

- O. Newspaper office.
- P. Open air markets.
- Q. Public parks.
- R. Professional offices and studios, including executive, administrative, writing, clerical, stenographic and drafting uses, provide there be no sales, exterior displays, exterior storage of goods or materials beyond the normally incidental to the above permitted occupations, and provided that not more than fifteen (15) people be employed in any one establishment.
- S. Specialty retail shops.
- T. Single-family and two-family residences above the ground floor commercial space.
- U. Parking lots, provided that they are paved so as to provide a durable and dustless surface and dispose of all surface water accumulation, and lighted with lighting so arranged as to illuminate the parking area and reflect away from any adjacent premise, and otherwise meet the requirements of Section 403.

605.2 Conditional Uses

The following uses may be permitted by the Board of Mayor and Aldermen, upon review and recommendation by the Planning and Zoning Commission with the procedures and under the conditions set forth in Article IX, provided such conditional uses shall comply with the height and area regulations and with the parking regulations for similar uses set out elsewhere in this Ordinance.

- A. Radio and television towers or antennas or cell towers.
- B. Development of more than twelve (12) two-family residential dwellings structures requiring eight thousand five hundred (8,500) square feet per unit.
- C. Uses not anticipated in this Ordinance which are otherwise consistent with the goals for and requirements of this zoning district.

605.3 Additional Regulations

- A. Development plan review, consistent with the requirements and the process defined in Article VIII is required for applicable uses.
- B. City of Waveland Design Guidelines Ordinance shall apply.

Section 606. Use Requirements for the Coleman Open (CO-2) District

Within a Coleman Open (CO-2) District as shown on the "Zoning Map, City of Waveland, Mississippi," the following provisions shall apply:

606.1 Uses Permitted

- A. Any use permitted in the CO-1 Zoning District, except that the retail square footage limits in Section 604.1.C shall not apply. However, in the CO-2 district enclosed premises for the retail sale of merchandise or services shall not exceed five thousand (5,000) square feet of gross floor area.

- B. Any use that lawfully existed as of August 28, 2005 on a site may continue or resume on said site.
- C. Multi-family dwellings consistent with the Minimum Lot Area chart from Article VII.
- D. Single family and two-family residences above the ground floor.
- E. Bakeries, limited to the retail sales of baked goods.
- F. Federal, state, county and local government offices.
- G. Convenience stores.
- H. Drug stores.
- I. Financial institutions.
- J. Flea markets.
- K. Grocery stores occupying not more than four thousand (4,000) square feet of sales space.
- L. Laundries, self-service or automatic, and laundry and dry cleaning pick up stations.
- M. Marine supply stores (retail).
- N. Offices or clinics for medical or dental practice.
- O. Restaurants.
- P. Souvenir shops.
- Q. Theaters limited to two hundred (200) seats.

606.2 Conditional Uses

The following uses may be permitted by the Board of Mayor and Aldermen, upon review and recommendation by the Planning and Zoning Commission with the procedures and under the conditions set forth in Article IX, provided such conditional uses shall comply with the height and area regulations and with the parking regulations for similar uses set out elsewhere in this Zoning Ordinance.

- A. Radio and television towers or antennas or cell towers not exceeding thirty-five (35) feet in height.
- B. Health club/ gymnasium, health spa.
- C. Gas pumps as an accessory to a convenience store.
- D. Multi-family dwellings, including cooperative apartments and condominiums requiring a minimum of seven thousand five hundred (7,500) square feet of land area per unit in excess of twenty-four (24) units.
- E. Commercial building larger than five thousand (5,000) square feet.
- F. Bars, taverns, and night clubs.
- G. Uses not anticipated in this Ordinance which are otherwise consistent with the goals for and requirements of this zoning district.

606.3 Additional Regulations

- A. Development plan review, consistent with the requirements and the process defined in Article VIII is required for applicable uses.
- B. City of Waveland Design Guidelines Ordinance shall apply.