

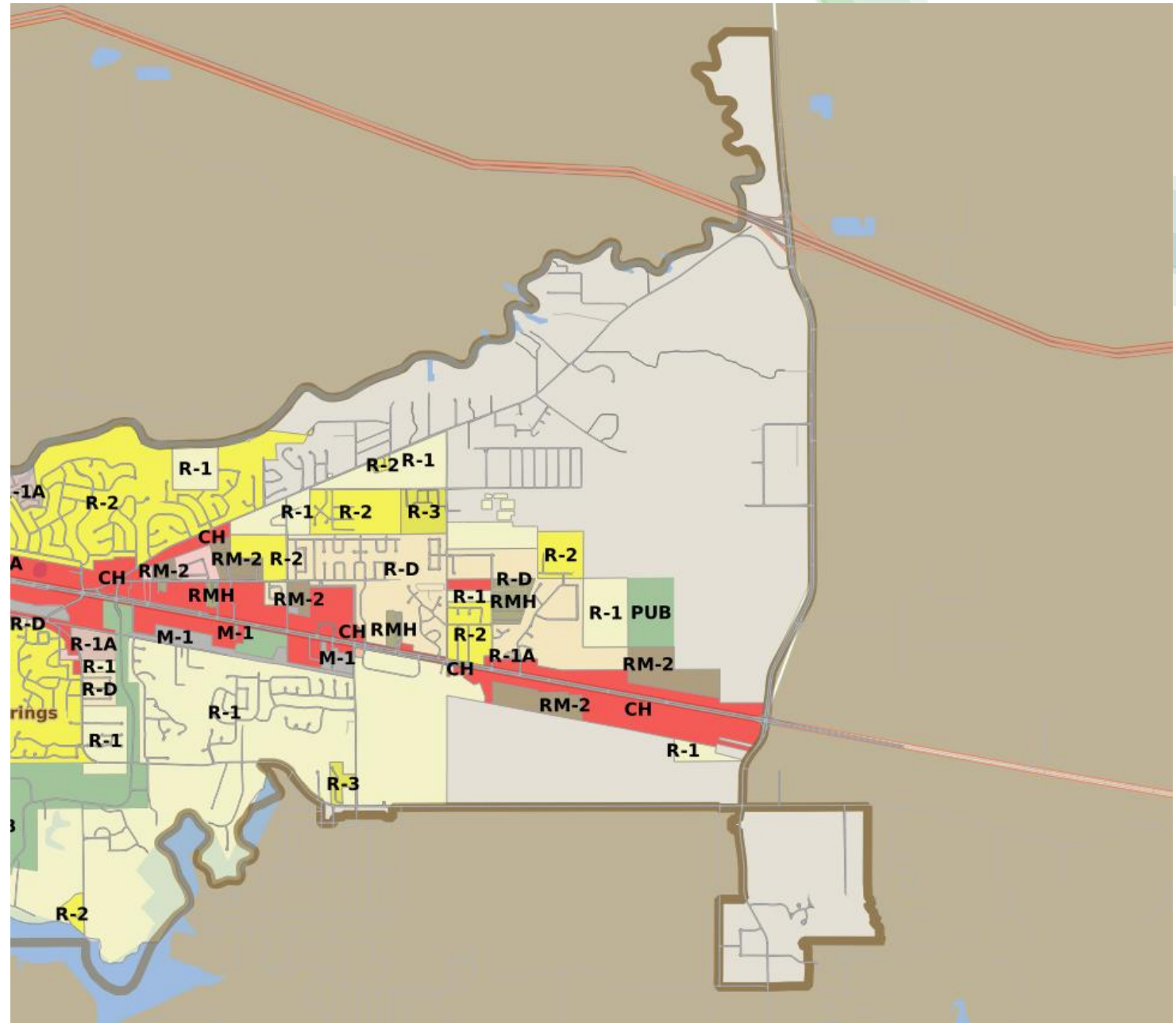
Welcome to the City of Ocean Springs !



Rezoning of the Annexed Areas Convention Center November 18th, 2024 @ 6:00PM

Annexation

- On April 11th, 2024 ,the City annexed 5.9 square miles from Jackson County.
- The boundaries of the annexation are in the northeast and southeast of the existing City, including the areas along and west of Highway 57 and Ocean Springs Road to the north, and areas along Old Spanish Trail and Greyhound Way to the south.
- The un-zoned areas of the City shows the boundaries of the annexations.



Public Comments, Concerns or Questions

- Please submit your comments to cthompson@oceansprings-ms.gov or in person at the City of Ocean Springs Planning Dept 1018 Porter Avenue
- Please make sure to provide, name, address, phone number and email.
- Also please provide what your comments or questions are.

The Board of Alderman



Jennifer Burgess

Alderman, Ward 1

[Email Jennifer Burgess](#)

Phone: [228-282-5482](#)

[More Information](#)



Rickey Authement

Alderman, Ward 2

[Email Rickey Authement](#)

Phone: [228-366 0414](#)

[More Information](#)



Kevin Wade

Alderman, Ward 3

[Email Kevin Wade](#)

Phone: [228-282-2808](#)

[More Information](#)



Bobby Cox

Alderman at Large

[Email Bobby Cox](#)

Phone: [228-218-7271](#)

[More Information](#)



Ken Papania

Alderman, Ward 4

[Email Ken Papania](#)

Phone: [228-282-3004](#)

[More Information](#)



Robert Blackman

Alderman, Ward 5

[Email Robert Blackman](#)

Phone: [228-381-0830](#)

[More Information](#)



Michael Impey

Alderman, Ward 6

[Email Michael Impey](#)

Phone: [228-235-5899](#)

[More Information](#)



Kenny Holloway

Mayor of Ocean Springs

[Contact Mayor Kenny Holloway](#)

Phone: [228-875-6722](#)

Why Are We Here? The City Wants Your Feedback!

- The City will be initiating a map amendment of the official zoning map to include the newly annexed areas.
- The City will be comparing the current land use, future land use designation and the current County zoning for the criteria for rezoning.
- The annexed areas zoning will need to be completed by April 11th, 2025.
- We would like your comments about your current zoning district and concerns about future zoning districts.

City Zoning Versus County Zoning

- The City does not currently have an Agriculture District.
- Do you think that the City needs an Agricultural District added?
 - Please answer on your comment cards.
- Do you think that the Agriculture District should be put under an exiting residential zoning districts.
 - Please answer on your comment cards.
- The City has one Industrial Zoning District , where as the County has three different Industrial zones.
- Should the City implement another industrial zone or incorporate the County industrial zoning in the one industrial district for the City?
 - Please answer on your comment cards.
- All individual requests for rezoning will be evaluated.
 - If you have a request, please write it on your comment card.

City Zoning Versus County Zoning Agriculture & Residential

City/Cnty Zoning Name	Zoning Description	Density	Lot Coverage	Height	Minimum Lot Size	Minimum Lot Width	Front Setback	Side Setback	Rear Setback
Agriculture									
A-1 Agriculture (County)	General Agricultural District	1.0/ac	30%	35 feet	43,560 SF	100 feet	50	20	25
A-2 Agriculture (County)	Agricultural-Residential District (Large Lot Development)	2.2/ac	30%	35 feet	20,000SF	100 feet	35	20	25
A-3 Agriculture County	Agricultural-Residential District (Smaller Lot Development)	2.9/ac	30%	35 feet	14,800 SF	100 feet	30	10	25
Currently there is no agriculture zoning designation within the City.									
Residential									
R-1 (County)	Single-Family Residential District	4.5/ac	30%	35 feet	9,600 SF	80 feet	35	10	25
R-1 (City)	Low Density Residential	1 to 3 units per acre	n/a	35 feet	13,500 SF	100 feet	25	10	25
R-1A (County)	Single-Family Residential District	6.2/ac	30%	35 feet	7,000 SF	70 feet	25	10	25
R-1(City)	Low Density Residential	1 to 3 units per acre	n/a	35 feet	13,500 SF	100 feet	25	10	25
R-1B (County)	Single Family Residential	4.5/ac	30%	35 feet	9,600 SF	80 feet	35	10	25
There is no equivalent to a City Zoning designation for this category.									

City Zoning Versus County Zoning Residential Continued

R-2 (County)	Two-Family Residential	5.4/ac	30%	35 feet	8,000 SF	70 feet	25	10	25
R-2 (City)	Low to Medium Density Single Family	2 to 4 units per acre	N/A	35 feet	11,250 SF	80 feet	25	10	25
R-3 (County)	Multi-Family Residential	8.0/ac	N/A	35 feet	7,000 SF	70 feet	25	7	25
R-1A (City)	Apt District	Not provided.	n/a	50 feet	13,500 SF to 24,000 SF	100 feet	25	However, any multifamily building above thirty-five (35) feet in height shall have a minimum side yard on each side equal to fifty (50) per cent of the building height.	25
R-3 (County)	Multi-Family Residential	8.0/ac	N/A	35 feet	7,000 SF	70 feet	25	7	25
R-3 (City)	Medium Density	4 to 6 units per acre	N/A	35 feet	10,000 SF	80 feet	20	10	20
R-4 (County)	High-Density Residential	8.7/ac	N/A	35 feet	5,000 SF	50 feet	25	7	10
R-D (City)	Medium density single family and two-family dwellings	5 to 9 units per acre	N/A	35 feet	7,500	70 feet	20	10	20
R-5 (County)	Residential Estates	1.0/ac	30%	35 feet	43,560 SF	100 feet	30	20	25

There is no equivalent to a City Zoning designation for this category.

City Zoning Versus County Zoning

Commercial Continued

Commercial									
C-1 (County)	Neighborhood Commercial	N/A	2,400 S.F.	35 feet	n/a	100	40	15	25
CMX-1 (City)	Neighborhood Commercial/ Mixed Use	21 units oer acre	n/a	2 stories	None	25	5	5	10
C-2 (County)	Community Commercial	N/A	75%	35 feet	n/a	100	40	15	0
CMX-2 - (City)	Community Commercial/ Mixed Use	42 units per acre	n/a	4 stories	n/a	25	5	5	10
C-3 (County)	Highway Commercial	N/A	75%	35 feet	n/a	100	40	15	0
CH - (City)	Regional Commercial	25 units per acre	N/A	75 feet or 6 stories	n/a	25	5	5	10
C-4 (County)	Corridor Commercial	N/A	75%	35 feet	n/a	100	10 min - 80 max	20	0
CH - (City)	Regional Commercial	25 units per acre	N/A	75 feet or 6 stories	n/a	25	5	5	10
OP (County)	Office Park	N/A	70%	TBD	n/a	150	50	50	50
There is no equivalent City zoning to Office Park									
C-P (City)	Commercial – Public	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
There is no equivalent County zoning to Public									
P (City)	Public district, largely mapped on Front Beach	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
There is no equivalent County zoning to Public									
C-M (City)	Commercial Marina		60% Primary/10% accessory structure	3 Stories or 45 feet	N/A	N/A	N/A	N/A	N/A
There is no equivalent County zoning to Commerical Marina.									

City Zoning Versus County Zoning Industrial

Industrial									
I-1 (County)	Planned Industrial Park	N/A	N/A	None	None				
M-1 (City)	Manufacturing & Warehousing	100 units per acre		2 stories to not exceed 50 feet		100	5	5	10
I-2 (County)	Light Industrial	N/A	N/A	45	n/a	N/A	40	0	0
M-1 (City)	Manufacturing & Warehousing &	100 units per acre		2 stories to not exceed 50 feet		100	5	5	10
I-3 (County)	Heavy Industrial	N/A	75%	60	n/a	N/A	40	0	0
M-1 (City)	Manufacturing & Warehousing &	100 units per acre		2 stories to not exceed 50 feet		100	5	5	10

City Zoning Versus County Zoning Industrial

Industrial									
I-1 (County)	Planned Industrial Park	N/A	N/A	None	None				
M-1 (City)	Manufacturing & Warehousing	100 units per acre		2 stories to not exceed 50 feet		100	5	5	10
I-2 (County)	Light Industrial	N/A	N/A	45	n/a	N/A	40	0	0
M-1 (City)	Manufacturing & Warehousing &	100 units per acre		2 stories to not exceed 50 feet		100	5	5	10
I-3 (County)	Heavy Industrial	N/A	75%	60	n/a	N/A	40	0	0
M-1 (City)	Manufacturing & Warehousing &	100 units per acre		2 stories to not exceed 50 feet		100	5	5	10