

<p>providing amenities such as bike and pedestrian paths and nature trails. Preservation should be ensured through a deed restriction and through dedication to a Land Trust or public dedication, or the creation of a homeowner's association.</p>	<p>increase of ten (10) percent</p>
<p>C. Provision of cluster development as an alternative to conventional lot-by-lot development in residential R-2 or R-3 zone districts, Provided that the resulting permanent open space is preserved through public dedications, through dedication to a Land Trust, or through the creation of homeowner's association.</p>	<p>One (1) _ percent for each ten-thousand (10,000) square feet of amenity preserved or provided up to a maximum increase of ten (10) percent.</p>
<p>D. Provision of a tree canopy, which will cover thirty (30) percent of the site within fifteen (15) years.</p>	<p>One-quarter of one (0.25) percent for each ten-thousand (10,000) square feet of amenity preserved or provided up to a maximum of two (2) percent.</p>
<p>E. Floodplain Preservation through public dedication or dedication to a Land Trust.</p>	<p>One-half of one (0.5) percent for each ten-thousand (10,000) square feet of amenity provided up to a maximum of five (5) percent</p>

Section 605. Use Requirements for the Coleman Limited District, (CO-1)

Within a Coleman Limited (CO-1) District as shown on the "Zoning Map, City of Waveland, Mississippi," the following provisions shall apply:

605.1 Uses Permitted:

- A. Any use permitted in an R-2 District.
- B. Any use that lawfully existed on August 28, 2005 on a site may continue or resume on said site.
- C. Enclosed premises for the retail sale of merchandise or services shall not exceed two thousand (2,000) square feet of gross floor area.
- D. Antique stores.
- E. Arts and craft supply stores.
- F. Art Galleries.
- G. Artist Studios.
- H. Bed and Breakfast facilities limited to six guest bedrooms.
- I. Book and stationary stores.
- J. Clothing stores.
- K. Florist shops.
- L. Jewelry stores.
- M. Marinas.
- N. Municipal buildings.

- 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.