

ORDINANCE NO. 676

**AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF
THE CITY OF LONG BEACH, MISSISSIPPI AMENDING ORDINANCE
NUMBER 598 BY AMENDING ARTICLE XI, SUPPLEMENTAL USE
REGULATIONS, BY ADDING SECTION 209 REGARDING STORAGE
AND PARKING OF RECREATIONAL VEHICLES; AND FOR RELATED
PURPOSES.**

WHEREAS, the Mayor and Board of Aldermen of the City of Long Beach, Mississippi, having made due investigation therefore, do now find, determine adjudicate and declare as follows:

WHEREAS, in accordance with the Comprehensive Long Beach Unified Land Use Ordinance 598, and pursuant to legal notice published and given for the time and in the manner provided by law, the Mayor and Board of Aldermen of the City of Long Beach, Mississippi, did meet at 5:00 o'clock p.m. on Tuesday, the 17th day of June, 2025 at the City Hall in said City at the time, place and date fixed in said legal notice, and did on such date conduct a public hearing at which hearing all parties interested in or opposed to adoption of the text change application and amendments to the Comprehensive Long Beach Unified Land Use Ordinance 598 proposed were given an opportunity to be heard and allowed to make oral and written comment to such proposed changes, which proposed changes to the ordinance were then and there on file and had been on file during the period of said notice in the office of the City Clerk at the City Hall in said City, available for public inspection and examination by any and all parties interested in or opposed to the proposed changes, all as more particularly hereinafter set forth in this ordinance; and

WHEREAS, such application has previously been the subject of a public hearing held and conducted by Long Beach Planning Commission held on April 10, 2025 in accordance with the Comprehensive Long Beach Unified Land Use Ordinance 598; and

WHEREAS, the stated purpose of such application being to promote uniform development and encourage public safety, thereby enhance the quality of life for all citizens of the City of Long Beach; and

WHEREAS, periodically it is necessary and proper and in the best interests of the City to incorporate and adopt zoning text changes from time to time as appropriate to reflect changes in

circumstances and public need to accommodate and encourage the orderly growth of the City as well as the protection of property owners within the City; and

WHEREAS, after due consideration, hearings and discussion, the Planning and Zoning Commission of the City of Long Beach has reviewed the proposed zone text changes at a regular meeting, duly considered same, and after public hearing, input, and thorough consideration as to all relevant factors required and available under law, and has adopted same and recommended approval thereof by the Mayor and Board of Aldermen as reflected in the official minutes of said meeting; and

WHEREAS, as a result of the aforesaid public hearing and after consideration by the Mayor and Board of Aldermen of the testimony and evidence presented, and after due deliberation by the Mayor and Board of Aldermen, the Mayor and Board of Aldermen did then find, and do now find, determine, adjudicate and declare that the proposed text changes to the Comprehensive Long Beach Unified Land Use Ordinance 598 applied for are necessary and proper, needed and by clear and convincing evidence justified; that public need exists for changing the zoning text to provide for and foster orderly development and growth of the City in accordance with a comprehensive plan.

NOW THEREFORE, BE IT RESOLVED AND ORDERED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AS FOLLOWS:

Section 1. That the Mayor and Board of Aldermen having considered the comments and testimony at the said hearing, all of the documentary evidence submitted into evidence and their own knowledge and familiarity of the City of Long Beach hereby find and adjudicate as follows:

(a) That the clear and convincing evidence established that the proposed text changes to the Comprehensive Long Beach Unified Land Use Ordinance 598 applied for are necessary and proper, needed and by clear and convincing evidence justified; that public need exists for changing the zoning text to provide for and foster orderly development and growth of the City in accordance with a comprehensive plan and further, such action is fully supported by the opinion of the Long Beach Planning Commission;

(b) That the clear and convincing evidence establishes the public need for the said amendment;

(c) The changes will not be detrimental to present and potential uses but will have a beneficial effect, which could not be achieved without the map changes.

(d) The proposed change is in conformance with the general intent of the Comprehensive Master Plan of the City.

(e) The proposed changes do not cause or result in any change in zoning classification of any property within the City.

Section 2. That the Comprehensive Long Beach Unified Land Use Ordinance Number 598 of the City of Long Beach should be and hereby is amended as follows:

Add to Article XI Supplemental Use Regulations:

Section 209: Storage and Parking of Recreational Vehicles in R-1, R-2, R-3 districts.

(a) For the purpose of this Section, recreational vehicle shall include, but not limited to: boats, floats, camping or travel trailers, motor homes, boat trailers, utility trailers, and other equipment or vehicles of a similar nature.

(b) Exemptions. Pickup or light trucks

(c) General Requirements. Recreational and utility vehicles may be parked in any area which is either residentially zoned or used for residential purposes, including downtown, provided the following conditions are met:

(1) Recreational and utility vehicles shall not intrude into a right-of-way or access easement or extend past front facade of house.

(2) Recreational and utility vehicles shall be properly licensed, operable, and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.

(3) Storage or parking shall be limited to a parcel of land upon which is located a principal dwelling unit and the vehicle or equipment so stored or parked shall be owned by the occupant of that unit.

(4) All such vehicles stored or parked outside shall be in good repair with a current tag and parked behind the front facade of the house.

(5) No recreational or commercial vehicle may be stored upon any city street or sidewalk.

(6) Storage or parking areas are not required to be paved; provided, however that any vehicle must be parked or stored, or driven to and from said parking or storage area, on a dust free and rut-free surface, including, without being limited to, any such areas

covered with grass, ground cover, water-permeable grass pavers, cement, asphalt or other similar ground cover.

(7) No such vehicle shall exceed **fourteen (14) feet in height, eight (8) feet six (6) inches in width and forty (40) feet in length.**

(d) When parked on a driveway or property with the principal dwelling, recreational, and utility vehicles shall be setback beyond the twenty-five (25) setback of existing property line.

Section 3. This Ordinance of the Mayor and Board of Aldermen of the City of Long Beach shall be deemed effective in the manner and time prescribed by law.

The City Clerk is hereby ordered to publish this Ordinance in the manner and time required by law.

Alderman Brown made motion to approve the Ordinance 676. Alderman Bennett seconded the motion and the question being put to a roll call vote the result was as follows:

Alderman Patrick Bennett	voted	Aye
Alderman Donald Frazer	voted	Aye
Alderman Pete McGoey	voted	Aye
Alderman Mike Brown	voted	Aye
Alderman Timothy McCaffrey, Jr.	voted	Aye
Alderman Angie Johnson	voted	Aye
Alderman Bernie Parker	voted	Aye

The question having received the affirmative vote of all the Aldermen present and voting, the Mayor declared the motion carried and the said Ordinance Number 676 adopted and approved this, the 17th day of June, 2025.

APPROVED:

GEORGE L. BASS, MAYOR

ATTEST:


STACEY DAHL, CITY CLERK