affairs for the community in the future. Goals are the broad, public purposes toward which policies and programs are directed. Goals are phrased to express the desired results of the Comprehensive Plan.

Policy: Statements of government intent against which individual actions and decisions are evaluated. Policies indicate the *direction* the City should take.

Strategy: Individual regulations and action which, taken together, will enable the City to achieve Goals and Policies. Strategies are the basis for implementation of the Plan by identifying and recommending specific courses of action. Strategies are included in the Implementation Chapter.

9.1 Land Use

Goal 1: Maintain a sustainable and compatible mix of land uses in the City of Ocean Springs through effective, coordinated growth management.

Policy 1.1: Provide for a diverse, yet complementary mix of residential and non-residential uses to meet the needs of the City's businesses and residences.

Policy 1.2: Promote private investment in existing commercial and residential neighborhoods through a combination of public investment in infrastructure and active efforts to enforce City codes and eliminate non-conforming uses and site designs that erode property values.

Policy 1.3: Encourage and support the gradual evolution of existing, auto-dominated strip commercial areas to compact, multi-modal oriented, mixed-use places with enhanced walking and cycling connections between destinations.

Policy 1.4: Encourage the development of compatible mixed-use activity centers.

Policy 1.5: Encourage compatible infill development that is designed and constructed to be consistent with the character of the existing neighborhood.

Policy 1.6: Ensure that commercial and residential development is designed and constructed to be consistent with the unique character of Ocean Springs.

Policy 1.7: Promote appropriate interconnectivity between adjacent land uses, including connections between non-residential development and adjacent neighborhoods. Lot patterns should be designed to provide safe and direct connections between residential and non-residential uses for pedestrians as well as automobiles.

Policy 1.8: Engage community residents and property owners in the development and implementation of plans and development standards for residential, commercial and mixed-use neighborhoods throughout the City.

Policy 1.9: Develop and implement a Unified Development Code that contains all the City's zoning, subdivision, design and sign regulations. The Unified Development Code should integrate traditional Euclidian zoning provisions, form-based code provisions and the calibrated Smart Code.

Policy 1.10: Use the Development Tiers Map (Map 5, Appendix A) and the Development Tiers (Exhibit 1) to guide land use and development decisions.

Policy 1.11:

Support the use of annexation as a tool to manage growth in the Ocean Springs Planning Area, provide services efficiently, promote economic development, control the entryways into the City and encourage rational growth patterns.

Policy 1.12:

Establish and maintain an annexation program that is fiscally responsible, that serves the needs of Ocean Springs' existing and future residents, and that accomplishes the following:

1. Ensure that facilities in annexation areas are designed to City standards or provisions have been made to fund upgrades to deficient facilities.
2. Coordinate with residents, property owners and Jackson County to equitably fund improvements required to bring potential annexation areas into compliance with City standards. While the City generally will require residents and property owners of such areas to bear primary responsibility for required upgrade costs, increased City and/or County participation may be provided for annexations required to manage and serve planned growth more effectively.
3. Prior to a major annexation, prepare an annexation study to evaluate the costs and benefits of the proposed annexation to the City and the property owners. The study should address land use, public improvements and other growth and development issues (direct and indirect).
4. Use annexation and public improvement agreements to ensure that annexation areas comply with City plans and standards.
5. Annex County Islands upon resolution of public service and improvement issues, including emergency access, street design standards, street conditions, water system needs, wastewater system needs and drainage needs.

Policy 1.13:

When an annexation is requested for a portion of contiguous land holdings, establish an agreement phasing development and annexation of the remaining contiguous holdings. When annexation occurs for strategic reasons, a portion of certain properties may be annexed.

Policy 1.14:

Develop and maintain a coordinated intergovernmental planning and development review process to foster efficient City growth patterns.

Policy 1.15:

Ensure land use compatibility by undertaking a special review Developments of Community Impact, including large-scale developments, industrial uses, adult uses, resource extraction uses or other uses that may potentially have impacts beyond the proposed development site, extending to surrounding residential uses, City-wide or County-wide. Such a review should consider impacts to the economy, environment, character and adequacy of public facilities and services in the surrounding area.

9.2 Bienville Boulevard (Hwy 90)

Goal 2: Enhance Bienville Boulevard (Hwy 90) corridor through Ocean Springs to support economic development, multi-modal transportation and high quality community character.

Policy 2.1: Promote the transition of Bienville Boulevard from a highway thoroughfare to a multi-way boulevard, which features lanes for through traffic, one-way frontage roads for local traffic, pedestrian amenities, street trees and landscaping and buildings fronting the street with minimal setbacks.

Policy 2.2: Promote development of regional general retail businesses along Bienville Boulevard.

- Policy 2.3: Promote higher intensity, mixed-use development along the Bienville Boulevard corridor that is consistent with multi-modal and pedestrian-oriented design policies
- Policy 2.4: Ensure that new development and redevelopment along the Bienville Boulevard corridor includes pedestrian oriented design features that provide linkages between residential and commercial uses.
- Policy 2.5: Enhance the overall design and quality of development along Bienville Boulevard, including enhanced gateway signage and standards for building site design, materials, architectural design, signage, landscaping and street trees and other design considerations.
- Policy 2.6: Prohibit the development of new billboard signs and encourage the removal of existing billboards.

9.3 Downtown/Central Business District

Goal 3: Foster a vibrant mixed-use downtown that retains the historic character of existing commercial and residential neighborhoods, while providing increased opportunities for residents who wish to live within walking distance of neighborhood amenities and work places.

- Policy 3.1: Enhance Downtown and the Central Business District as a destination place for residents and visitors.
- Policy 3.2: Promote the development of specialty retail, service and entertainment businesses in the Central Business District.
- Policy 3.3: Support the development and implementation of SmartCode in the Downtown and Front Beach areas.
- Policy 3.4: Ensure that development regulations for the CBD encourage provision of a balanced mix of land uses that are compatible with surrounding uses. The predominant scale and design character established by historical development patterns should be maintained.
- Policy 3.5: Mixed use buildings in the CBD should primarily be occupied by retail uses on the ground-level and office or residential uses on upper levels.
- Policy 3.6: Bed and breakfast lodging should be encouraged in close proximity to the CBD, near higher intensity land uses, and in large historic homes with easy access to restaurants and specialty retail businesses.
- Policy 3.7: Limit drive-through facilities in the CBD and other pedestrian oriented development areas.
- Policy 3.8: Establish a transition area around the Downtown area. A mix of uses will provide a buffer between the more intensive, business-oriented areas and the nearby lower-intensity residential areas. In the transitional area, the principal uses should include residential, bed and breakfast inns, low-intensity professional offices, neighborhood service business, child-care centers, and similar uses. A mix of single-family and moderate density multi-family (townhouse units, with a maximum of four units) should be permitted.
- Policy 3.9: Make the Downtown more pedestrian friendly by expanding existing walkways and supporting the provision of pedestrian amenities, including green spaces, seating areas, plazas and public art. Local art should be the key part of the downtown walkways. Wherever feasible, locate parking in the interiors of the blocks and behind buildings with easy access to the walkway, existing streets, and buildings.
- Policy 3.10: Ensure that the Downtown will be served by a multi-modal transportation system, including provisions for automobiles, regional transit, pedestrians and bicycles.

- Policy 3.11: Increase development intensity and pedestrian accessibility by reducing reliance on open parking areas along streets. New and existing parking lots should be screened to reduce visibility from major streets and public spaces used by pedestrians and bicyclists. To the greatest extent practical, parking lots should be located behind buildings, in side yards, or in the interior blocks throughout the CBD.
- Policy 3.12: Coordinate the development of structured parking to open more land for development Downtown. Parking structures should be designed to be compatible with adjacent buildings and should provide for ground floor retail space along collector and arterial streets. Parking structures with access to these streets should be designed to minimize interruptions in the pedestrian path. On secondary streets where the ground level of the parking structure will be occupied by cars, landscape and/or architectural screening of the lot should be provided.
- Policy 3.13: Coordinate the provision of shared public parking areas and "pocket" parking lots to encourage Downtown redevelopment.
- Policy 3.14: Ensure that public street designs foster the movement of pedestrians throughout the planning area and to efficiently use public services and facilities, such as City Hall, the Police Department, the Ocean Springs Library, and the Mary C. O'Keefe Cultural Center for Arts and Education.
- Policy 3.15: Retain government offices and public services frequently visited by the public (e.g., libraries, tax offices, development services, meeting spaces, etc.) in the downtown area.

9.4 Neighborhoods & Housing

Goal 4: To provide high quality residential neighborhoods with a variety of compatible housing types to serve the various needs of Ocean Springs residents.

- Policy 4.1: Provide greater flexibility in the types of units allowed within the City, including provisions for residences on the upper floors of non-residential structures and a variety of moderate density unit types, such as patio homes, town homes and zero lot line homes.
- Policy 4.2: Ensure that all housing is of a sufficient quality and design to promote the long-term neighborhood stability.
- Policy 4.3: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of the neighborhood. Note: This policy is intended to facilitate a mix of residential unit types and better integration of residential and non-residential uses through the use of creative design, including the architecture, landscaping, building orientation, parking layouts, building scale and setbacks.
- Policy 4.4: Encourage the redevelopment of existing buildings throughout the City and new infill development to provide for apartments, loft units, and uses of similar character on upper levels of buildings.
- Policy 4.5: Plan and zone for medium density housing development near principal employment centers to allow for travel to work by all modes of transportation.
- Policy 4.6: Integrate residential and non-residential uses in community activity centers. In lower intensity single-family residential areas, provide for compatible integration of neighborhood-scale retail and service uses.
- Policy 4.7: Support the provision of affordable and workforce housing within the City.
- Policy 4.8: Pursue public-private partnerships to develop affordable and workforce housing.
- Policy 4.9: Encourage the provision of housing alternatives for seniors, including maintenance-provided homes.

- Policy 4.10: Maintain compatible transitions between different land use and housing types through effective land use and site design regulations. This policy is intended to allow for development of a compatible mix of unit types and neighborhood scale services.
- Policy 4.11: Protect stable single-family neighborhoods from the intrusion of incompatible residential and non-residential land uses. This policy is intended to protect neighborhoods from blighting influences; it is not intended to preclude development of different types of residences, neighborhood commercial centers or community services within neighborhoods if they can be designed and maintained in a manner that enhances neighborhood stability.
- Policy 4.12: Target unstable or declining neighborhoods for revitalization through partnerships between the City, housing and development agencies, and private property owners.
- Policy 4.13: Develop a rental licensing and inspections program to ensure the maintenance of the City's rental housing stock and protect adjacent neighborhoods and mixed use areas.
- Policy 4.14: Provide adequate codes enforcement to ensure high quality housing and building stock and protect existing neighborhoods and commercial areas from blighting influences.

9.5 Economic Development

- Goal 5: Maintain and enhance a sustainable local economy that provides employment opportunities and supports a high quality of life.**
- Policy 5.1: Actively coordinate with and support private sector economic development efforts that are consistent with the City's adopted vision and goals.
- Policy 5.2: Pursue a higher ratio of employment to housing, seeking a greater proportion of professional services jobs.
- Policy 5.3: Support expansion of medical services in Ocean Springs, including Ocean Springs Hospital, to further establish the City's role as a medical services destination in the region.
- Policy 5.4: Encourage development of tourism and the hospitality industry.
- Policy 5.5: Encourage development and expansion of "home grown" businesses.
- Policy 5.6: Pursue economic development opportunities servicing the elderly and retirement population.
- Policy 5.7: Encourage "clean" industry, retail and professional offices development.
- Policy 5.8: Restrict commercial and industrial development that generates heavy truck traffic to highway interchanges.
- Policy 5.9: Support the use of economic development incentives to create public-private partnerships and provide public benefits and amenities.
- Policy 5.10: Support the Ocean Springs School District as a key asset in terms of economic development and business retention as well as maintaining property values.
- Policy 5.11: Maximize sales tax revenues as a major funding source for City services.
- Policy 5.12: Enhance the City's role as a retail, restaurant and entertainment center for the region.
- Policy 5.13: Provide quality municipal services as a primary contribution to the community's economic development effort.
- Policy 5.14: Pursue public private partnerships for economic development initiatives through investment in infrastructure and/or other development assistance.
- Policy 5.15: Support economic development incentives that result in measurable community benefits, such as wage and job production targets.
- Policy 5.16: Promote new recreational facilities as a venue for tournaments.

9.6 Community Design

- Goal 6: To establish Ocean Springs as a community that showcases high quality design for the benefit of its residents, businesses and visitors.**
- Policy 6.1: Promote good site design and layout, architectural design and building materials through regulatory tools and incentives.
- Policy 6.2: Protect and enhance the tree canopy in developed and new areas of the City to expand the tree canopy to pre-Katrina levels. While live oaks are most frequently associated with the character of Ocean Springs, a mixture of native tree types should be planted to enhance species diversity and mitigate against potential loss. The use of native tree types should be maximized.
- Policy 6.3: Require the incorporation of street trees into the design of all new development. Where feasible, such as along service roads, trees should be arranged to establish a partial urban tree canopy cover.
- Policy 6.4: Require the preservation of existing trees to the maximum extent possible during all public and private development projects. On- or off-site mitigation of tree loss should be allowed.
- Policy 6.5: Ensure the provision of appropriate pedestrian amenities to promote walkability (e.g., sidewalks, street furniture, pedestrian-scale lighting and enhanced planting areas).
- Policy 6.6: Require redevelopment and new development to incorporate public spaces, such as plazas, pocket parks, courtyards and other similar gathering spaces.
- Policy 6.7: Promote active pedestrian-oriented commercial development through the use of maximum building setbacks, pedestrian amenities, facade openings along the street and pedestrian-friendly parking designs.
- Policy 6.8: Mitigate traffic noise and other noises that would negatively impact existing development. Through a combination of landscaping, structural controls, road maintenance, maintain outdoor noise levels at 60dBA or less in residential areas. Through building construction standards, maintain maximum indoor noise levels at 30 dBA or less.
- Policy 6.9: Promote high quality landscaping and encourage the use of environmentally sensitive landscaping techniques, such as rain gardens, xeriscaping and the use of native plants through regulatory tools and incentives.
- Policy 6.10: Enhance the design of the gateways and corridors leading into and through the City by establishing appropriate landscaping, setback and design standards. Ensure that open space areas and street frontages project attractive images of the development.
- Policy 6.11: Encourage developments that exceed landscape and open space requirements or otherwise demonstrate exceptional design.
- Policy 6.12: Ensure context-sensitive architectural design standards for large commercial buildings throughout the City and all development within the historic areas. The City should adopt measurable performance standards to promote better design and encourage creative site planning and architecture.
- Policy 6.13: Provide additional sidewalks and trails in development neighborhoods and require the development of such amenities in new neighborhoods and commercial areas.
- Policy 6.14: Promote high quality design of signage through regulatory tools and incentives.
- Policy 6.15: Promote the principles of Crime Prevention Through Urban Design, Safe Routes to School and Visitability to enhance Ocean Springs as a high quality environment to live in and visit.

- Policy 6.16: Increase neighborhood stability through collaborative code enforcement, provision of public amenities (e.g., sidewalks, green-space, streetscaping), and effective compatibility¹ standards.
- Policy 6.17: Maintain the safety and integrity of residences through effective enforcement of zoning, building and housing codes. Remove blighting influences within neighborhoods and enhance standards and enforcement for maintenance of vacant properties to prevent blight.

9.7 Historic Resources

- Goal 7: To preserve and enhance historic and cultural resources that reflect the heritage and character of Ocean Springs.**
- Policy 7.1: Support the Ocean Springs Historic Preservation Commission's efforts to protect Historic Districts and historically significant structures and sites
- Policy 7.2: Support and encourage investment for preservation, redevelopment and adaptive reuse of historically significant and architecturally important structures
- Policy 7.3: Ensure that new development within historic districts is compatible with existing historic development.
- Policy 7.4: Encourage private investment in historic commercial and residential neighborhoods through an equitable combination of public and private investment in infrastructure.
- Policy 7.5: Support the adaptive reuse of historic structures in the community through flexible use, building code and site development standards in historic districts.
- Policy 7.6: Support heritage tourism promotion leveraging historic resources including Fort Maurepas, Marble Springs and other historic properties.

9.8 Natural Resources

- Goal 8: Protect and preserve natural resources including marshes and wetlands, habitat for flora and fauna, water and air quality.**
- Policy 8.1: Limit development activities on environmentally sensitive lands. Depending upon the fragility of the resource, restrictions should limit or prohibit construction, grading, and even vegetative clearing. Constrained land should be subtracted from land acreage on which development density is calculated.
- Policy 8.2: Designate, secure and maintain conservation areas for natural habitat.
- Policy 8.3: Pursue proactive strategies to address wetlands protection and drainage issues, such as master wetlands permitting process to provide predictability and flexibility to the development process while protecting environmentally sensitive lands and preserving local wetlands function.
- Policy 8.4: Support the development of public amenities in the development of necessary infrastructure, such as stormwater parks and recreation areas.
- Policy 8.5: Encourage the use of Low Impact Design techniques to manage stormwater.
- Policy 8.6: Protect the viewsheds and environmental features that contribute to the visual beauty and natural aesthetic of Ocean Springs.
- Policy 8.7: Promote water conservation in private and public development and buildings operation.

¹ Compatibility standards are intended to ensure that developments are designed to provide better transitions between land uses, without segregating residents from the services and amenities they regularly need.

- Policy 8.8: Promote the curbside recycling program and begin recycling in downtown and other public areas such as City parks.
- Policy 8.9: Require mitigation of activities with the potential to decrease downstream water quality. The City should address impacts during and after the development process resulting from erosion, large parking lots and other point and non-point sources of water pollution.
- Policy 8.10: Support reduction of solid waste that enters the landfill through various programs, such as a yard waste pick-up program or fee-based incentives to reduce solid waste creation.
- Policy 8.11: Support development of the Ocean Springs Outdoors Blueways and Greenways Plan to afford greater public access to waterfronts and greenspaces.

9.9 Hazard Mitigation

- Goal 9: To protect life and property throughout Ocean Springs.**
- Policy 9.1: Promote strategies to protect people and property from natural and environmental hazards.
- Policy 9.2: Ensure that evacuation routes are adequately designed and maintained to provide for the safe and expeditious evacuation of the City during emergency conditions.
- Policy 9.3: Ensure that development is constructed in accordance with the adopted Fire Code and Building Codes.
- Policy 9.4: Prevent inappropriate development in the floodplain.
- Policy 9.5: Ensure that development adheres to required base elevations as determined by FEMA.
- Policy 9.6: Support the development of a City-wide hazard mitigation and response plan.
- Policy 9.7: Encourage the underground placement of electric, telephone, and cable television lines by developers and service providers to improve the aesthetics, prevent disfigurement of trees and provide protection from high winds and other hazard mitigation.
- Policy 9.8: Support the implementation of the Jackson County Hazard Mitigation Plan.

9.10 Facilities & Services

- Goal 10: To efficiently provide for and equitably fund high quality facilities and services to meet the needs of all businesses residents and visitors to Ocean Springs.**
- Policy 10.1: Support regulatory requirements that are fair, predictable and protect the interest of public and private property owners and the community as a whole.
- Policy 10.2: Establish intergovernmental agreements to manage development on the edges of the Ocean Springs Planning Area.
- Policy 10.3: Plan for and equitably fund the efficient provision of public facilities and services.
- Policy 10.4: Coordinate with the Ocean Springs School Board to implement the District's long range plan and assist with public improvements that will maintain the quality delivery of educational services. Encourage small, neighborhood-based schools that are integral parts of neighborhoods and the community as a whole.
- Policy 10.5: Assure that the provision of municipal services is efficient and does not shift the costs of facilities to serve new residents and businesses to existing residents and businesses.
- Policy 10.6: Coordinate with other service providers on the timing and location of installation or replacement of utilities.
- Policy 10.7: Coordinate development decisions with the ability of the City and other service providers to adequately meet service demands concurrently with the creation of those demands.

- Policy 10.8:** In outlying areas that are not relatively contiguous with existing development, the City may defer approval of the development or agree to a phased development plan that is tied to provision and full funding of all public facilities. Relative contiguity, which should be defined in the City's development regulations, is not intended to preclude development of a parcel that does not directly abut existing development. The City recognizes that environmental conditions, property ownership patterns and other factors will create some situations where development is desirable, even though the property does not abut an existing development.
- Policy 10.9:** Ensure that adequate public facilities are available or funded prior to approval of new development. The implementation of this policy will be coordinated with the adoption of a Capital Improvements Program that addresses existing deficiencies and future capacity needs.
- Policy 10.10:** Enhance streetscaping in conjunction with programmed capital improvements to maintain or upgrade existing streets or sidewalks.
- Policy 10.11:** Maintain adequate police and fire protection response times for all development within the City.
- Policy 10.12:** New development shall fund its proportional share of costs for capital facilities for on- and off-site capital improvements required to serve new development. The City may fund a greater proportional share of improvements required for economic development, revitalization, affordable housing, system enhancements or other purposes benefiting the community at large.
- Policy 10.13:** Require facilities to be extended through new developments to provide for future growth. Facilities may be required to be over-sized to serve future development with provisions for reimbursement for facilities that benefit other properties. The City shall periodically review its standards for reimbursement when an applicant over-sizes facilities to serve future development to ensure that they are equitable.
- Policy 10.14:** Promote and support the provision of social services by local service providers, including not-for-profit groups, charities, churches and other providers.

9.11 Parks & Leisure

- Goal 11:** To provide a parks and recreation system that meets the needs of all segments of the Ocean Springs community.
- Policy 11.1:** Ensure that public recreation facilities and programs within Ocean Springs serve the needs of all residents. Public recreation facilities shall be accessible to all citizens.
- Policy 11.2:** Design open space to offer multi-use, environmentally friendly recreation activities.
- Policy 11.3:** Plan for multi-purpose use of facilities for recreational, cultural, educational and avocation programs.
- Policy 11.4:** Support the provision of additional public access to Ocean Springs' waterfront resources while protecting neighborhoods from incompatible development.
- Policy 11.5:** Support partnerships between the City, the Ocean Springs School District and other parks and recreation service providers.
- Policy 11.6:** Ensure that parks and recreation facilities and programs are equitably funded by all users of the system, including existing City and non-City residents as well as new development.

9.12 Arts & Culture

- Goal 12:** To maintain and enhance Ocean Springs as an "artistic" community, supporting and celebrating local arts and cultural events.

- Policy 12.1:** Continue to support visual and performing arts and the display of public art. The primary focal point for incubating the arts should be the Walter Anderson Museum of Art and activities organized by the Ocean Springs Art Association.
- Policy 12.2:** Continue to support the various arts festivals to keep them in the downtown planning area as a means of promoting reinvestment in the CBD.
- Policy 12.3:** Maintain on-going public support for the Mary C. O'Keefe Cultural Center for Arts and Education.
- Policy 12.4:** Cooperate with the regional library system to provide convenient and accessible library services.

9.13 Transportation

- Goal 13:** To provide safe and convenient mobility and a variety of mode choices for all of Ocean Springs residents and visitors.

- Policy 13.1:** Ensure that the City's street system is compatible with adjacent land uses, as well as the safe and convenient mobility for users of all transportation modes.
- Policy 13.2:** Participate in a coordinated, regional approach to transportation planning and seek adequate funding to support all transportation modes.
- Policy 13.3:** Coordinate with the Gulf Coast Transit Authority and local employers to develop and implement a citywide transportation demand management program, with particular emphasis on the Bienville Boulevard corridor.
- Policy 13.4:** Invest in the ongoing maintenance and refinement of the street system to adequately serve the needs of automobiles, transit riders, bicyclists and pedestrians.
- Policy 13.5:** Coordinate with the Mississippi Department of Transportation to incorporate safe and convenient pedestrian crosswalks across State and Federal Highways. Bike lanes should be incorporated along key bicycle routes.
- Policy 13.6:** Ensure that transportation system improvements along all local roads are designed to provide safe and adequate access and mobility for all modes of transportation. Sidewalks should be provided and maintained along all streets and bike lanes should be provided along key bicycle routes.
- Policy 13.7:** Land devoted to surface parking lots in existing, developed areas should be reduced to the extent practical through the construction of structured parking and the use of existing developed parking areas for in-fill development. Parking lots should be retrofitted to include profuse shade tree planting and walkways that directly connect origins and destinations.
- Policy 13.8:** To the maximum extent possible, on-site parking should be located to the side and the rear of the property.
- Policy 13.9:** Promote shared parking between adjacent properties and locate most parking to the rear and side yard areas. Parking standards should reduce required parking where a mix of uses would use the parking at different times of the day.
- Policy 13.10:** Provide adequate parking both within the Downtown area and along local streets. Allow for off-site and on-street parking.

- Policy 13.11: Limit parking to one side of the street on local streets with less than 20 feet of pavement width.
- Policy 13.12: Provide an interconnected roadway network that provides appropriate connections in and among neighborhoods and commercial areas.
- Policy 13.13: To the greatest practical extent, secure rights-of-way required to serve planned development before development occurs.
- Policy 13.14: Provide a mechanism to allow increased street design flexibility where an applicant can assure that design modifications enhance neighborhood character or protect environmental features without sacrificing street safety or the ability to provide public services.
- Policy 13.15: Establish a continuous network of safe and convenient pedestrian ways, bicycle trails and bike lanes throughout the City.
- Policy 13.16: Expand the trail system as an integrated part of the transportation system, connecting residential neighborhoods, commercial development, employment centers and public facilities.
- Policy 13.17: To the extent feasible, separate bicycle and pedestrian traffic from automotive traffic. Where trails can safely be accommodated, use existing railroad rights-of-way, utility corridors and drainage ways.
- Policy 13.18: Coordinate street improvements with pedestrian, bicycle and future transit improvements, as well as public utility projects, streetscape projects and other infrastructure improvements to maximize investment efficiency.
- Policy 13.19: New development shall fund its proportional share of costs for transportation facilities for on- and off-site improvements required to serve new development.
- Policy 13.20: Create and maintain a City transportation plan.
- Policy 13.21: Budget for transportation investments, especially funds to match federal grants.

Exhibit 1: Development Tiers

Conservation Tier	Includes public or private lands which are not suitable for urban development and use due to their location and environmental characteristics, such as wildlife habitat or agricultural use. Land in the conservation land use classification may include designated wetlands, floodways, or floodplains, or may contain soils which will not support urban development. Development is limited to temporary improvements, or buildings or structures that support passive recreation, conservation or agricultural uses.
Residential Low Intensity Tier	Characterized by low density suburban residential development, including single family detached residences on acreage sites or platted lots. Typically, the residential land use classification is fully subdivided, fully improved with urban infrastructure and has frontage on a public road. However, some land in this classification may not be served by the full range of municipal or certified utilities such as water, sanitary sewers, natural gas or stormwater drainage infrastructure. There is a limited opportunity for some small scale mixed-use development typically serving the neighborhood scale.
Residential High Intensity Tier	Characterized by moderate and higher density suburban residential uses, such as higher density single family detached residential subdivision development, medium density developments accommodating two to four unit structures, medium density town home complexes, and multi-family residential complexes. Typically, the residential land use classification is fully subdivided, fully improved with urban infrastructure and has frontage on a public road. Included in the area are compatible and complementary mixed uses that are intended to provide services to the neighborhood.
Commercial Center Low Intensity Tier	Intended to accommodate smaller mixed use activity centers that are generally connected and integrated into the surrounding neighborhoods. These centers have a community or neighborhood emphasis, and include a range of retail and service uses.
Commercial Center High Intensity Tier	Includes the City's largest mixed use activity centers that have a community-wide or regional emphasis. This land use classification is designated to include the full range of office, retail and service establishments. This Tier applies at all major intersections along Blenville Boulevard (Hwy 90).
Civic Space	Includes governmental and other institutional facilities including all existing Federal, State, and local government buildings and facilities; all schools and other educational and related facilities; research centers and laboratories; religious institutions and related facilities; libraries, museums, and exhibit spaces for visual arts; community centers, public assembly buildings and facilities for the performing arts; sports arenas, coliseums and stadiums, cemeteries and mausoleums and publicly accessible historic sites.