

TABLE OF CONTENTS

Chapter 113 - ZONING

TABLE OF CONTENTS	1
ARTICLE I. IN GENERAL	9
DIVISION 1. DEFINITIONS	9
SEC. 113-1. - DEFINITIONS.	9
SEC. 113-2. - RESERVED.	26
DIVISION 2. GENERAL PROVISIONS	27
SEC. 113-3. - PURPOSE.	27
SEC. 113-4. - CONFLICTS.	27
SEC. 113-5. - JURISDICTION.	27
SEC. 113-6. - APPLICABILITY.	28
SEC. 113-7. - AUTHORITY.	28
SEC. 113-8. - EFFECTIVE DATE.	28
SEC. 113-9. - TITLE.	28
SEC. 113-10. - RESERVED.	28
DIVISION 3. OFFICIAL MAPS	29
SEC. 113-11. MAP ESTABLISHED.	29
SEC. 113-12. - MAP INTERPRETATION.	29
SECS. 113-13—113-25. - RESERVED.	29
ARTICLE II. ADMINISTRATION AND ENFORCEMENT	30
DIVISION 1. IN GENERAL	30
SEC. 113-26. - PLANNING AND ZONING DIRECTOR TO ENFORCE THIS CHAPTER.	30
SEC. 113-27. - WRITTEN COMPLAINTS.	30
DIVISION 2. MEASUREMENTS AND EXCEPTIONS	30
SEC. 113-28. – BUILDING AND IMPERVIOUS COVERAGE.	30
SEC. 113-29. – LOT WIDTH.	31
SEC. 113-30. – SETBACKS.	31
SEC. 113-31. – HEIGHT.	33
SEC. 113-32. – PRINCIPAL BUILDINGS PER LOT.	34
SECS. 113-33—113-47. - RESERVED.	34
DIVISION 3. NONCONFORMING USES, STRUCTURES, SITES AND LOTS	35
SEC. 113-48. - IN GENERAL.	35
SEC. 113-49. - LEGALLY NONCONFORMING USES.	35
SEC. 113-50. - RESERVED.	37

SEC. 113-51. - LEGALLY NONCONFORMING SITES AND STRUCTURES.	37
SEC. 113-52. - RESERVED.	38
SEC. 113-53. - NONCONFORMING LOTS OF RECORD.	38
SECS. 113-54—113-75. - RESERVED.	38
DIVISION 4. - PROCEDURES	38
SEC. 113.76. COMMON REVIEW PROCEDURES.	39
SEC. 113-77. - RESERVED.	42
SEC. 113-78. - PROCEDURE FOR AMENDMENTS TO ZONING MAP.	42
SEC. 113-79. - RESERVED.	44
SEC. 113-80. - TEXT AMENDMENT.	44
SECS. 113-81—113-98. - RESERVED.	45
SEC. 113-99. - CONDITIONAL USE PERMITS	46
SEC. 113-100—106. - RESERVED.	47
SEC. 113-107. - PLANNED UNIT DEVELOPMENT (PUD).	47
SEC. 113-108. - RESERVED.	50
SEC. 113-109. - VARIANCE	50
SEC. 113-110. - RESERVED.	52
SEC. 113-111. - APPEAL OF ADMINISTRATIVE DECISION	52
SECS. 113-112—113-118. - RESERVED.	53
DIVISION 5. - ZONING BOARD OF ADJUSTMENTS.	54
SEC. 113-119. - ESTABLISHED.	54
SEC. 113-120. - COMPOSITION; QUALIFICATION; TERMS; REMOVAL.	54
SEC. 113-121. - MEETINGS.	54
SEC. 113-122. - POWERS.	55
 ARTICLE III. - USE REGULATIONS	 56
 DIVISION 1. ALLOWED USES	 56
SEC. 113-123. - IN GENERAL	56
SEC. 113-124. - USES NOT LISTED	56
SEC. 113-125. - ALLOWED USE TABLE	57
DIVISION 2. USE CATEGORIES	64
SEC. 113.126. - RESIDENTIAL USE CATEGORIES	64
SEC. 113-127. - PUBLIC USE CATEGORIES	65
SEC. 113-128. - COMMERCIAL USE CATEGORIES	65
SEC. 113-129. - INDUSTRIAL USE CATEGORIES	69
SEC. 113-130. - OPEN USE CATEGORIES	72
DIVISION 3. STANDARDS FOR RESIDENTIAL USES	74
SEC. 113-131. - ALL RESIDENTIAL USES	74
SEC. 113-132. - MOBILE HOMES	74
SEC. 113-133. - MULTIFAMILY	75
SEC. 113-134. - MANUFACTURED HOME PARK	76
SEC. 113-135. - COMMUNITY HOME	77

SEC. 113-136. - CIVIC	77
SEC. 113-137. - PARKS AND OPENS SPACE	77
SEC. 113-138. - MINOR UTILITIES	78
SEC. 113-139. - MAJOR UTILITIES	78
DIVISION 4. RESERVED	82
DIVISION 5. STANDARDS FOR COMMERCIAL USES	83
SEC. 113-140. - DAY CARE	83
SEC. 113-141. - INDOOR RECREATION	83
SEC. 113-142. - OUTDOOR RECREATION	84
SEC. 113-143. - PERSONAL SERVICE	85
SEC. 113-144. - RESTAURANT/BAR	85
SEC. 113-145. - RETAIL SALES	85
SEC. 113-146. - VEHICLE SALES AND RENTAL	88
DIVISION 6. STANDARDS FOR INDUSTRIAL USES	89
SEC. 113-147. - HEAVY INDUSTRIAL	89
SEC. 113-148. - LIGHT MANUFACTURING	90
SEC. 113-149. - SELF-SERVICE STORAGE	90
SEC. 113-150. - VEHICLE SERVICE	91
SEC. 113-151. - RESERVED	91
DIVISION 7. STANDARDS FOR OPEN USES	92
SEC. 113-152. - AGRICULTURE	92
SEC. 113-152.5. – RESOURCE EXTRACTION	92
DIVISION 8. ACCESSORY USES	99
SEC. 113-153. - IN GENERAL	99
SEC. 113-154. - HOME OCCUPATIONS	99
SEC. 113-155. - ACCESSORY DWELLING UNITS	101
DIVISION 9. TEMPORARY USES	102
SEC. 113-156. - TEMPORARY CONSTRUCTION USES.	102
SEC. 113-157. - TEMPORARY RETAIL SALES.	102
SEC. 113-158. – FIREWORKS STANDS.	103
SECS. 113-159—113-161. - RESERVED.	103

ARTICLE IV. - DISTRICT REGULATIONS	104
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DIVISION 1. - GENERALLY	104
SEC. 113-162. - DISTRICTS DECLARED.	104
SEC. 113-163. - DISTRICT REGULATIONS SUMMARY.	104
DIVISION 2. - RURAL DISTRICT (RURAL)	107
SEC. 113-164. - PURPOSE AND INTENT.	107
SEC. 113-165. - PERMITTED USES.	107
SEC. 113-166. – ACCESSORY STRUCTURES AND USES.	107
SECS. 113-167—113-168. – RESERVED	107
SEC. 113-169. - LOT AND SETBACK REQUIREMENTS.	107

SEC. 113-170. – RESERVED.	108
SEC. 113-171. – HEIGHT REQUIREMENTS.	108
SECS. 113-172—113-178. – RESERVED.	108
DIVISION 3. – RESIDENTIAL DISTRICT ONE (R-1)	109
SEC. 113-179. – PURPOSE AND INTENT.	109
SEC. 113-180. – PERMITTED USES.	109
SEC. 113-181. – ACCESSORY STRUCTURES AND USES.	109
SEC. 113-182. – RESERVED.	109
SEC. 113-183. – LOT AND SETBACK REQUIREMENTS.	109
SEC. 113-184. – RESERVED.	110
SEC. 113-185. – HEIGHT REQUIREMENTS.	110
SEC. 113-186. – PERFORMANCE STANDARDS FOR LEGALLY NONCONFORMING USES.	110
DIVISION 4. – RESERVED	110
SECS. 113-187—203. – RESERVED.	110
DIVISION 5. – RESIDENTIAL DISTRICT TWO (R-2)	111
SEC. 113-204. – PURPOSE AND INTENT.	111
SEC. 113-205. – PERMITTED USES.	111
SEC. 113-206. – ACCESSORY STRUCTURES AND USES.	111
SEC. 113-207. – RESERVED.	111
SEC. 113-208. – LOT AND SETBACK REQUIREMENTS.	111
SEC. 113-209. – RESERVED.	112
SEC. 113-210. – HEIGHT REQUIREMENTS.	112
SEC. 113-211. – PERFORMANCE STANDARDS FOR LEGALLY NONCONFORMING USES.	112
SECS. 113-212—113-223. – RESERVED.	112
DIVISION 6. – RESIDENTIAL DISTRICT THREE (R-3)	113
SEC. 113-224. – PURPOSE AND INTENT.	113
SEC. 113-225. – PERMITTED USES.	113
SEC. 113-226. – ACCESSORY STRUCTURES AND USES.	113
SEC. 113-227. – RESERVED.	113
SEC. 113-228. – LOT AND SETBACK REQUIREMENTS.	113
SECS. 113-229—230. – RESERVED.	114
SEC. 113-231. – HEIGHT REQUIREMENTS.	114
SEC. 113-232. – ADDITIONAL REGULATIONS.	114
SEC. 113-233. – PERFORMANCE STANDARDS FOR LEGALLY NONCONFORMING USES.	114
SECS. 113-234—113-243. – RESERVED.	114
DIVISION 7. – RESIDENTIAL DISTRICT FOUR (R-4)	115
SEC. 113-244. – PURPOSE AND INTENT.	115
SEC. 113-245. – PERMITTED USES.	115
SEC. 113-246. – ACCESSORY STRUCTURES AND USES.	115
SEC. 113-247. – RESERVED.	115
SEC. 113-248. – LOT AND SETBACK REQUIREMENTS.	115
SECS. 113-249—251. – RESERVED.	116
SEC. 113-252. – HEIGHT REQUIREMENTS.	116

SEC. 113-253. – RESERVED.	116
SEC. 113-254. – PERFORMANCE STANDARDS FOR LEGALLY NONCONFORMING USES.	116
SECS. --113-255—113-263. – RESERVED.	116
DIVISION 8. – MOBILE HOME PARK DISTRICT (MHP)	117
SEC. 113-264. – PURPOSE AND INTENT.	117
SEC. 113-265. – PERMITTED USES.	117
SEC. 113-266. – ACCESSORY STRUCTURES AND USES.	117
SEC. 113-267. – RESERVED.	117
SEC. 113-268. – LOT AND SETBACK REQUIREMENTS.	117
SEC. 113-269—271. – RESERVED.	118
SEC. 113-272. – HEIGHT REQUIREMENTS.	118
SECS. 113-273—113-283. – RESERVED.	118
DIVISION 9. – PLANNED UNIT DEVELOPMENT DISTRICT (PUD)	119
SEC. 113-284. – PURPOSE AND INTENT.	119
SEC. 113-285. – PERMITTED USES.	119
SECS. 113-286–287. – RESERVED.	119
SEC. 113-288. – INTERNAL PUD PARAMETERS.	119
SEC. 113-289—113-303. – RESERVED.	120
DIVISION 10. – COMMERCIAL DISTRICT ONE (C-1)	121
SEC. 113-304. – PURPOSE AND INTENT.	121
SEC. 113-305. – PERMITTED USES.	121
SEC. 113-306. – ACCESSORY STRUCTURES AND USES.	121
SECS. 113-307—308. – RESERVED.	122
SEC. 113-309. – LOT AND SETBACK REQUIREMENTS.	122
SECS. 113-310—312. – RESERVED.	122
SEC. 113-313. – HEIGHT REQUIREMENT.	122
SECS. 113-315—113-323. – RESERVED.	122
DIVISION 11. – COMMERCIAL DISTRICT TWO (C-2)	123
SEC. 113-324. – PURPOSE AND INTENT.	123
SEC. 113-325. – PERMITTED USES.	123
SEC. 113-326. – ACCESSORY STRUCTURES AND USES.	123
SEC. 113-327. – RESERVED.	124
SEC. 113-328. – LOT AND SETBACK REQUIREMENTS.	124
SECS. 113-329–331. – RESERVED.	124
SEC. 113-332. – HEIGHT REQUIREMENTS.	124
SECS. 113-333–343. – RESERVED.	124
DIVISION 12. – COMMERCIAL DISTRICT THREE (C-3)	125
SEC. 113-344. – PURPOSE AND INTENT.	125
SEC. 113-345. – PERMITTED USES.	125
SEC. 113-346. – ACCESSORY STRUCTURES AND USES.	125
SEC. 113-347. – RESERVED.	125
SEC. 113-348. – LOT AND SETBACK REQUIREMENTS.	125
SEC. 113-349. – RESERVED.	126

SECS. 113-350–351. – RESERVED.	126
SEC. 113-352. – HEIGHT REQUIREMENTS.	126
SECS. 113-353—354. – RESERVED.	126
DIVISION 12.5. – MIXED USE (MU)	127
SEC. 113-355. – PURPOSE AND INTENT	127
SEC. 113-356. – PERMITTED USES.	127
SEC. 113-357. – ACCESSORY STRUCTURES AND USES.	127
SEC. 113-358. – LOT AND SETBACK REQUIREMENTS.	127
SEC. 113-359. – HEIGHT REQUIREMENTS.	128
SEC. 113-360. – ADDITIONAL REGULATIONS.	128
SECS. 113-361—363. – RESERVED.	128
DIVISION 13. – INDUSTRIAL DISTRICT ONE (I-1)	129
SEC. 113-364. – PURPOSE AND INTENT.	129
SEC. 113-365. – PERMITTED USES.	129
SEC. 113-366. – ACCESSORY STRUCTURES AND USES.	129
SEC. 113-367. – RESERVED.	130
SEC. 113-368. – LOT AND SETBACK REQUIREMENTS.	130
SECS. 113-369—371. – RESERVED.	130
SEC. 113-372. – HEIGHT REQUIREMENTS.	130
SECS. 113-373—382. – RESERVED.	130
DIVISION 14. – INDUSTRIAL DISTRICT TWO (I-2)	131
SEC. 113-383. – PURPOSE AND INTENT.	131
SEC. 113-384. – PERMITTED USES.	131
SEC. 113-385. – ACCESSORY STRUCTURES AND USES.	131
SEC. 113-386. – RESERVED.	132
SEC. 113-387. – LOT AND SETBACK REQUIREMENTS.	132
SEC. 113-388. – RESERVED.	132
SEC. 113-389. LOCATIONAL CRITERIA; PERFORMANCE STANDARDS.	132
SECS. 113-390—391. – RESERVED.	133
SEC. 113-392. – HEIGHT REQUIREMENTS.	133
SEC. 113-393. – ADDITIONAL REGULATIONS.	133
SEC. 113-394–403. – RESERVED.	133
DIVISION 15. – INDUSTRIAL DISTRICT THREE (I-3)	134
SEC. 113-404. – PURPOSE AND INTENT.	134
SEC. 113-405. – PERMITTED USES.	134
SEC. 113-406. – ACCESSORY STRUCTURES AND USES.	134
SEC. 113-407. – RESERVED.	134
SEC. 113-408. – LOT AND SETBACK REQUIREMENTS.	134
113-409. LOCATIONAL CRITERIA.	135
SECS. 113-410—412. – RESERVED.	135
SEC. 113-413. – HEIGHT REQUIREMENTS.	135
SECS. 113-414. – RESERVED.	136
SEC. 113-415. – ADDITIONAL REGULATIONS.	136

SECS. 113-416—424. - RESERVED.	136
DIVISION 16. - NONINDUSTRIAL BATTURE DISTRICT (B-1)	137
SEC. 113-425. - PURPOSE AND INTENT	137
SEC. 113-426. - PERMITTED USES.	137
SEC. 113-427. - ADDITIONAL REGULATIONS.	137
SECS. 113-428—431. - RESERVED.	137
DIVISION 17. - INDUSTRIAL BATTURE DISTRICT (B-2)	138
SEC. 113-432. - PURPOSE AND INTENT	138
SEC. 113-433. - PERMITTED USES.	138
SEC. 113-434. - ADDITIONAL REGULATIONS.	138
SEC. 113-435—440. - RESERVED	138
DIVISION 18. - MAJOR CORRIDOR OVERLAY DISTRICT	139
SEC. 113-441. - PURPOSE AND INTENT.	139
SEC. 113-442. - IN GENERAL.	139
SEC. 113-443. - RESERVED.	139
SEC. 113-444. - APPLICABILITY.	139
SEC. 113-445. - MAJOR CORRIDOR SITE DEVELOPMENT REGULATIONS.	140
SECS. 113-446—449. - RESERVED.	140
DIVISION 19. - ENVIRONMENTAL CONSERVATION DISTRICT (ECD)	141
SEC. 113-450. - PURPOSE AND INTENT.	141
SEC. 113-451. - RESERVED.	141
SEC. 113-452. - PERMITTED USES.	141
SEC. 113-453. - ACCESSORY USES.	142
SEC. 113-454. - RESERVED.	142
SEC. 113-455. - LOT AND SETBACK REQUIREMENTS.	142
SEC. 113-456. - PARKING REQUIREMENTS.	142
SEC. 113-457. - HEIGHT REQUIREMENTS.	142
SEC. 113-458. - ADDITIONAL REGULATIONS.	142
SECS. 113-459—460. - RESERVED.	143
DIVISION 20. - HISTORIC DESIGN OVERLAY DISTRICT (HDOD)	144
SEC. 113-461. - PURPOSE AND INTENT.	144
SEC. 113-462. - APPLICABILITY.	144
SEC. 113-463. - REGULATIONS OF THE UNDERLYING BASE ZONING DISTRICT.	144
SEC. 113-464. - PERMITTED USES.	144
SEC. 113-465. - HISTORIC DESIGN REVIEW SITE REGULATIONS.	144
SEC. 113-466—113-473. - RESERVED.	145
 ARTICLE V. SITE AND LANDSCAPING STANDARDS	 146
 SEC. 113-474. - APPLICABILITY	 146
SEC. 113-475. - SITE AND LANDSCAPE REQUIREMENTS	146
SEC. 113-476. - REQUIRED BUFFERS	147
SEC. 113-477. - SCREENING	149

SEC. 113-478. – MAJOR CORRIDOR LANDSCAPING	150
SEC. 113-479. – DESIGN AND INSTALLATION	150
SEC. 113-480. – MAINTENANCE	154
SEC. 113-481-623. – RESERVED	155
 <u>ARTICLE VI. – SIGNS TO REMAIN</u>	 <u>155</u>
 SECS. 113-624—670 SIGNS TO REMAIN	 155
SECS. 113-671—675. RESERVED	155
 <u>ARTICLE VII. - PARKING.</u>	 <u>156</u>
 SEC. 113-676. - PURPOSE AND INTENT.	 156
SEC. 113-677. - RESERVED.	156
SEC. 113-678. - APPLICABILITY.	156
SEC. 113-679. - COMPLIANCE WITH OTHER REGULATIONS.	158
SEC. 113-680. - REQUIRED NUMBER OF PARKING SPACES.	159
SEC. 113-681. - DESIGN STANDARDS FOR PARKING AREAS.	165

Chapter 113 - ZONING^[1]

Footnotes:

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State Law reference— Parish zoning, R.S. 33:4780.40 et seq.

ARTICLE I. IN GENERAL

DIVISION 1. DEFINITIONS

Sec. 113-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandonment means the relinquishment of property, or a cessation of the use of the property by the owner with the intention neither of transferring rights, to the property, to another owner or of resuming the use of the property.

Abandonment of property means the relinquishment of property, or a cessation of the use of the property by the owner with the intention neither of transferring rights, to the property, to another owner or of resuming the use of the property.

Abut means to physically touch or border upon; or to share a common property line.

Access means a way or means of approach to provide physical entrance to a property.

Accessory structure means a structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.

Accessory use means a use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

Acts of public enemy means actions that cause damage to property as a result of war or conflict between the United States and a foreign nation or other organized entity. The term acts of public enemy shall not be construed as to include actions undertaken by individual citizens or non-human entities, such as robbery, vandalism, neglect of property, or animal infestation.

Addition means a structure added to the original structure at some time after the completion of the original.

Adjoining lot or land means a lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land.

Adult media means magazines, books, videotapes, movies, slides, digital media, or other media distinguished or characterized an emphasis on matter depicting, describing, or relating to obscene, sexually oriented, or sexually explicit material.

Adult media store means any establishment that rents and/or sells media, and that meets any of the following three tests.

- (1) Ten percent or more of the gross public floor area is devoted to adult media.
- (2) Ten percent or more of the stock-in-trade consists of adult media.
- (3) It advertises or promotes the business in any forum as "XXX," "adult," "sex," or otherwise as a sexually oriented business.

Adult use is a collective term that means any place, establishment, or business which offers, advertises, or is engaged in any activity, service, sale, or display of any commodity that is distinguished or

characterized by an emphasis on the obscene, the sexually oriented, or the sexually explicit. The definition of adult use includes any establishment consisting of, including, or having the characteristics of any of the following: adult cabaret, adult media store, sex shop, adult theater, or tattoo parlor. Adult use refers to the characteristics of a use and can be applied to a range of uses. For example: retail book store versus adult retail bookstore or theater versus adult theater.

Agriculture means the use of land for agricultural purposes including agriculture, dairying, farming, floriculture, horticulture, pasturage, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory use shall be secondary to that of the normal agricultural activities.

Aisle means the traveled way by which cars enter and depart parking spaces.

Alley means all public rights-of-way at the rear of the lot that normally afford a secondary means of access to abutting property.

Alteration means any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders or interior partitions, as well as any change in doors or windows, or any enlargement to or diminution of a building or structure from one location to another.

Apartment means a portion of a building consisting of a room or suite of rooms intended, designed, or used as a permanent residence by an individual or one family.

Apartment house. See *Dwellings, multiple*.

Assisted living facility means a housing facility with limited care that is designed for senior citizens who need some assistance with daily activities, but do not require care in a nursing home.

Basement means that portion of a building between floor and ceiling, which is partly below and partly above the average level of the adjoining grade but so located that the vertical distance from the average level of the adjoining grade to the floor below is less than the vertical distance from the average level of the adjoining grade to the ceiling.

Bed and breakfast means a transient accommodation that is a house, or portion of a house, where lodging rooms and meals are provided.

Board of adjustment or zoning board of adjustment means an officially constituted body whose principal duties are to grant variances from the strict application of this chapter.

Boardinghouse means a residential building other than a hotel, motel, or tourist cabin where lodging and meals for four or more persons are served for compensation, and by prearrangement for definite periods. For the purpose of these provisions this shall not include a mobile home.

Buffer means land area used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.

Building means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

Building, accessory, means a subordinate structure on the same lot as the principal or main building or use, occupied or devoted to a use incidental to the principal use.

Building, alteration of, means any change or rearrangement in the supporting members (such as bearing walls, beams, columns, or girders) of a building or any addition to a building, or movement of a building from one location to another.

Building, completely enclosed, means a building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

Building, detached, means a building surrounded by open space on the same lot or tract of land.

Building inspector means the person designated by the parish to enforce the provisions of the adopted parish codes.

Building line means a line defining the minimum front, side and rear yard requirements.

Building, main. See *Building, principal*.

Building permit means a permit issued by the parish chief building inspector authorizing the construction or alteration of a specific building or structure on a specific lot or tract.

Building, principal, means the building on a lot used to accommodate the primary use to which the premises are devoted.

Building site means one contiguous piece of land that meets all of the provisions of the parish's ordinances, regulations, and codes for building on the site. For the purpose of this chapter, the entire amount of ground being called a building site shall be in one specific zone category. This shall not be construed to mean merely residential, commercial, industrial, etc.

Bulk storage means the storage of chemicals, petroleum products and other materials in aboveground containers for subsequent resale to distributors or retail dealers or outlets.

Camps means an individual structure or small cluster of structures on large tracts of land that are intended to provide shelter on a seasonal basis and accompany activities such as hunting, fishing or trapping.

Carport. See *Garage, private*.

Cellar means that portion of a building between floor and ceiling which is wholly or partly below the average level of the adjoining grade and so located that the vertical distance from the average level of the adjoining grade to the floor below is equal to or greater than the vertical distance from the average level of the adjoining grade to the ceiling.

Certificate of occupancy means a document issued by the proper authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all the applicable parish codes and ordinances.

Child care center means a private establishment enrolling four or more children between two and five years of age and where tuition, fees, or other forms of compensation for the care of the children is charged, and which is licensed or approved to operate as a child care center.

Church means a building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory uses associated therewith.

Clinic means an establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not usually lodged overnight.

Clinic, animal, means a building used by a group of professional medical persons for the healing arts or treatment of small animals on an outpatient or nonboarding basis only, without runs.

Club means a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws.

Clubhouse means a building, or portion thereof, used by a club.

Cluster means a development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Commercial use means an activity carried out for pecuniary gain.

Common elements means land amenities, parts of buildings, central services and utilities, and any other elements and facilities owned and used by all condominium unit owners and designated in the master deed as common elements.

Community assembly venues and/or banquet halls means an establishment that provides space, either indoors or outdoors, that can be used for a variety of community oriented uses such as weddings, parties, reunions, or ceremonies. Such uses are generally characterized by their ability to provide seating or dancing area, and their lack of a full-service restaurant.

Community home means a privately owned facility licensed, certified or monitored by the state department of health and hospitals for the personal care or supervisory care of six or fewer individuals with no more than two live-in staff members.

- (1) The term "community home" includes facilities that generally provide supervisory or personal care for individuals who are mentally or physically handicapped.
- (2) The term "community home" does not include persons handicapped by reason of current drug or alcohol abuse, nor to handicapped persons currently under sentence or on parole for any criminal violation or who have been found guilty of a criminal charge by reason of insanity.

Conditional use permit describes a land use action, taken by the parish council, to allow a specific use on a lot or site.

Condominium means a building or group of buildings, which are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Condominium office means an office building, or group of buildings, organized, owned and maintained as a condominium.

Conforming use means any lawful use of a building, structure, lot, sign or fence that complies with the provisions of this chapter.

Conservation education center means an educational center focused on the subject environmental amenity.

Contiguous means next to, abutting, or touching and having a boundary or portion thereof, which is coterminous.

Country club means a land area and buildings containing recreational facilities, clubhouse and usual accessory uses, open only to members and their guests for a membership fee.

Court means an open unoccupied space other than a yard, on the same lot with a building and that is bounded on two or more sides by the building.

Curb cut means an interruption, or break in the line of a street curb in order to connect a driveway to a street, or otherwise to provide vehicular access to abutting property.

Curb level means the level of the established curb in front of the building measured at the center of such front. Where no curb has been established, the parish engineer shall authorize and approve the establishment of such curb level or it's equivalent for the purpose of this chapter.

Day care center/day nursery. See *Child care center*.

Decibel means a unit of sound pressure level.

Density means the number of families, individuals, dwelling units, or housing structures per unit of land.

Development means:

- (1) The division of a parcel of land into two or more parcels;
- (2) The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; and
- (3) Any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

Director of planning and zoning department or Planning Director means the person designated by the parish for the administration and supervision of the enforcement of this chapter and adopted parish codes, as applicable.

Dirt pit means a hole, shaft or cavity in the ground created or expanded with the intent to mine dirt or clay from the site for transport off of the site.

Discontinuance means the point when a non-conforming uses of a property ceases to operate for a period of at least 182 calendar days.

District means a part, zone or geographic area within the parish within which certain zoning or development regulations apply. For the purposes of this chapter, the term "district" is synonymous with the term "zone."

Drive-in restaurant, eating or drinking place means an activity which provides food and/or drink items specifically prepared for/or packaged in such a way as to permit consumption outside the building, either on or off the premises.

Drive-in theater. See Theater, drive-in.

Drive-in use means an establishment which by design physical facilities, service, or by packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.

Dwelling.

- (1) The term "dwelling" means any building which is completely intended for, designed for and used for residential purposes.
- (2) For the purpose of this chapter the term "dwelling" does not include a hotel-motel, hotel, motel, nursing home, tourist cabins, college or university dormitories, or military barracks.

Dwelling, attached, means a one-family dwelling attached to two or more one-family dwellings by common vertical walls.

Dwelling, detached, means a dwelling that is not attached to any other dwelling by any means. The term "dwelling structure" means surrounded by open space on the same lot or tract of land.

Dwelling, doubles. See Dwelling, two-family.

Dwelling, duplexes. See Dwelling, two-family.

Dwelling, group house, means a building that has no less than three nor more than six one-family dwelling units erected in a row as a single building, on adjoining housekeeping lots, each being separated from the adjoining unit by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line, and each such building being separated from any other building by space on all sides. No two dwelling units in such a building shall be served by the same stairway or by the same exterior door of the dwelling unit, but shall be served individually by at least two separate exterior doors that shall not be through the same wall side of any one-dwelling unit.

Dwelling, multifamily, means a dwelling containing more than two dwelling units.

Dwelling, multiple, means a residential building used and/or arranged for rental occupancy, or cooperatively owned by occupants, having three or more dwelling units, as separate housekeeping units. The term "multiple dwelling" includes apartment buildings and group house dwellings.

Dwelling, patio homes, means a one-family dwelling on a separate lot with open space setbacks (yards) on three sides. The term "patio home dwelling" is synonymous with the term "zero lot line home."

Dwelling, semidetached, means a one-family dwelling attached to one other one-family dwelling by a common vertical wall, each dwelling located on a separate lot.

Dwelling, single-family, means a detached residential building designed, arranged, or used for or occupied exclusively by one family. The term "single-family dwelling" does not include mobile homes.

Dwelling, single-family detached, means a dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling, townhouse, means a one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.

Dwelling, trailer. See Mobile home.

Dwelling, two-family, means a structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Dwelling unit means a building or portion thereof providing complete housekeeping facilities for one person or one family.

Easement means a right, distinct from the ownership of the land, to cross property with facilities such as, but not limited to, sewer lines, water lines and transmission lines, or the right, distinct from the ownership of the land, to reserve and hold an area for drainage or access purposes.

Emission standard means the maximum amount of a pollutant legally permitted to be discharged from a single source, whether mobile or stationary.

Enlargement means an increase in the size of an existing structure.

Environment means the sum of all external conditions and influences affecting the life, development and, ultimately, the survival of an organism.

Essential services means the erection, construction, alteration, or maintenance by public utilities or municipal or other governmental agencies of underground or overhead gas, electrical, steam or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants, and other similar equipment and accessories reasonably necessary for furnishing adequate service or for the public health, safety or general welfare. The term "essential services" does not include buildings.

Excavation means the removal or recovery by any means whatsoever of soil, rock, minerals, mineral substances or organic substances other than vegetation, from water or land on or beneath the surface thereof, or beneath the land surface, whether exposed or submerged.

Existing use means the use of a lot or structure at the time of the enactment of the zoning ordinance from which this chapter is derived.

Fabrication and assembly means the manufacturing from standardized parts of a distinct object differing from the individual components.

Family means an individual or two or more persons related by blood, marriage or adoption, or group of not more than six persons (excluding domestic help) who need not be related by blood or marriage, living together in a single housekeeping unit as their common home for the time, as distinguished from a group occupying a boardinghouse, lodginghouse, hotel, club, fraternity or sorority house.

Fence means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Fill means the placing, storing, or dumping of any material such as earth, clay, shell, sand, concrete, rubble, or waste of any kind upon the surface of the ground which results in increasing the natural surface elevation.

Filling station. See Service station.

Floor area, gross, means the sum of the gross horizontal area of the several floors of a dwelling unit or units exclusive of porches, balconies and garages measured from the exterior faces of the exterior walls or from the centerlines of walls or partitions separating dwelling units.

- (1) For uses other than residential, the gross floor area shall be measured from the exterior walls or from the centerline of walls or partitions separating such uses and shall include all floors, lofts, balconies, mezzanines, cellars, basements and similar areas devoted to such uses.

- (2) The term "gross floor area" does not include floors used for parking space when such parking pertains to a residential, commercial, or office used in the same structure.

Front foot means a measure of land width, being one foot along the front lot line of a property.

Front lot line. See *Lot line, front*.

Front yard. See *Yard, front*.

Frontage means all the property abutting one side of the right-of-way of a street, measured along the right-of-way line of the street between the lot lines as extended to intersect said right-of-way line of said street. In no case shall the line along an alley be considered as acceptable for frontage.

Garage means a deck, building or structure, or part thereof, used or intended to be used for the parking and storage of vehicles.

Garage, repair, means any building, premises and land in which or upon which a business, service or industry involving the maintenance, servicing, repair or painting of vehicles is conducted or rendered. See *Automotive repair, services and garages*.

Garage, private, means an accessory building or portion of a principal building not exceeding 800 square feet in area, per dwelling unit; designed, intended and used for the storage of not more than four motor driven vehicles, per dwelling unit; owned, used and registered in the name of the occupants of the dwelling unit for which said private garage is intended. Not more than one of the vehicles shall be a commercial vehicle and this vehicle shall not be more than of two-ton capacity. The term "private garage" does not include a public garage.

Garage, public, means a building or portion thereof designed, intended, and used exclusively for the care, repair of equipment of self-propelled motor vehicles or other vehicles. The term "public garage" does not include a private garage.

Golf course means a tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters. See *Country club*.

Green area means land shown on a development plan, master plan or official map for preservation, recreation, landscaping or park.

Group housing. See *Dwelling, group house*.

Hazardous materials includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts and all radioactive materials.

Home occupation means any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit. The area of a home occupation is not to exceed ten percent of the total dwelling unit.

Hospital, animal, means a building used by a group of professional medical persons for the healing arts or treatment of animals, generally, on an inpatient or boarding basis and shall have outside runs.

Hospital, persons, means a building used by a group of professional medical persons for the healing arts or treatment of persons, generally, on an inpatient or boarding basis.

Hotel means a building occupied as the more or less temporary abiding place for travelers and transient guests who are lodged with or without meals and in which there are sleeping rooms usually occupied singly and with no provisions made for cooking in any individual room or a group of rooms occupied by a person and with no provision made for cooking in any of the rooms as specified.

House trailer. See *Mobile home*.

Improved lot means a lot containing an improvement.

Improvement means any manmade, immovable item that becomes part of, or is affixed to, real estate.

Industrial property means any lot of land containing an industrial use or building of such uses as may be defined herein.

Industry means those fields of economic activity including forestry, fishing, hunting and trapping; mining; construction; manufacturing; transportation; communication; electric, gas, and sanitary services; and wholesale trade.

Institutional use means a nonprofit or quasi-public use or institution such as a church, library, public, or private school, hospital, or municipally owned or operated building, structure or land used for public purpose.

Junk means scrap brass, scrap copper, scrap iron, scrap lead, scrap tin, scrap zinc, and all other scrap metals and the alloys and bones, rags, used cloth, used rope, used rubber, used tinfoil, used bottles, old or used machinery of any type, used tools, used appliances, used fixtures, used utensils, used lumber, used boxes or crates (fabricated of any material), used pipe or pipe fittings, used conduit or conduit fittings, inoperative motor vehicles, used tires and other manufactured goods that are so worn, deteriorated or obsolete as to make them unusable in their existing condition or which are subject to being dismantled.

Junkyard means an open area where any waste, used or second hand materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles.

- (1) The term "junkyard" includes an auto wrecking yard or the storage or keeping of one or more inoperative motor vehicles unless where otherwise specifically permitted.
- (2) The term "junkyard" does not include uses established entirely within enclosed buildings.

Kenel means any building, structure or open space devoted in its entirety or in part to the raising, boarding or harboring of four or more animals at least four months of age.

Laboratory means a building or a portion of a building devoted to the experimental study in science, or the testing and analysis of chemicals, drugs, explosives, minerals, etc.

Laboratory, medical or dental, means a building, or a portion of a building, devoted in use to providing bacteriological, medical, X-ray, pathological and similar analytical or diagnostic services to doctors or dentists and where no fabrication is conducted on the premises, except the custom fabrication of dentures.

Land surveyor means one who is licensed by the state as a land surveyor and is qualified to make accurate field measurements and mark, describe, and define land boundaries.

Laundromat means a business that provides home-type washing, drying and/or ironing machines for hire to be used by customers on the premises.

Leasable area, gross, means the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the centerline of joint partitions and from outside wall faces.

Legally nonconforming structure or site means any existing structure and/or site, legally constructed, which does not meet current the land development regulations for the district in which it is located as a result of adoption of or amendment to the Code, but is otherwise conforming with all applicable regulations regarding the use of the property.

Legally nonconforming use means any existing legal use of land which does not conform to the permitted, accessory, and prohibited use regulations for the zoning or overlay zoning district in which it is located as a result of adoption of or amendment to the Code.

Light industry. See *Light Manufacturing*.

Light manufacturing or assembly means the manufacturing or assembly of end products from prepared materials, semi-finished products, or parts. This use may consist of light fabrication and/or welding, assembly, treatment, packaging, and incidental storage, sales, and distribution of such products. Light manufacturing or assembly uses do not present any industrial impact outside of the subject use site.

This definition specifically does not include: any process featuring highly flammable, toxic, or explosive materials on-site, chemical manufacturing or production, milling or processing, refining, smelting, alloying processes, or automobile/heavy equipment service or repairs.

Livestock means domestic animals of types customarily raised or kept on farms in the state for profit or other productive purposes.

Loading and/or unloading space means a surfaced space with lot providing for the temporary standing loading and/or unloading of trucks; said space having a minimum dimension of 48 feet in length, 12 feet in width and 14 feet in height, and connected with an accepted deeded public right-of-way which affords ingress and egress for vehicles.

Lodginghouse means a building other than an apartment, hotel-motel, hotel, motel, or tourist court where lodging for five or more persons is provided for compensation.

Lot means a parcel of land or any combination of several lots of record, occupied or intended to be occupied by a principal building or a building group, as permitted herein, together with their accessory buildings or uses and such access, yards and open spaces required under the zoning provisions contained in this chapter.

Lot area means the total area within the lot lines of a lot, excluding any street rights-of-way.

Lot, corner, means a lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

Lot, double frontage. See *Lot, through*.

Lot frontage means the length of the front lot line measured at the street right-of-way line.

Lot, interior, means a lot other than a corner lot with only one frontage on a deeded and occupied public right-of-way.

Lot line means a line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

Lot line, front, means the common boundary line of an interior lot (other than a double frontage lot) and a street right-of-way line or the common boundary line of a corner lot (other than a double frontage lot) and that street right-of-way line toward which the principal or usual entrance to the main building situated on such lot most nearly faces, or the common boundary line of a through lot and any adjacent road or street right-of-way line.

Lot line, rear, means the boundary line of a lot that is most nearly opposite the front lot line of such lot. In the case of a triangular or wedge-shaped lot, for measurement purposes only, a line ten feet in length within the lot parallel to and at the maximum distance from the front lot line. In the case of a corner lot, providing that all requirements for yard space are complied with, the owner may choose either side not abutting a street as the rear lot line. Once the choice has been made, it cannot be changed unless all requirements for yard space can be complied with.

Lot line, side, means any lot line other than a front or rear lot line. On corner lots, the side lot line is larger than the front lot line.

Lot, minimum area of, means the smallest lot area established by this chapter on which a use or structure may be located in a particular district.

Lot of record means a designated fractional part of the subdivision of a block, according to a specific recorded plat or survey, the map of which has been officially accepted and recorded in the parish clerk of courts office.

Lot, through, means a lot other than a corner lot with frontage on the rights-of-way of more than one street, road or highway. Through lots with frontage on the rights-of-way of two streets, roads or highways shall be referred to as double frontage lots.

Lot width, minimum, means the width of the lot as measured along the minimum building front setback line.

Lot, zoning, means a single tract of land located within a single block, which, at the time of filing for a building permit, is designated by its owners or developers as a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore a zoning lot may or may not coincide with a lot of record.

Manufactured building means a structure mass-produced in a factory; either an independent, individual building or a module for combination with other elements designed for transportation to the site for installation and use when connected to the required utilities.

Manufactured housing or manufactured home means structure built on an integral chassis and designed to be used as a dwelling unit when connected to the required utilities, fabricated in an off-site manufacturing facility built to the federal Manufactured Home Construction and Safety Standards (better known as the HUD Code). Designed to be transported for installation or assembly at the building site; the wheels and running gear are removed at the site. A manufactured home shall include "look alike" features that more closely match those of a typical site-built home, including a pitched roof, an entrance porch, and foundation skirting on all sides (unbroken except for ventilation). This definition does not include recreational vehicle, modular home or mobile home.

Manufacturing means establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including:

- (1) The assembling of component parts;
- (2) The manufacturing of products; and
- (3) The blending of materials such as lubricating oils, plastics, resins or liquors.

Manufacturing establishment means an operation whose main function is the production of articles or wares for use from raw or prepared materials by giving such materials new forms, qualities, properties or combinations, whether by hand labor or machine.

Marina means a boat basin, harbor, or dock, with facilities for berthing and servicing boats.

Massage studio means an establishment offering massage therapy and/or body work by a massage therapist licensed under R.S. 37:3551 or R.S. 37:3552 et seq. or under the direct supervision of a licensed physician.

Medical waste includes any solid waste which is generated in diagnosis, treatment, or immunization of human beings or animals, research pertaining thereto, or in the production or testing of biologicals. It is understood, however, that any solid waste which, after decontamination, is recycled at the site where decontamination occurs, and after decontamination is suitable as feedstock for recycling, shall not be considered medical waste where no more than 25 percent of the waste material leaving said site requires disposal.

Medical waste treatment or disposal facility includes any and all facilities for the purpose of changing character of composition of any medical waste so as to reduce or eliminate its potential to causing disease including, but is not limited to:

- (1) Decontamination by autoclaving and other methods;
- (2) Incineration;
- (3) Landfill disposal; or
- (4) Sanitary sewer disposal;

unless such decontamination shall cause the medical waste to be suitable and destined to become a feedstock for recycling and the decontamination and recycling occur at the same site.

Mezzanine means an intermediate or fractional story between the floor and ceiling of a main story used for a purpose accessory to the principal use. A mezzanine is usually just above the ground floor and extending over only part of the main floor.

Mile means a linear measure equal to 5,280 feet, 1,760 yards, or 1.6 kilometers.

Ministorage warehouse means terminal facilities, containing separate storage space of varying sizes leased or rented on an individual basis on land publicly or privately owned, used primarily for the storage of retail goods.

Minimum building setback line means a line parallel to the front, side, and/or rear lot line and setback from the lot line or street right-of-way (whichever is shorter) a sufficient distance as specified herein, to provide the required minimum yard space.

Minimum front yard depth means the minimum distance required by this chapter to be maintained within the lot between the minimum building setback line and the front lot line or the street right-of-way (whichever is shorter) as defined in this section.

Minimum rear yard depth means the minimum distance required by this chapter to be maintained within the lot, between a line parallel to the rear lot line, as defined in this section, and the rear lot line.

Minimum side yard width means the minimum distance required by this chapter to be maintained within the lot between a line parallel to the side lot line, as defined in this section and the side lot line.

Mobile home means a structure built on an integral chassis and designed to be used as a dwelling unit when connected to the required utilities. It is fabricated in an off-site manufacturing facility and designed to be transported for installation or assembly at the building site. A mobile home does not meet the definition of a manufactured home due to its age (pre-HUD Code) or lack of "look alike" features. This definition does not include recreational vehicle, manufactured home or modular home.

Mobile home park means any lot, parcel, or premises subdivided, designed, maintained, intended or used for the purpose of supplying a location or accommodation for mobile homes. For the purpose of this chapter, the term "mobile home park" does not include any lot or premises used for the wholesale or retail sale of mobile homes.

Mobile home space means a plot of land for placement of a single mobile home within a mobile home park.

Mobile vendor means any person who engages in a business in the parish providing retail sales or services from a vehicle at a fixed location.

Modular home means a structure designed to be used as a dwelling unit when connected to the required utilities that is in whole or in part manufactured at an off-site facility and complies with the adopted building code of the St. John Parish for residential construction. This definition does not include recreational vehicle, manufactured home or mobile home.

Motel means a group of attached or detached buildings, but not mobile homes, containing individual sleeping or living units for travelers and transient guests, with garage attached or parking facilities conveniently located near each unit. The term "motel" includes tourist courts when related to the context specified in this definition.

Noise means any undesired audible sound.

Noise pollution means continuous or episodic excessive noise in the human environment.

Nonconforming lot means a lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of the provisions contained herein, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

Nonconforming structure or building means a structure or building the size, dimensions, or location of which was lawful prior to the adoption, revision or amendment to the ordinance from which this chapter is derived, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

Nonconforming use means a use or activity which was lawful prior to the adoption, revision or amendment of the ordinance from which this chapter is derived, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

Non-stabilized gravel describes a parking/driveway surface of gravel or organic fill that does not include a grid or internal stabilization system.

Noxious matter or material means matter or material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well-being of individuals as determined by the state or the parish health unit.

Nursery means any building or lot, or portion thereof, used for the cultivation or growing of plants and including all accessory buildings, but does not include, the wholesale or retail sale of any items other than those incidental to the items raised or grown on said premises.

Nursery school. See *Child care center*.

Nursing home means a health establishment that provides nursing care under the direction of a state-licensed physician to patients who, for reason of illness or physical infirmities, are unable to care for themselves properly.

Obscene device means a device including artificial replicas of male or female reproductive organs, designed or marketed as useful primarily for the stimulation of human genital organs.

Odorous matter means any matter or material that yields an odor which is offensive in any way to a person with reasonable sensitivity.

Office means a room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

Off-street parking space means a temporary storage area for a motor vehicle that is directly accessible to an access aisle, and which is not located on a dedicated street right-of-way.

Open space means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Open space, common, means land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structure and improvements as are necessary and appropriate.

Open space, green, means an open space area not occupied by any structures or impervious surfaces.

Open space ratio means total area of open space divided by the total site area in which the open space is located.

Outdoor storage means the keeping, in an unroofed area of any goods, junk, material, merchandise, or vehicles in the same place for more than 24 hours.

Overhang means:

- (1) The part of a roof or wall which extends beyond the facade of a lower wall; and
- (2) The portion of a vehicle extending beyond the wheel stops of curb.

Owner means an individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

Parcel means a lot or tract of land.

Parking access means the area of a parking lot that allows motor vehicles ingress and egress from the street.

Parking area means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways and legally designated areas of public streets.

Parking area, off-street, means an open surfaced area other than the rights-of-way of a street, road, highway, alley, or place, used for temporary parking of self-propelled motor vehicles and available for public use either free, for compensation, or as an accommodation for clients or customers.

Parking bay means the parking module consisting of one or two rows of parking spaces and the aisle from which motor vehicles enter and leave the spaces.

Parking building or garage means a building or portion thereof designed, intended and used exclusively for the temporary parking of self-propelled motor vehicles and may be publicly or privately owned and/or operated and may be for remuneration, free or privately utilized.

Parking lot means an off-street, ground level area, usually surfaced and improved, for the temporary storage of motor vehicles. See *Garage, parking area*.

Parking space means a space for the parking of a motor vehicle within a public or private parking area. See *Off-street parking space*.

Performance standards means a set of criteria or limits relating to nuisance elements which a particular use or process may not exceed.

Permeable pavement system means a surface that allows stormwater to infiltrate the underlying soils and is contained so neither sediment nor the permeable surface discharges off the site. Materials comprising permeable pavement systems include, but are not limited to; porous concrete and asphalt, open-jointed blocks, pavers, bricks set without mortar, and porous resin-bound aggregate; any of which is installed above an aggregate base. The term "permeable pavement system" specifically does not include:

- (1) Grid pavers with gravel or grass fill;
- (2) Any other system with loose materials subject to compaction or washout; or
- (3) A system with the appearance or characteristics of loose gravel.

Permitted use means any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Personal services means establishments primarily engaged in providing services involving the care of a person or his apparel.

Planned unit development (PUD) means any area of a minimum contiguous size, as specified in this chapter, to be planned and developed as a single entity containing one or more residential clusters or planned unit residential developments, and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of nonresidential uses to residential uses as shall be specified.

Pollution means the presence of matter or energy whose nature, location or quantity produces undesired environmental effects.

Pond means an artificially created confined body of water.

Principal use means the primary or predominate use of any lot.

Private club or lodge means a building and related facilities owned or operated by a corporation, association, or group of individuals established for the fraternal, social, educational, recreational or cultural enrichment of its members and not primarily for profit, and whose members meet certain prescribed qualifications for membership and pay dues.

Processing means a series of operations, usually in a continuous regular action or succession of actions, taking place or carried on in a definite manner.

Public building means any building open to the general use, participation, or enjoyment of the public or operated for the public's benefit and owned and/or operated by a city, parish, state, or federal government or by a public utility corporation or municipal district or authority.

Public utility means any person, firm, cooperation, state, parish, municipal department, or board duly authorized under state, parish or municipal regulations to furnish such public services as electricity, gas, water, sewer, telephone, telegraph, transportation, or other public utility services to its subscribers or customers.

Railroad rights-of-way means a strip of land within which the railroad tracks and auxiliary facilities for track operation are normally located, but not including, freight depots or station, loading platforms, train sheds, warehouses, car or locomotive shops, or car yards.

Recreation facility, commercial, means a recreation facility operated as a business and open to the public for a fee.

Recreation facility, public, means a recreational facility operated by a governmental agency and open to the general public.

Recreational vehicle or RV means a vehicular-type portable structure without permanent foundation which can be towed, haled, or driving. Recreational vehicles are primarily designed as temporary living accommodations for recreational, camping, and travel use, including but not limited to the following tuypes of vehicles: travel trailers, truck campers, camping trailers and self-propelled motor homes.

Retail trade means establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Sanitary landfill means a site for solid waste disposal.

Schools, business, means an institution or place for instruction or education, specifically in courses of bookkeeping, business administration, operation of business machines, shorthand and typing, and related courses, operated for an intended profit. For the purpose of these provisions, the term "business schools" includes business colleges.

Schools, parochial, means an institution or a place for instruction or education belonging to and maintained by a religious organization.

Schools, private, means an institution or a place for instruction or education belonging to and maintained by a private organization other than those types defined in this chapter.

Schools, public, means an institution or place for instruction or education belonging to the public and established and conducted under public authority in the various districts, parishes, or cities and maintained at the public expense by taxation, and open with or without charge to the public for their attendance.

- (1) The term "public schools" includes all public kindergartens, elementary, junior high, high schools, junior colleges, college and universities, but no others.
- (2) The term "public schools" does not include schools owned and/or conducted by private parties, though said schools may be open to the public generally, and though tuition may be free.

Schools, trade, means an institution or place for instruction, specifically in one or more of the general trades such as: welding, carpentry, electrical, etc.

Screening area means an area set aside to remain vacant of buildings and to be planted and landscaped to reduce the lighting effect of certain land uses on adjacent property.

Seasonal produce stands {regarded as immovable structures} shall include, but not [be] limited to, the sale of agricultural or seafood products.

Seasonal use or temporary use includes a use or activity that occurs for a brief time, or that occurs at a seasonal time, and then ceases, including, but not limited to, fireworks stands, and snoball stands.

Service facilities, public utilities, includes all facilities of public utilities operating under the jurisdiction of the public service commission, or the department of transportation and development, or Federal Power Commission, and common carriers by rail, other than office space, garage, and warehouse space and include office space, garage space and warehouse space when such space in incidental to a service facility.

Service station means any building, structure, or land used for the dispensing, sale, or offering for sale at retail of any automobile fuels, oils, or accessories and in connection with which is performed general automotive servicing as distinguished from automotive repairs.

Sex shop means an establishment offering goods for sale or rent and that meets any of the following tests:

- (1) The establishment offers items for sale from any two of the following categories and the combination of such items constitutes more than ten percent of its stock in trade or occupies more than ten percent of its floor area:
 - a. Adult media,
 - b. Lingerie, or
 - c. Leather goods marketed or presented in a context to suggest their use for sadomasochistic practices;
- (2) More than five percent of its stock in trade consists of sexually oriented toys or novelties or obscene devices.
- (3) More than five percent of its gross public floor area is devoted to the display of sexually oriented toys or novelties or obscene devices.

Sign. All sign definitions are contained in chapter 113 - zoning, article VI - signs, division 6 - definitions.

Sign, advertising, means a sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered:

- (1) Only elsewhere than upon the premises where such sign is located or to which it is affixed; or
- (2) As a minor and incidental activity upon the premises where the sign is located.

Sign, business, means a sign which directs attention to a business profession or industry located upon the premises where such sign is displayed or to which it is affixed to type of products sold, manufactured or assembled and/or to service or entertainment offered upon said premises, but not pertaining to an advertising sign if such activity is only minor and incidental to the principal use of the premises.

Sign, identification, means a sign used to identify the name of the individual, family, organization, or enterprise occupying the premises, the profession of the occupant, or the name of the building on which the sign is displayed.

Stable, private, means a separate accessory building with a capacity for not more than one horse or one pony for each 6,000 square feet of lot area whereon such stable is located and where such horses or ponies are owned by the owners, occupants of the premises or others and are kept for compensation, hire or sale.

Stabilized gravel system means a parking/driveway surface system of plastic (or similar material) grid pavers filled with gravel or organic fill, such that the fill material is stabilized to prevent displacement, compaction, and washout.

Story means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it. For purposes of this chapter, a basement shall be counted as a story when more than one-half of such basement height is above the average level of the adjoining grade.

Story, half, means a story, under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than three feet above the floor of such story.

Street, local, means a street designed to provide vehicular access to abutting property and to discourage through traffic.

Swimming pool, outdoor, means any structure or device of any kind that is intended for swimming purposes including, but not limited to, any pool or tank of any material or type of construction, or any depression or excavation in any natural or constructed material, or any dike or beam of any material or type of construction; including all appurtenances to such structure or device and all appliances used in

connection therewith; which structures or device is intended to cause, or would cause if completely filled, the retaining of water to a greater depth than 18 inches at any point. Any such structure or device shall be deemed to be included within the meaning of the term "structure" as used in this chapter. The term "outdoor swimming pool" shall be deemed to consist of the following classes:

- (1) *Private*. When consisting of an accessory structure appurtenant to a one-family or a two-family dwelling and used only as such by persons residing on the same lot and their private guests (as distinguished from groups of any kind) with no payment of any kind or in any form charged or received for such use.
- (2) *Semipublic*. When consisting of an accessory structure appurtenant to a multiple dwelling, hotel, motel, church, school or private club, or country club, and used only as such by persons who reside or are housed on the same lot or who are regular members of such church, club, country club, or regular attendants at such school and by individual guests (as distinguished from groups of any kind) of the foregoing with no payment of any kind or in any form being charged or being received for such use.
- (3) *Public*. A swimming pool maintained and operated by a unit of government for the general public, whether or not an admission fee is charged.
- (4) *Commercial*. A swimming pool operated for profit, open to the public upon payment of an hourly, a daily, weekly, monthly, annual, or other fee.

Tavern means any establishment selling, by the drink, fermented-malt beverages or malt, vinous or spirituous liquors.

Theater, drive-in, means an open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.

Tourist court. See *Motel*.

Tourist home means a building designed for or used by a single-family or two-family dwelling in which sleeping rooms are provided or offered to transient guests for compensation, but for not more than four transient guests.

University, commuter includes, but is not limited to, community colleges, vocational schools, and and/or nonacademic establishments that offer courses in radio/TV repair, commercial art, cosmetology, allied health care, real estate, banking, and restaurant operation, all of which do not provide on-site living accommodations such as dormitories.

Use-conforming means a structure or site that contains a use that is permitted in the zoning district in which the structure or site is located and does not contain any use that is considered nonconforming or prohibited in said zoning district.

Use permitted as exception means a use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in this chapter and authorized by the planning board.

Utility, private or public, means:

- (1) Any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other similar service; and
- (2) A closely regulated private enterprise with an exclusive franchise for providing a public service.

Variance means permission to depart from the literal requirements of the provisions of this chapter.

Variance, dimensional, means a departure from the terms of this chapter pertaining to height or width of structures and size of yards and open spaces, where such departure will not be contrary to the public interest, and where, owing to conditions peculiar to the property because of its size, shape or topography, and not as a result of the actions of the applicant, the literal enforcement of the zoning regulations would result in unnecessary and undue hardship.

Variance, hardship, means a departure from the provisions contained in this chapter relating to setbacks, side yards, frontage requirements, and lot size, but not involving the actual use or structure.

Vehicle means any object used for transport, whether or not self-propelled and/or, subject to state registration, or an object which is moved or pulled by its being attached to an object used for transport, such as a boat, trailer, hauler or camper. A vehicle may include bicycles, cars, motorcycles, trains, watercraft, or aircraft.

Vehicle, heavy commercial means any vehicle that:

- (1) Is designed, maintained, or in use primarily for the transportation of property for hire, compensation, or profit, which includes, but is not limited to, dump trucks, motorized heavy construction vehicles, solid waste collection vehicles, commercial haulers, concrete mixer trucks, towing and recovery vehicles, any vehicle in which food or beverages are stored or sold, and any vehicle designed or used to transport heavy construction, landscaping, or lawn care equipment; and
- (2) Has one or more of the following specifications:
 - a. Exceeds eight feet in height, provided this specification is not met as a result of a load that is recreational or associated with residential activity including, but not limited to, a canoe, kayak, mattress, furniture, or additional storage device attached to a roof rack; or
 - b. Exceeds 21 feet in length; or
 - c. Has an apportioned license plate; or
 - d. Utilizes seven or more wheels to facilitate vehicular movement; or
 - e. Has three or more axles, which shall be determined by looking at the vehicle from the side profile and counting the number wheels from front to back; or
 - f. Has special equipment which distinguishes it from private passenger automobiles including, but not limited to, a crane or an electronic message board.

Vehicle, height means the total vertical dimension of any vehicle above the ground surface including any load and load-holding devices thereon.

Vehicle, length means the total longitudinal dimension of a single vehicle, a trailer, or semi-trailer; including load. Length of a trailer or semi-trailer is measured from the front of the cargo-carrying unit to its rear and includes load-holding devices thereon. For the purposes of these regulations, when a trailer is attached to a light commercial vehicle or similar passenger vehicle, vehicle length shall be computed separately for the vehicle and the trailer.

Warehouse facilities or buildings means used primarily for the storage of wholesale goods and materials for industrial, manufacturing, and institutional use; and large scale terminal facilities for retail storage, mini storage, leased storage, or temporary storage.

Wetlands means swamps or marshes, especially as areas preserved for wildlife.

Wholesale trade means establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Yard means an open space that lies between the principal or accessory building and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided in this chapter.

Yard, front, means a space extending the full width of the lot between any building and the front lot line or the street right-of-way (whichever is closer), and measured perpendicular to the building at the closest point to the front lot line or street right-of-way. Such front yard is unoccupied and unobstructed from the ground upward except as may be permitted elsewhere in this chapter.

Yard, rear, means a space extending across the full width of the lot between the principal building and the rear lot line, and measured perpendicular to the building to the closest point of the rear lot line. Such rear yard is unoccupied and unobstructed from the ground upward except as may be permitted elsewhere in this chapter.

Yard, side, means a space extending from the front yard to the rear yard between the principal building and the side lot line measured perpendicular from the side lot line to the closest point of the principal building. Such side yard is unoccupied and unobstructed from the ground upward except as may be permitted elsewhere in this chapter.

Zone means an established area within the parish for which the provisions of this chapter are applicable. The term "zone" is synonymous with the term "district."

Zoning regulatory administrator means the person designated by the parish for the administration and supervision of the enforcement of this chapter and adopted parish codes.

(Code 1988, § 33:20; Ord. No. 92-64, 9-10-1992; Ord. No. 97-15, 3-25-1997; Ord. No. 98-133, 12-21-1998; Ord. No. 09-25, 7-14-2009; Ord. 15-35, 7-28-2015; Ord. 16-56, § II, 12-13-2016; Ord. No. 17-33, § IV, 8-8-2017; Ord. No. 18-16, § I, 6-12-2018; Ord. No. 18-31, § V, 10-9-2018; Ord. No. 19-44, § XVIII, 10-8-2019; Ord. 19-53, § I, 12-10-2019)

Sec. 113-2. - Reserved.

DIVISION 2. GENERAL PROVISIONS

Sec. 113-3. - Purpose.

The purpose of these zoning regulations and districts as set forth in this chapter is to promote the public health, safety, convenience, order, prosperity, and general welfare of the community. They have been designed to lessen congestion in public streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentrations of population; to help achieve the goals, objectives, and policies of the Comprehensive Plan; and, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public services. Reasonable consideration has been made as to the character of each district and its peculiar suitability for particular uses, and with a view of conserving the value of land and structures and encouraging the most appropriate use of land throughout the parish.

(Code 1988, § 33:2)

Sec. 113-4. - Conflicts.

- (a) All development must comply with relevant Federal and State regulations. Whenever any provision of this zoning code imposes a greater requirement or a higher standard than is required in any Federal or State statute or regulation, the provisions of this zoning code shall govern unless preempted by Federal or State law.
- (b) In interpreting and applying the provisions of this chapter these provisions shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity and general welfare. It is not intended by this chapter to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this chapter imposes a greater restriction upon the use of property or premises or upon the height of buildings, or requires greater space than is imposed or required by other ordinances, resolutions, rules or regulations or by easements, covenants or agreements, the provisions of this chapter shall govern.

- (c) (Code 1988, § 33:171)

State Law reference— Similar provisions, R.S. 33:4780.49.

Sec. 113-5. - Jurisdiction.

The jurisdiction of these regulations shall include all land in the unincorporated areas of St. John the Baptist Parish, Louisiana, except St. John the Baptist Parish, as a governmental entity, and each of its duly created departments, shall be exempt from complying with any of the provisions of this zoning ordinance and any of its amendments hereto.

(Code 1988, § 33:6; Ord. No. 87-28, 5-14-1987)

Sec. 113-6. - Applicability.

The provisions of this zoning code apply to the development of all land within the unincorporated areas of St. John the Baptist Parish. No development shall be undertaken without prior authorization pursuant to this zoning code.

(Code 1988, § 33:5)

Sec. 113-7. - Authority.

This zoning code is adopted pursuant to the authority granted by Louisiana Revised Statute 33:4780.40 et. seq

Sec. 113-8. - Effective Date.

This zoning code was adopted on [insert date] and became effective on [insert date].

Sec. 113-9. - Title.

This Chapter shall be known as the “zoning code for St. John the Baptist Parish, Louisiana” and may be cited and referred to as “this zoning code.”

Sec. 113-10. - Reserved.

DIVISION 3. OFFICIAL MAPS

Sec. 113-11. Map Established.

The boundaries of the zoning districts are established and shown on the "St. John the Baptist Parish Zoning District Map" and may be cited and referred to as the "official zoning map." The official zoning map is hereby made part of this zoning code. All notations, references and other information shown shall have the same force and effect as if fully set forth or described in this zoning code. The zoning map must be properly attested and kept on file by the Planning and Zoning Director. This file may be maintained electronically via Geographic Information System or similar.

Sec. 113-12. - Map Interpretation.

- (a) In the event that any uncertainty exists with respect to the intended boundaries as shown on the official zoning map, the Planning and Zoning Director is authorized to interpret the boundaries.
- (b) Where uncertainty exists as to the boundaries of any zoning district shown on the official zoning map, the following rules shall apply:
 - (1) Boundaries are the center lines of the streets, alleys, waterways and rights-of-way, unless otherwise indicated.
 - (2) Where designation of a boundary line on either map coincides with the location of a street, alley, waterway or right-of-way, the centerline of the street, alley, water way or right-of-way shall be construed to be the boundary of such district.
 - (3) Where the boundaries do not coincide with the location of streets, alleys, waterways and rights-of-way, but do coincide with parcel or lot lines, such parcel or lot lines shall be construed to be the boundaries.
 - (4) Where the boundaries do not coincide with the location of streets, alleys, waterways, rights-of-way, parcel or lot lines, the boundary shall be determined by the use of the scale shown on the map.
 - (5) The applicant may appeal the map interpretation to the parish council as set forth in Sec. 113-111. - Appeal of Administrative Decision.

Secs. 113-13—113-25. - Reserved.

ARTICLE II. ADMINISTRATION AND ENFORCEMENT

DIVISION 1. IN GENERAL

Sec. 113-26. - Planning and Zoning Director to enforce this chapter.

It shall be the duty of the Planning and Zoning Director, or their designee, to enforce the provisions of this chapter. (Code 1988, § 33:191; Ord. No. 84-38, 6-14-1984; Ord. No. 86-35, 5-22-1986)

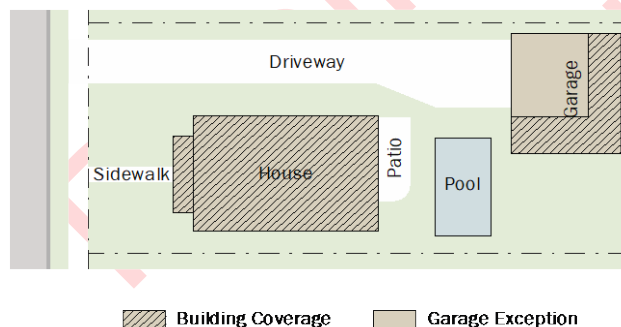
Sec. 113-27. - Written complaints.

Whenever a violation of any provision of this chapter occurs or is alleged to have occurred, any person may file a complaint. Such complaints stating fully the causes and basis thereof, shall be filed with the Planning and Zoning Department. The Department shall record properly such complaint, investigate in a timely manner and take action thereon as provided for herein.

(Code 1988, § 33:196; Ord. No. 86-35, 5-22-1986)

DIVISION 2. MEASUREMENTS AND EXCEPTIONS

Sec. 113-28. – Building and Impervious Coverage.



- (a) Purpose and intent. The maximum area of the lot that is permitted to be covered by buildings, including both principal structures, structured parking and roofed accessory structures, except as provided below.
- (b) Building coverage does not include paved areas such as driveways, uncovered porches or patios, decks, swimming pools, porte cochere, or roof overhangs of two feet or less.
- (c) One detached accessory structure up to 450 square feet associated with a single-family house, attached house, or row house is not included the calculation of lot coverage.
- (d) Impervious coverage includes any type of human-made surface that doesn't absorb rainfall, including: rooftops, patios, Ddiveways, sidewalks, roadways, and parking lots.

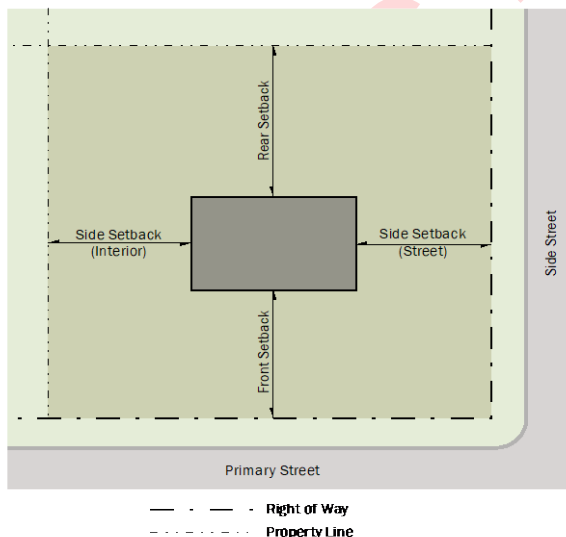
Sec. 113-29. – Lot Width.

The minimum lot width of all lots shall be measured from side property line to side property line along the front setback line.

Sec. 113-30. – Setbacks.

(a) In General.

- (1) No part of a setback or other open space required for any structure or use for the purpose of complying with the provisions of this development code may be included as a part of a setback or other open space similarly required for another structure or use.
- (2) Front and side street setbacks are measured from the edge of the right-of-way. Interior side setbacks are measured from the side property line. Rear setbacks are measured from the rear property line or the edge of the right-of-way if there is an alley.



- (b) Encroachments. The following allowed encroachments apply to all required setbacks unless otherwise stated, so long as they do not extend into any easements. Structures below and covered by the ground may extend into any required setback.

(1) Building Features

- a. Chimneys, flues or smokestacks may encroach a maximum of two feet.

- b. Building eaves or roof overhangs may extend up to two feet; provided that such extension is at least three feet from the property line, its lower edge is at least 7½ feet above the ground, and it is located at least five feet from any other building or eave.
- c. Bay windows, entrances and similar features that are less than 10 feet wide may extend up to 3½ feet but must remain at least five feet from the property line.
- d. Cornices, belt courses, sills, buttresses, or other similar architectural features may project up to two feet.
- e. Unenclosed fire escapes or stairways may project up to four feet.
- f. Unenclosed patios, decks or terraces may extend up to four feet into a required side setback, or up to eight feet into a required rear setback but may not project within five feet of a common lot line.

(2) Building Elements

- a. Porches may extend up to eight feet into a required setback but may not project within three feet of a common lot line. A porch may not encroach into the public right-of-way without a license for the use of public right-of-way.
- b. Stoops may extend a maximum of five feet into a required setback but may not project within five feet of a common lot line. A stoop may not encroach into the public right-of-way without a license for the use of public right-of-way.
- c. Balconies may extend up to six feet into a required setback but may not project within five feet of a common lot line. A balcony may not encroach into the public right-of-way without a license for the use of public right-of-way.
- d. Awnings, light shelves, galleries and arcades may extend into a required front setback. Awnings, light shelves, galleries and arcades may not encroach into the public right-of-way without a license for the use of public right-of-way.

(3) Mechanical Equipment and Utilities Lines

- a. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may extend into a required rear or side setback but must remain at least four feet from a common lot line.
- b. Solar and wind energy systems may extend into a required rear or side setback, but must remain at least three feet from a common lot line.
- c. Minor structures accessory to utility lines (such as hydrants, manholes, and transformers and other cabinet structures) may extend into any required setback.

(4) Single Family Residential Accessory Structures. Single-family residential accessory buildings, specifically, detached accessory structures, attached garages, and carports, are hereby exempt from the rear and side yard setback requirements in their respective zoning district and are subject to the following regulations:

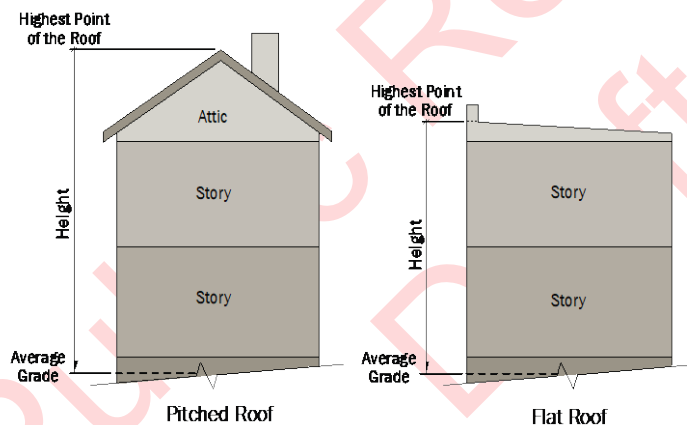
- a. Side yard. A minimum five-foot side yard setback is required for residential accessory structures.
- b. Rear yard. A minimum five-foot rear yard setback is required for residential accessory structures.

- c. Any accessory structure built in conformance with these regulations must still meet any and all requirements prescribed by building, fire, and floodplain management codes.
- (5) Other Encroachments. The following encroachments may extend into any required setback.
 - a. Outdoor dining.
 - b. Fence and walls as set forth in Sec. 113-477. – Screening.
 - c. Benches, trash receptacles, public art, water features, bicycle racks, bollards, planters and other street furniture.
 - d. Pedestrian lighting.
 - e. Landscaping, sidewalk, trees, tree grates and planters

Sec. 113-31. – Height.

(a) Structure Height

- (1) Structure height is measured in both number of stories and feet from the average grade to the top of the highest point of the roof.



- (2) Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the setback line.
- (3) A basement with 50 percent or more of its perimeter wall area surrounded by natural grade is not considered a story.
- (4) An attic is not a story where 50 percent or more of the attic floor area has a clear height of less than 7 1/2 feet; measured from the finished floor to the finished ceiling.

(b) Ground Story Height and Elevation

- (1) Ground story height is measured from the finished floor to the ceiling above.
 - (2) Ground story elevation is measured from natural or improved grade (whichever is more restrictive) to the finished floor of the ground floor. Grade is measured continuously across a lot.
- (c) Sloping Lots. Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower, rear portion of the lot.
- (d) Height Exceptions. The following accessory structures may exceed the established height limits, provided they do not exceed the maximum building height by more than 12 feet:
- (1) Amateur communications tower;
 - (2) Cooling tower;
 - (3) Clerestory;
 - (4) Chimney and vent stack;
 - (5) Elevator penthouse or bulkhead;
 - (6) Flagpole;
 - (7) Mechanical equipment room;
 - (8) Ornamental cupola or dome;
 - (9) Parapet wall, limited to a height of four feet.
 - (10) Roof top deck;
 - (11) Skylights;
 - (12) Solar panels;
 - (13) Spire, belfry;
 - (14) Stairway access to roof;
 - (15) Tank designed to hold liquids;
 - (16) Visual screens surrounding roof mounted mechanical equipment; and
 - (17) Wind turbines and other integrated renewable energy systems.

Sec. 113-32. – Principal Buildings per Lot.

For residential uses, except in cases of planned multi-family developments, only one principal building, together with the customary accessory buildings, shall occupy each lot.

Secs. 113-33—113-47. - Reserved.

DIVISION 3. NONCONFORMING USES, STRUCTURES, SITES AND LOTS

Sec. 113-48. - In General.

(a) Purpose and intent.

- (1) *Generally*. Within the districts established by this chapter or amendments that may later be adopted, there exist structures, uses of land, and sites, the characteristics of which were lawful before these provisions were passed or amended, but which would be prohibited, regulated or restricted under the current regulations of the Code. These nonconformities are generally permitted to continue until they are amended or removed, but their survival is not to be encouraged.
- (2) *Expansion*. It is further the intent of these provisions that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district except as provided for herein.
- (3) *Conformance in the wake of disaster*. It is not the intent of these provisions to exact compliance with the regulations of a specific zoning district in the wake of a natural disaster. Further, the provisions herein provide specific periods of time and procedures for reconstruction following such disasters.

(b) Types of Nonconformity. There are several types of nonconformities that may exist, as follows:

- (1) Nonconforming uses (See Sec. 113-49. - Legally nonconforming uses.).
- (2) Nonconforming sites (See Sec. 113-51. - Legally nonconforming sites and structures.).
- (3) Nonconforming lots of record (See Sec. 113-53. - Nonconforming Lots of Record.).

(c) Evidence of Status.

Evidence of the status of a nonconforming use, structure, site, or lot shall be supplied by the owner of the property upon request of the Planning and Zoning Director.

(d) Continuation.

A nonconformity may be continued in accordance with this section.

(Ord. No. 16-56, § III, 12-13-2016)

Sec. 113-49. - Legally nonconforming uses.

(a) Determination of a legally nonconforming use.

- (1) The director of planning and zoning or his/her designee shall make a determination as to the existence of legally nonconforming use status at the request of a property owner or his/her agent.
- (2) Any interested party may request such a zoning verification letter to verify existence of a legally non-conforming use, which shall be provided in writing by the director of planning and zoning or her designee. Rationale for the decision shall be stated in

- writing. Further, the requestor or property owner is obligated to supply any materials or documentation in support of such a determination.
- (b) Right to continue. Except as otherwise provided for in this section, a use determined to be legally nonconforming may be continued.
 - (c) Maintenance. Nothing in this section shall inhibit the routine maintenance and routine repair of a structure containing a legally nonconforming use.
 - (d) Discontinuation or abandonment of a legally nonconforming use.
 - (1) Any particular use that is established as a legally nonconforming use is deemed abandoned when that particular non-conforming use is discontinued or becomes vacant or unoccupied for a continuous period of 182 days and shall not be reestablished. Any use of the property after that time shall conform with all provisions of this zoning code. The calculation of the period of discontinuance does not include any period of discontinuance directly caused by: state of emergency in pursuant to a local, state, or federal declaration; force majeure; or acts of public enemy. Evidence of intent to abandon the use is not required.
 - (2) The existence of a legally nonconforming use on part of a lot, tract of land, or structure is not construed to establish a legally nonconforming use on the entire lot, tract of land or structure.
 - (3) The causal, intermittent, temporary, or illegal use of land or structures is not sufficient to establish and maintain the existence of any legally nonconforming use, whether the use is a main or accessory use.
 - (4) Seasonal uses are deemed abandoned when that use is discontinued for one calendar year.
 - (e) Destruction of structures containing a legally nonconforming use. Structures containing a legally nonconforming use that are in whole or in part destroyed by force majeure or acts of public enemy may be restored and the use continued, provided that the restoration is accomplished with no increase in cubical content, no increase in floor area, no increase in the number of units, and no intensification of the non-conforming use to an extent greater than is permitted by the regulations of this division, provided that such restoration complies with the current provisions of chapter 105, buildings and building regulations, the applicable regulations of the Code of Federal Regulations, the National Flood Insurance Program, and any other relevant regulations.
 - (1) Such restoration of a legally nonconforming use must be commenced within six months of the later of the following dates:
 - a. The date nonconforming use was damaged or destroyed;
 - b. The date that a state of emergency related to the event that destroyed the structure containing the non-conforming use is lifted from the property in question; or
 - c. The earliest date that the property can reasonably be accessed by the property owner following a disaster that prevents access.
 - (2) Commencement of restoration shall be evidenced by submittal of a complete application for a building permit with the department of planning and zoning.
 - (3) Restoration of legally nonconforming uses must be completed within the time frame prescribed by the building permit. Any extension to the requirements of this section

must be approved by the building official and evidenced by an extended building permit.

(f) Enlargement or alteration of a nonconforming use.

(1) No legally nonconforming use may be enlarged, expanded, extended, or altered in any way.

(g) Changes to a legally nonconforming use.

(1) A nonconforming use may be changed only to a use that is conforming to the current regulations of the zoning and overlay zoning district (if applicable) where the use is located.

(2) Any change of a legally nonconforming use to any other use shall terminate the right to continue the nonconforming use. Thereafter, the property shall be used only in conformity with the use provisions of its zoning district.

(h) (Ord. No. 16-56, § III, 12-13-2016; Ord. No. 18-31, § VI, 10-9-2018)

(Ord. No. 16-56, § III, 12-13-2016)

Sec. 113-50. - Reserved.

Sec. 113-51. - Legally nonconforming sites and structures.

Setbacks, landscaping, and other zoning regulations that affect the development of a site.

(a) Right to continue. A legally nonconforming structure or site may continue to be occupied, except as otherwise provided for in this section.

(b) Maintenance. Nothing in this section shall inhibit the routine repair and routine maintenance of a legally nonconforming structure or site.

(c) Expansion. A legally nonconforming structure or site, which is use-conforming, may not be altered or enlarged in any way that would increase the degree of nonconformity, unless such alteration or enlargement is deemed necessary by the department of planning and zoning or other relevant jurisdictions to rectify a hazardous health and safety situation.

(d) Restoration. Legally nonconforming structures or sites that are in whole or in part destroyed by force majeure or acts of public enemy may be restored to their original location, floor area, and height provided that such restoration complies with the current provisions of Chapter 105, Buildings and Building Regulations, the National Flood Insurance Program, and any other relevant regulations.

(1) Such restoration of a legally nonconforming structures must be commenced within six months of the later of the following dates:

a. The date nonconforming use was damaged or destroyed;

b. The date that a state of emergency related to the event that damaged or destroyed the non-conforming structure is lifted from the property in question;
or

- c. The earliest date that the property can reasonably be accessed by the property owner following a disaster that prevents access.
 - (2) Commencement of restoration shall be evidenced by submittal of a complete application for a building permit to the department of planning and zoning.
 - (3) Restoration of legally nonconforming structures must be completed within the time frame prescribed by the building permit. Any extension to the requirements of this section must be approved by the building official and director of planning and zoning and evidenced by an extended building permit.
 - (e) The causal, intermittent, temporary, or illegal construction of a structure or structures is not sufficient to establish and maintain the existence of any nonconforming structure, whether the structure is principal or accessory.
 - (f) The owner may be required to provide evidence of a properly issued building permit as evidence of legal nonconforming status to proceed with repair or reestablishment.
 - (g) The provisions of this section are not meant to pre-empt any servitude agreement between two parties. Any legally, non-conforming structure located in such servitude or right-of-passage may not be rebuilt, enlarged, or extended without approval from the servitude holder. Further, any structure whatsoever existing in a servitude is subject to action by the servitude holder and the courts.
- (Ord. No. 16-56, § III, 12-13-2016)

Sec. 113-52. - Reserved.

Sec. 113-53. - Nonconforming Lots of Record.

- (a) Any lot of record recorded prior to the effective date of this Zoning Code that does not meet the minimum zoning district area requirements is considered a nonconforming lot of record.
- (b) No such lot may be reduced below existing dimensions or reconfigured in a manner which increases the degree of nonconformity to existing regulations.
- (c) Any nonconforming lot of record involved in a resubdivision which reduces the degree of nonconformity (i.e. combined with another lot to create a larger lot) will continue to be a legal nonconforming lot and will not be required to conform to existing regulations.

Secs. 113-54—113-75. - Reserved.

DIVISION 4. – PROCEDURES

State Law reference— Zoning amendments, R.S. 33:4780.33 et seq.

Sec. 113.76. Common Review Procedures.

(a) General

The following requirements are common to many of the following procedures and apply to applications submitted under this Chapter. Additional details may be included in the specific procedure.

(b) Pre-Application Conference

Optional. Before submitting an application for development approval or text amendment, an applicant may schedule a pre-application conference with the Planning Director or their designee to discuss the procedures, standards and regulations required for approval. A pre-application conference is optional.

(c) Application.

(1) Initiation. Parties allowed to file an application are summarized below. More detailed information may be included with each specific procedure.

APPLICATION AUTHORITY	Owner or Agent	Planning and Zoning Director	Planning Commission	Parish Council
Variance	✓			
Appeal of Administrative Decision	✓			
Conditional Use Permit	✓			
Zoning Map Amendment	✓		✓	✓
Planned Unit Development (PUD)	✓			
Text Amendment		✓	✓	✓

- (2) Application Forms. Applications, containing all information requested on the application, must be submitted on forms and in such numbers as required by the Planning and Zoning Director.
- (3) Fees. Filing fees may be established from time to time by the Parish Council in Chapter 14 Fees and Charges or another ordinance or resolution designed to defray the cost of processing the application. Prior to review of an application, all associated fees must be paid in full. Where the Parish Council, Zoning Board of Adjustments or Planning Commission initiates an application, no fees shall be required.
- (4) Complete Applications
- All applications shall be complete and sufficient for processing before the Planning and Zoning Director is required to review the application.
 - An application is complete when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this zoning code.
 - The presumption is that all of the information required in the application forms is necessary to satisfy the requirements of this zoning code. However, it is recognized that each application is unique, and more or less information may be required according to the needs of the particular case. The applicant may rely on the determination of the Planning and Zoning Director as to whether more or less information may be submitted.
- (5) Concurrent Applications
- Applications may be filed and reviewed concurrently, at the option of the applicant.

- b. Any application that also requires a variance shall not be eligible for final approval until the variance has been granted.
 - c. Applications submitted concurrently are subject to approval of all other related applications; denial of any concurrently submitted application shall stop consideration of any related applications until the denied application is resolved.
- (6) Modification of Application. An application may be modified at the applicant's request following approval of the Planning Director. Any modification after a hearing but prior to a final decision shall require a new hearing and associated fees and notice.
- (d) Public Notice and Hearings
 - (1) Public Notice Required. Public notices and advertisements are required in accordance with the applicable state laws.

(Code 1988, § 33:145)

Sec. 113-77. - Reserved.

(Code 1988, § 33:146)

Sec. 113-78. - Procedure for amendments to zoning map.

- (a) **Application Requirements.** Each application to amend the official zoning map shall be filed with the Planning and Zoning Director or designee. An application shall be submitted in accordance with a schedule adopted by the planning commission that shall provide that each application shall be submitted to allow sufficient time to legally advertise for public hearing in accordance with these regulations. An application shall include the following items and information:
 - (1) A legal description of the tract proposed to be rezoned;
 - (2) A plat showing the dimensions, acreage and location of the tract prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and his seal shall be affixed to plat;
 - (3) The present and proposed zoning classification for the tract; and
 - (4) The name and address of the owners of the land and their legally authorized agents, if any.
- (b) **Review by the Planning and Zoning Director.** The application shall be reviewed by the Planning and Zoning Director or his designee who shall be responsible for determining the application's adherence to the applicable development standards for the district for which application is made. The Planning Director may refer the application to other affected or interested agencies and departments for review. He shall submit his findings to the planning commission at the public hearing.
- (c) **Planning Commission Review.**
 - (1) **Public hearing.** A public hearing shall be held in accordance to law and duly advertised before the planning commission at which parties in interest and citizens shall have an opportunity to be heard. At such public hearing, the Planning and Zoning Director or his designee shall submit a report of his findings and recommendations to the planning commission to the proposed changes.
 - (2) **Planning commission action.** The planning commission shall review and make a recommendation upon each application in accordance with the schedule adopted by the planning commission after the public hearing has been held, at which parties in interest and citizens shall have had the opportunity to be fully heard. Each application shall be presented to the planning commission by the Planning and Zoning Director, or his designee, together with their recommendations on it. The Planning Commission shall recommend to either

approve or deny the request or postpone making a recommendation on the request to a date certain. A report of the planning commission's recommendation and the Planning and Zoning Director's or their designee's recommendation shall be submitted to the parish council.

- a. The planning commission shall adopt such rules and regulations for the conduct of public hearings and meetings as are consistent with state law and are appropriate to its responsibilities, which shall be published and available to the public, as well as conflict of interest rules, to ensure that no member is entitled to rule on a matter in which he has an interest directly or indirectly.

(d) *Action by the parish council.*

- (1) Following public notice and the public hearing by the Planning Commission as required in Sec. 113.76. Common Review Procedures., The Parish Council shall approve or deny the zoning map amendment.
- (2) The governing authority shall not take official action until the report of the planning commission is received.

(e) *Rezoning guidelines and criteria.*

- (1) Before the planning commission recommends or the parish council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:
 - a. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponents property and adjacent property. The term "reasonableness" means:
 - 1. Land use the same as, or similar to that existing or properties next to, or across the street from the site under consideration.
 - 2. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - 3. Consideration of changes in land value, physical environment or economic aspects that tend to limit the usefulness of vacant land or buildings.
 - b. The proposed zoning change, and the potential of resulting land use change, will comply with the general public interest and welfare and will not create:
 - 1. Undue congestion of streets and traffic access.
 - 2. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks, and other public facilities.
 - 3. Land or building usage that is, or may become incompatible with existing character or usage of the neighborhood.
 - 4. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
 - c. The proposed zoning map amendment is consistent with the purpose, intent and other requirements of the requested zoning district.
 - d. As far as possible, the planning staff should base rezoning analyses on these criteria. The planning commission in its recommendations to the parish council, may state its concurrence with, or rejection of, proponents' offers of proof at public hearings and may state, in its motion of recommendation to the parish council, its position in relation to proponents' statements and

planning staff analyses shall be forwarded to the parish council along with the planning commission's recommendations.

- (2) No Industrial District Two (I-2) be located within 1,000 feet of a residential use or zoning district having a minimum density of one dwelling unit per acre (du/ac) of gross land area. For the purposes of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest boundary line or proposed boundary line of the Industrial District Two (I-2) zoning district to the nearest property line of the residential use or boundary line of the residential zoning district, whichever is less.
- (3) No Industrial Three District (I-3) shall be located within 2,000 feet of a residential use or zoning district having a minimum density of one dwelling unit per acre (du/ac) of gross land area. For the purposes of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest boundary line or proposed boundary line of the Industrial District Three (I-3) zoning district to the nearest property line of the residential use or boundary line of residential zoning district, whichever is less

(f) Effect of Denial.

- (1) *One-year limitation.* Whenever a petition is filed requesting or proposing a change in or amendment to these regulations or to the official zoning map and this petition has been finally acted on and denied by the council in accordance with the procedure outlined in this section, the council shall not consider any further petition requesting or proposing the same change or amendment for the same property within one calendar year from the date of the council's final action on the original petition.

(Code 1988, § 33:147; Ord. No. 97-05, 1-28-1997; Ord. No. 04-13, 3-9-2004)

Sec. 113-79. - Reserved.

(Code 1988, § 33:148; Ord. No. 94-93, 12-13-1994)

Sec. 113-80. - Text amendment.

(a) Review by the Planning and Zoning Director.

- (1) The Planning Director may refer the application to other affected or interested agencies for review and comment.
- (2) Prior to the public hearing, the application shall be reviewed by the planning and zoning director or their designee who shall be responsible for determining the application's adherence to the applicable development standards for the particular use. They shall submit his findings to the planning commission at the public hearing.
- (3) The Planning and Zoning Director shall provide notice set out in Sec. 113.76. Common Review Procedures.

- (b) *Planning commission action.* After considering public testimony and the findings and recommendations of the planning director, the planning commission may recommend adoption of the proposed amendment as presented, adoption of the amendment with modifications, or disapproval of the amendment.
- (c) *Recommendations to council.* The planning director shall forward to the parish council the planning commission's recommendation, the director's findings and recommendations and the minutes of public testimony.
- (d) *Parish council action.* Upon receipt of the above referenced findings, recommendations and testimony, the council may take official action. The council shall consider the findings, recommendations and testimony prior to making a decision.
- (e) *Approvals pending ordinance amendments; interim development standards.*
 - (1) Upon adoption of a resolution to call a text study, the council may establish interim development standards by ordinance providing for reasonable approval conditions or exemptions for certain types of development applications that would otherwise be affected by the study.
 - (2) The council action shall not affect action on completed applications submitted prior to the resolution or ordinance, but may affect subsequent applications for the same project.
 - (3) Interim development standards shall be in effect from the date that an ordinance is adopted for up to one year.
 - (4) Introduction of an ordinance that conveys the substantial intent of the planning director's findings and recommendations for the final disposition of a study shall extend interim zoning regulations for an additional period not to exceed six months.
 - (5) The expiration of interim development standards shall not result in the expiration of a study. The planning director shall notify the council prior to the expiration of interim development standards. The council may extend the interim development regulations by ordinance for no more than one additional period not to exceed six months. Upon the expiration of the interim development standards, no interim standards shall be imposed for a two-year period from the final expiration date of the standards.

(Ord. No. 16-08, 3-8-2016)

Secs. 113-81—113-98. - Reserved.

Footnotes:

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Editor's note— Ord. No. 17-33, § V, adopted Oct. 8, 2017, amended div. 4 in its entirety to read as herein set out. Former div. 4, § 113-99, pertained to rural district use permits, and derived from Code 1988, § 33:159. Subsequently, Ord. No. 18-31, § VII, adopted Oct. 9, 2018, amended div. 4, §§ 113-99—113-102, which pertained to conditional use permits.

Sec. 113-99. - Conditional Use Permits

(a) Applicability. This division applies to certain uses that are not permitted as a matter of right because of unique characteristics or potential impacts on adjacent and nearby land uses, but may—under appropriate standards and factors—be approved. These uses may be permitted with additional measures and conditions necessary to mitigate the impact of the proposed development through the issuance of a conditional use permit (CUP) approved by the parish council, who shall consider in their decision-making whether or not the proposed land use:

- (1) Can be appropriately accommodated on the specific property; and
- (2) Conforms to the goals and objectives of the comprehensive plan; and
- (3) Can be constructed and operated in a manner that is compatible with the surrounding land uses and overall character of the community; and
- (4) Promotes the public's interest, health, safety, and general welfare.

(Ord. No. 17-33, § V, 8-8-2017; Ord. No. 18-31, § VII, 10-9-2018)

(b) Application Requirements. Each application for a Conditional Use Permit shall be filed with the Planning and Zoning Director or designee. A complete application shall be submitted in accordance with a schedule adopted by the planning commission that shall allow sufficient time to legally advertise for public hearing in accordance with these regulations. An application shall include the following items and information at a minimum:

- (1) A legal description of the tract proposed to be rezoned;
- (2) A plat showing the dimensions, acreage and location of the tract prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and his seal shall be affixed to plat;
- (3) The present and proposed zoning classification for the tract;
- (4) The name and address of the owners of the land and their legally authorized agents, if any;
- (5) Payment of appropriate fees as established in section 14-113; and
- (6) Additional information as required by the Planning and Zoning Director deemed necessary to review the request.

(Ord. No. 17-33, § V, 8-8-2017; Ord. No. 18-31, § VII, 10-9-2018)

Review by the Planning and Zoning Director. The application shall be reviewed by the planning and zoning director or their designee who shall be responsible for determining the application's adherence to the applicable development standards for the particular use. They shall submit their findings to the planning commission at the public hearing.

(Ord. No. 18-31, § VII, 10-9-2018; Ord. No. 18-31, § VII, 10-9-2018)

(c) Review by Planning Commission.

A public hearing shall be held in accordance with Sec. 113.76. Common Review Procedures. before the planning commission at which parties in interest and citizens shall have an opportunity to be heard. At such public hearing, the planning and zoning director or their designee, shall submit a report of their

findings and recommendations to the planning commission as to the proposed application for a conditional use permit.
(Ord. No. 17-33, § V, 8-8-2017)

- (d) **Planning commission recommendation.** The planning commission shall review and make a recommendation upon each application in accordance with the schedule adopted by the planning commission after a public hearing has been held at which parties in interest and citizens shall have had the opportunity to be fully heard. Each application for a conditional use permit shall be presented by the planning and zoning director or their designee, together with their recommendations on it. The planning commission shall recommend approval, approval with conditions, denial on the request or postpone making a recommendation on the request to a date certain. A report of the planning commission's recommendation and the planning and zoning director or their designee's recommendation shall be submitted to the parish council. The planning commission shall adopt such rules and regulations for the conduct of public hearings and meetings as are consistent with state law and are appropriate to its responsibilities, which shall be published and available to the public, as well as conflict of interest rules, to ensure that no member is entitled to rule on a matter in which he has an interest directly or indirectly.
(Ord. No. 17-33, § V, 8-8-2017)

- (e) Action by the parish council.
The parish council shall not take official action until the report of the planning commission is received.
(Ord. No. 17-33, § V, 8-8-2017)

Sec. 113-100—106. – Reserved.

Sec. 113-107. - Planned Unit Development (PUD).

- (a) A PUD is intended for projects that demonstrate a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
- (b) Application Requirements
- (1) A pre-application conference with the Planning and Zoning Director or their designee is required. The purpose of such preapplication conference shall be to assist in bringing the overall petition as nearly as possible into conformity with this division or other regulations applying generally to the property involved and/or to define specially the variations from applications of general regulations which appear justified in view of equivalent services to the public purposes of such regulations.
 - (2) All applications for a PUD shall be filed in writing with the Planning and Zoning Director. See Sec. 113.76. Common Review Procedures.

- (3) The application shall include the following additional materials at a minimum:
- a. A narrative explaining and tabulating the land uses by net acre, number of dwelling units by housing type, residential density and square footage of non-residential uses per net acre, open space acreage, the relationship of the proposed development to existing development in the area and other related development features.
 - b. A concept plan establishing the following aspects of the proposed PUD:
 1. The title of the project and the names of the project planners and the developer.
 2. Scale, date, north arrow, and general location map which indicates existing land use within 500 feet of all boundaries of the proposed PUD.
 3. Boundaries of the property involved, all existing streets, buildings, watercourses, easements, section lines, and other existing important physical features in and adjoining the property.
 4. Master plan locations and the acreages of each component thereof of the different uses proposed by dwelling types, open space designations, recreational facilities, commercial uses, and other permitted uses, and off-street loading locations.
 5. Master plan showing access, traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic.
 6. Tabulations of total gross acreage in the development, and percentage thereof proposed to be devoted to the several dwelling types, other permitted uses, recreational facilities, open spaces, streets, parks, schools, and other reservations. Tabulations of projected density by dwelling types shall be submitted
 7. The layout and size of all lots with anticipated land use and building types;
 - c. A specific list of all requested deviations from the provisions of this Zoning Code may be submitted but is not required; and
 - d. Any additional information as required by the Planning and Zoning Director deemed necessary to review the request.
- (4) The applicant may provide concurrent applications for site plan or subdivision review.

(b) Review Criteria

In determining recommendations and making decisions as to approval or denial of the PUD, the planning commission and parish council shall apply the following standards:

- (1) The proposed PUD is consistent with the pertinent elements of the parish comprehensive plan and any other adopted plans;
- (2) The proposed PUD meets the requirements of this zoning code;
- (3) The proposed PUD will reinforce the existing or planned character of the neighborhood;
- (4) The site is appropriate for the development allowed in the proposed PUD;

- (5) The PUD demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
- (6) Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed PUD; and
- (7) The PUD will not substantially or permanently injure the appropriate use of adjacent conforming properties.
- (8) Locational Characteristics.

- a. Physical characteristics of the site. The site shall be suitable for development in the manner proposed, without hazard to persons on or off the tract, from probability of flooding, erosion, or other damage. The condition of soil, groundwater level, drainage, and topography shall all be appropriate to both kind and patterns of use intended.
- b. Relation to major transportation facilities. PUD districts shall be so located with respect to arterial streets, highways, collector streets, or other transportation facility as to provide direct access to such PUDs without creating or generating traffic along minor streets in residential areas or districts outside the PUD.

(c) Allowed Deviations.

Unless otherwise expressly approved by the parish council as part of the approved rezoning and concept plan, all planned developments shall be subject to all applicable standards of this zoning code. In order to approve modifications of otherwise applicable standards, the parish council must find that:

- (1) Requested deviations from applicable building type standards, permitted uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned development; and
- (2) The requested deviations do not detract from the established character or form of any surrounding conforming properties.

(d) Review by the Planning and Zoning Director. The application shall be reviewed by the planning and zoning director or their designee who shall be responsible for determining the application's adherence to the applicable development standards for the particular use. They shall submit their findings to the planning commission at the public hearing.

(e) Review by Planning Commission.

A public hearing shall be held in accordance with Sec. 113.76. Common Review Procedures. before the planning commission at which parties in interest and citizens shall have an opportunity to be heard. At such public hearing, the planning and zoning director or their designee, shall submit a report of their findings and recommendations to the planning commission as to the proposed application for a PUD.

(f) Planning commission recommendation. The planning commission shall review and make a recommendation upon each application in accordance with the schedule adopted by the planning commission after a public hearing has been

held at which parties in interest and citizens shall have had the opportunity to be fully heard. Each application for a PUD shall be presented by the planning and zoning director or their designee, together with their recommendations on it. The planning commission shall recommend approval, approval with conditions, denial on the request or postpone making a recommendation on the request to a date certain. A report of the planning commission's recommendation and the planning and zoning director or their designee's recommendation shall be submitted to the parish council. The planning commission shall adopt such rules and regulations for the conduct of public hearings and meetings as are consistent with state law and are appropriate to its responsibilities, which shall be published and available to the public, as well as conflict of interest rules, to ensure that no member is entitled to rule on a matter in which he has an interest directly or indirectly.

(g) Action by the parish council.

The parish council shall not take official action until the report of the planning commission is received.

(h) Action Following Approval

Approval of a PUD rezoning and concept by the parish council authorizes the submission of subdivision plats and site plans consistent with the PUD approval.

(i) Modification of Adopted Concept Plan

The Planning and Zoning Director is authorized to approve minor modifications to an approved concept plan. All modifications not listed as minor below shall be considered by the parish council consistent with the original approval of the PUD. The following modifications shall be considered minor:

- (1) Up to a 10 percent increase or any decrease in gross floor area of a single building.
- (2) Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.
- (3) Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

(a) Effect of Denial

The denial of a PUD application shall ban the subsequent application for the same or similar use for a period of 12 months.

Sec. 113-108. – Reserved.

Sec. 113-109. - Variance

- (a) The Zoning Board of Adjustments shall have the authority to authorize such variances from the terms of this zoning code, subject to terms and conditions fixed by the Board, as will not be contrary to the public interest where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this zoning code will result in practical difficulties or unnecessary hardship.

- (b) Application Requirements.
- (1) No pre-application conference is necessary.
 - (2) All applications for administrative review shall be filed in writing with the Planning Director. See Sec. 113.76. Common Review Procedures.
- (c) Review by Planning and Zoning Director.
- (1) The Planning and Zoning Director may refer the application to other affected or interested agencies for review and comment.
 - (2) The Planning and Zoning Director shall provide notice as set out in Sec. 113.76. Common Review Procedures.
- (d) Public Hearing and Decision by Zoning Board of Adjustments
- (1) Following notice and a public hearing as required in Sec. 113.76. Common Review Procedures., the Zoning Board of Adjustments shall approve, approve with conditions or deny the variance request based on the review criteria below.
 - (2) The Zoning Board of Adjustments may attach any condition to the permit necessary to protect the health, safety and welfare of the community and minimize adverse impacts on adjacent properties.
- (e) Review Criteria.
- (1) No variance shall be authorized unless the Zoning Board of Adjustments finds that all of the following conditions exist:
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 - c. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
 - d. Granting the variance requested will not confer on the applicant any special any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.
 - e. The variance, if granted, will not alter the essential character of the locality.
 - f. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
 - g. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested parties).

- h. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- i. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion.

(f) Appeal

A final decision by the Zoning Board of Adjustments on a variance may be appealed to 40th Judicial District Court.

Sec. 113-110. - Reserved.

Sec. 113-111. - Appeal of Administrative Decision

- (a) Applicability. Appeals to the Zoning Board of Adjustments may be taken by any person aggrieved or by any officer, department, administrative board, or bureau of the Parish affected by any decision of the Planning Director. Appeals shall be taken within 30 days of the decision.

(b) Application and Fees

- (1) No pre-application conference is necessary.
- (2) An application and notice of appeal for administrative review shall be filed in writing with the Planning and Zoning Director and with the Zoning Board of Adjustments. See Sec. 113.76. Common Review Procedures.
- (3) The appellant shall provide a written notice of appeal citing the decision that is being appealed, and any reasons why the appeal should be granted.

(c) Action by Planning and Zoning Director

The Planning and Zoning Director shall transmit to the Board all the papers constituting the record upon which the action appealed from was taken, after all transcript costs and all other costs of appeal are paid by the person or entity taking the appeal.

(d) Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless the Planning and Zoning Director certifies to the Zoning Board of Adjustments after the notice of appeal has been filed that, by reason of facts stated in the certificate, a stay would, in the Planning and Zoning Director's opinion, cause imminent peril of life or property. In such case proceedings shall not be stayed except by a restraining order that may be granted by the Zoning Board of Adjustments or by a court of record on application or notice to the Planning and Zoning Director and on due cause shown.

(e) Public Hearing and Decision by Zoning Board of Adjustments

- (1) Following notice and a public hearing as required in Sec. 113.76. Common Review Procedures., the Zoning Board of Adjustments shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Planning and Zoning Director.
- (2) The Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the Planning and Zoning Director.
- (3) Any party may appear at the hearing in person or by agent or by attorney.

(f) Testimony and Evidence

The Zoning Board of Adjustments shall limit testimony and other evidence to that contained in the record at the time the Planning and Zoning Director took final action.

(g) Review Criteria

The Zoning Board of Adjustments shall consider the following criteria in deciding an appeal:

- (1) Whether the decision by the Planning and Zoning Director was in accordance with the intent and requirements of this zoning code.
- (2) Whether the Planning and Zoning Director made erroneous findings based on the evidence and testimony on the record, or failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance; or
- (3) Whether the Planning and Zoning Director acted arbitrarily or capriciously.

(h) Appeal

A final decision by the Zoning Board of Adjustments on an administrative appeal may be appealed to District Court.

Secs. 113-112—113-118. - Reserved.

DIVISION 5. - ZONING BOARD OF ADJUSTMENTS.

State Law reference— Board of adjustment, variances and appeals, R.S. 33:4780.46 et seq.

Sec. 113-119. - Established.

A zoning board of adjustments is hereby created and established. The abbreviation "ZBA" or "zoning board" or "board" when used in this chapter shall be construed to mean the zoning board of adjustments.

(Code 1988, § 33:181; Ord. No. 86-35, 5-22-1986)

Sec. 113-120. - Composition; qualification; terms; removal.

- (a) The board of adjustments shall consist of five members and may include two alternate members, all of whom shall be landowners and qualified voters. The membership of the first board shall serve respectively, one for one year, one for two years, one for three years, one for four years and one for five years. Thereafter members shall be appointed for terms of five years each.
- (b) All appointments shall be made by resolution of the council. Members shall reside in the district he represents.
- (c) All members shall be removable for cause by the appointment authority upon written charges and after public hearing; provided, however, that any member who shall be absent for three consecutive meetings, may be cause for removal, with council approval, from membership on the board and that appointment shall be automatically vacated as a result of such nonattendance.
- (d) The board shall elect its own chairman from its membership, who shall serve for one year.
- (e) The board shall adopt rules in accordance with the provisions of any ordinance adopted pursuant to applicable state legislation.

(Code 1988, § 33:182; Ord. No. 86-35, 5-22-1986; Ord. No. 87-29, 5-14-1987; Ord. No. 11-60, 1-24-2012)

Sec. 113-121. - Meetings.

- (a) Meetings of the board shall be held at the call of the chairman and at such other times as the board may determine. Such chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings showing the vote of each member upon each question, or, if absent or failure to vote, indicating the fact and shall keep records of its examinations and other official actions, all of which shall be filed immediately in the office of the board and shall be public record. All

testimony, objections thereto and rulings thereon, shall be recorded by the board for the purpose established in section 113-3.

(b) All applications to the ZBA will be advertised at least one time in official journal of the parish and at least four days shall elapse between the publication and the date of the hearing.

(c) Fees for applications to the ZBA are as established in section 14-113.

(Code 1988, § 33:183; Ord. No. 86-35, 5-22-1986)

Sec. 113-122. - Powers.

The board of adjustments shall have the powers provided by R.S. 33:4780.40 and other applicable laws. In passing upon appeals, where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any of the regulations or provisions of such ordinance relating to the construction or alteration of buildings or structures so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

(Code 1988, § 33:184; Ord. No. 86-35, 5-22-1986)

ARTICLE III. - USE REGULATIONS

DIVISION 1. ALLOWED USES

Sec. 113-123. - In General

(a) Use Categories

- (1) Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses.
- (2) Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

(b) Principal Uses

- (c) Allowed principal uses by district are listed in the Allowed Use Table in Sec. 113-125. - Allowed Use Table Principal uses are grouped into use categories outlined in DIVISION 2. USE CATEGORIES of this Article. The uses listed are not an exhaustive list. When a proposed use is not identified on the allowed use table or in DIVISION 2. USE CATEGORIES of this Article, the Planning and Zoning Director may determine that the proposed use is sufficiently similar to an identified use.

(d) Accessory Uses

Accessory uses are allowed in conjunction with an allowed principal use as set forth in DIVISION 8. ACCESSORY USES of this Article.

(e) Temporary Uses

Temporary uses are allowed as set forth in DIVISION 9. TEMPORARY USES of this Article.

Sec. 113-124. - Uses Not Listed

- (a) The Planning and Zoning Director is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Planning and Zoning Director may place the proposed use under that use category.
- (b) When determining whether a proposed use is similar to a listed use in DIVISION 2. USE CATEGORIES of this Article, the Planning and Zoning Director will consider the following criteria:
- (1) The actual or projected characteristics of the proposed use;
 - (2) The relative amount of site area or floor area and equipment devoted to the proposed use;
 - (3) Relative amounts of sales;
 - (4) The customer type;
 - (5) The relative number of employees;
 - (6) Hours of operation;

- (7) Building and site arrangement;
- (8) Types of vehicles used and their parking requirements;
- (9) The number of vehicle trips generated; and
- (10) The likely impact on surrounding properties.

Sec. 113-125. - Allowed Use Table

The allowed use table establishes the uses allowed within each district and any conditions or use standards associated with each use. The allowed use table key is set forth below:

- (a) **Allowed by Right (A)**
Use is allowed by right in the respective district subject to any use standard. Such use is also subject to all other applicable requirements of this zoning code.
- (b) **Conditional Use Permit (CUP)**
Indicates a use may be permitted in the respective district only where approved by the Parish Council in accordance with Sec. 113-99. - Conditional Use Permits. Conditional use permits are subject to all other applicable requirements of this zoning code, including all applicable use standards.
- (c) **Approved Concept Plan (*)**
Indicates a use may be allowed in the respective district only where approved by the Parish Council as part of an approved concept plan in accordance with Sec. 113-107. - Planned Unit Development (PUD). Unless otherwise modified by the Parish Council, uses allowed as part of an approved concept plan are subject to all other applicable requirements of this zoning code, including all applicable use standards.
- (d) **Limited Uses (L)**
Indicates uses that are allowed only under limited circumstances such as size limitations. Consult specific district regulations and any applicable use standards.
- (e) **Blank Cell**
A blank cell indicates that a use is not allowed in the respective district.
- (f) **Use Standard**
A cross-reference to any associated use standard established in DIVISION 3. STANDARDS FOR RESIDENTIAL USES through DIVISION 7. STANDARDS FOR OPEN USES of this Article. Where no cross-reference is shown, no additional use standard applies.

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	Rural	R-1	R-2	R-3	R-4	MHP	PUD	C-1	C-2	C-3	MU	I-1	I-2	I-3	B-1	B-2	MCO	HDO	ECD	Use Standard
Residential Use Categories																				Sec. 113-131
Household living:																	+	+		
Single Family	A	A	A	A	A	A	*	L	L	L							+	+		Sec. 113-131
Mobile Home	CUP				A	A	*										+	+		Sec. 113-131; Sec. 113-132
Duplex	A		A	A	A	A	*										+	+		Sec. 113-131
Townhouse	CUP			A	A	A	*				A						+	+		Sec. 113-131
Multifamily	CUP			A	A	A	*				A						+	+		Sec. 113-131; Sec. 113-133
Manufactured home park	CUP				CUP	CUP	CUP										+	+		Sec. 113-131; Sec. 113-134
Camps	A	A	A	A	A	A	*										+	+	A	Sec. 113-131
All group living except as listed below:	CUP			A	A	A	*				A						+	+		Sec. 113-131
Community Home	A	A	A	A	A	A	*				A						+	+		Sec. 113-131; Sec. 113-135
All social service	CUP						*										+	+		Sec. 113-131
Public Use Categories																				
All civic except as listed below:	A	A	A	A	A	A	*	A	A	A	A	A	A				+	+		
College, community college, university	A						*	A	A	A	A	A	A				+	+		
Conservation education center	A						*	A	A	A	A	A	A				+	+	A	
Convention Center	A						*	A	A	A	A	A	A				+	+		
Places of worship	A	A	A	A	A	A	*	A	A	A	A	A	A				+	+		Sec. 113-136
Public or private (K-12) school	A	A	A	A	A	A	*	A	A	A	A						+	+		
All parks & open space	A	A	A	A	A	A	*	A	A	A	A						+	+	A	
Cemetery and mausoleum	A	A	A	A	A	A	*	A	A	A	A						+	+	A	Sec. 113-137(a)
Neighborhood recreation fields	A	A	A	A	A	A	*	A	A	A	A						+	+	A	Sec. 113-137(b)
All minor utilities	A	A	A	A	A	A	*	A	A	A	A	A	A	A	A	A	+	+	A	
Stealth wireless communication device	A	A	A	A	A	A	*	A	A	A	A	A	A	A	A	A	+	+	A	Sec. 113-138(a)
Electric, telephone, and cable lines	A	A	A	A	A	A	*	A	A	A	A	A	A	A	A	A	+	+	A	Sec. 113-138(b)
All major utilities except as listed below:	CUP						*	A	A	A	A	A	A	A			+	+		
Electrical and gas generation plant	CUP						*	CUP	CUP	CUP	CUP	A	A	A			+	+		Sec. 113-139(a)
Wireless communication tower	CUP						*			A	CUP	A	A	A			+	+		Sec. 113-139(b)
Commercial Use Categories																				
All commercial parking	CUP						*		A	A	A	A	A	A			+	+		
All day care	CUP						*	A	A	A	A						+	+		Sec. 113-140(a)
Adult day care	CUP						*	A	A	A	A						+	+		Sec. 113-140(b)
Day care center for children	CUP						*	A	A	A	A						+	+		Sec. 113-140(c)
All indoor recreation except as listed below:	CUP						*		A	A	A						+	+		
Adult oriented establishment	CUP						*		A	A	A						+	+		Sec. 113-141(a)
Key: A= Allowed L=Limited CUP=Conditional Use Permit *= Parish Council Approval +=See Underlying Zoning																				

	Rural	R-1	R-2	R-3	R-4	MHP	PUD	C-1	C-2	C-3	MU	I-1	I-2	I-3	B-1	B-2	MCO	HDO	ECD	Use Standard
Commercial Use Categories Continued																				
Club or lodge, membership organization	CUP			A	A	A	*	A	A	A	A						+	+		
All medical	CUP						*			A	A						+	+		
All office	CUP						*	L	L	A	A	A					+	+		
All outdoor recreation, except as listed below:	A	A	A	A	A	A	*										+	+		
Drive-in theater	A	A	A	A	A	A	*			A							+	+		
Golf courses	A	A	A	A	A	A	*										+	+		
Campground, travel trailer park, RV park	CUP						*										+	+		Sec. 113-142(a)
Horse stable, riding academy equestrian center	A	CUP	CUP	CUP	CUP	A	*										+	+		Sec. 113-142(b)
Hunting and fishing preserve	A	A	A	A	A	A	*										+	+		
Retreat center	A	A	A	A	A	A	*										+	+		
Stadium, arena, commercial amphitheater	CUP						*										+	+		
All overnight lodging except as listed below:	CUP						*			A	A						+	+		
Bed and breakfast	CUP						*			A	A						+	+		
All passenger terminal	CUP						*		A	A	A	A	A				+	+		
All personal service, except as listed below:	CUP						*	L	L	A	A	A	A				+	+		
Animal Care	CUP						*	L	L	A	A	A	A				+	+		Sec. 113-143(a)
Funeral home, funeral parlor, mortuary, undertaking establishment, or commercial wedding chapel	CUP						*		L	A	A	A	A				+	+		
All restaurant/bar except as listed below:	CUP						*	A	A	A	A	A	A				+	+		Sec. 113-144(a)
Bar, tavern, cocktail lounge, nightclub, brew pub	CUP						*			A	A	A	A				+	+		Sec. 113-144(a)
All retail sales, except as listed below:	CUP						*	L	A	A	A	A	A				+	+		
Alcoholic beverage sales	CUP						*	L	A	A	A	A	A				+	+		
Art studio/gallery	CUP						*	L	A	A	A	A	A				+	+		
Convenience Store w/gas	CUP						*		A	A	A	A	A				+	+		Sec. 113-145(a)
Convenience store w/o gas	CUP						*	L	A	A	A	A	A				+	+		
Dry cleaning	CUP						*	L	A	A	A	A	A				+	+		
Furniture sales	CUP						*		A	A	A	A	A				+	+		
Key: A= Allowed L=Limited CUP=Conditional Use Permit *= Parish Council Approval																				

	Rural	R-1	R-2	R-3	R-4	MHP	PUD	C-1	C-2	C-3	MU	I-1	I-2	I-3	B-1	B-2	MCO	HDO	ECD	Use Standard
Commercial Use Categories Continued																				
Mobile Vendors	CUP						*	A	A	A	A	A	A							Sec. 113-145(b)
Vehicle parts and accessories	CUP						*		A	A	A	A	A				+	+		
Truck Stops	CUP						*					A	A							Sec. 113-145(c)
All vehicle sales and rentals	CUP						*			A	A	A	A				+	+		Sec. 113-146
All water oriented	CUP														A	A	+	+		
Industrial Use Categories																				
All heavy industrial except as listed below:														A			+	+		Sec. 113-147(a)
Radioactive materials														A			+	+		Sec. 113-147(b)
Scrap metal processors and wrecking, junk or salvage yards														A			+	+		Sec. 113-147(c)
Tire recapping, tobacco products, transportation equipment													A	A			+	+		Sec. 113-147(a)
All light manufacturing except as provided below:							L/ CUP	L/ CUP	A	A	A	A	A	A	L	L	+	+		Sec. 113-148
Food and beverage products													A	A			+	+		Sec. 113-148
Stone, clay, glass and concrete													A	A			+	+		Sec. 113-148
Clothing and textile apparel manufacturing													A	A			+	+		Sec. 113-148
All research and development											A	A	A	A			+	+		
All self-service storage, except as listed below:										A	A	A	A	A			+	+		Sec. 113-149(a)
Mini-warehouse										A	A	A	A	A			+	+		Sec. 113-149(b)
All vehicle service												A	A	A			+	+		Sec. 113-150
All warehouse & distribution												A	A	A			+	+		
All waste-related service, except as listed below:														A			+	+		
Landfill														A			+	+		
Recycling facility														A			+	+		
All wholesale trade												A	A	A			+	+		
Open Use Categories																				
All agriculture, except as listed below:	A																+	+		Sec. 113-152
Agricultural airstrip	A																+	+		Sec. 113-152
Forestry	A																+	+	A	Sec. 113-152
Key: A= Allowed L=Limited CUP=Conditional Use Permit *= Parish Council Approval																				

	Rural	R-1	R-2	R-3	R-4	MHP	PUD	C-1	C-2	C-3	MU	I-1	I-2	I-3	B-1	B-2	MCO	HDO	ECD	Use Standard
Open Use Categories Continued																				
All coastal or wildlife preservation	A																+	+	A	
All resource extraction, except as listed below	CUP											CUP	CUP	A			+	+		
Dirt pits and/or ponds	L/ CUP	L	L	L	L	L	*	L	L	L		L/ CUP	L/ CUP	A						Sec. 113-152.5(a)
Key: A= Allowed L=Limited CUP=Conditional Use Permit *= Parish Council Approval																				

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DIVISION 2. USE CATEGORIES

Sec. 113.126. - Residential Use Categories

(a) Household Living

Residential occupancy of a dwelling unit by a household on a monthly or longer basis in structures with self-contained dwelling units, including kitchens. Example Uses:

- (1) Single Family
- (2) Duplex
- (3) Townhouse
- (4) Multifamily
- (5) Manufactured home parks
- (6) Mobile Homes
- (7) Camps

(b) Group Living

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Tenancy is usually arranged on a monthly or longer basis. Generally, group living uses have a common eating area for residents, and residents may receive care or training. Example Uses:

- (1) Assisted living facility
- (2) Boarding house, rooming house, lodging house
- (3) Congregate care facility
- (4) Fraternity, sorority, dormitory
- (5) Community Home
- (6) Hospice
- (7) Monastery, convent
- (8) Nursing or care home
- (9) Single room occupancy

(c) Social Service

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs Example Uses:

- (1) Adult rehabilitation center
- (2) Group shelter
- (3) Overnight general purpose shelter
- (4) Rehabilitative clinic
- (5) Social service facility, soup kitchen, transient lodging, homeless shelter
- (6) Transitional home, halfway house

Sec. 113-127. - Public Use Categories

(a) Civic

Places of public assembly that provide ongoing life safety, educational and cultural services to the general public, as well as meeting areas for religious practice. Example Uses:

- (1) College, community college, university
- (2) Conservation educational centers
- (3) Convention center
- (4) Museum, library
- (5) Places of worship including church, mosque, synagogue, temple
- (6) Police, fire, EMS station, substation
- (7) Post office
- (8) Public or private (K-12) school
- (9) Neighborhood arts center

(b) Parks & Open Space

Uses focusing on public gathering areas for passive or active outdoor recreation and having few structures. Example Uses:

- (1) Botanical garden, nature preserve, recreational trail
- (2) Cemetery, mausoleum, columbarium, memorial park
- (3) Square, green, plaza, neighborhood park, tot lot, community garden, farmers market, neighborhood recreational fields, skate park

(c) Utilities

Public or private infrastructure serving a limited area with no on-site personnel (minor utility) or serving the general community with on-site personnel (major utility). Example Uses:

- (1) Minor utilities, including on-site stormwater retention or detention facility, neighborhood-serving telephone exchange/switching center, gas/electric/telephone/cable transmission lines, stealth wireless communication device, water and wastewater pump station or lift station, gas gates, reservoir, control structure, drainage well, water supply water well.
- (2) Major utilities, including aeration facility, electrical substation, electric or gas generation plant (including solar and wind farms), filter bed, railroad right-of-way, non-stealth wireless communication towers and facilities, transmission towers, waste treatment plant, water pumping facility, water tower or tank.

Sec. 113-128. - Commercial Use Categories

(a) Commercial Parking

Facilities that provide parking not accessory to a principal use, for which a fee may or may not be charged. Example Uses:

- (1) Short- and long-term fee parking facility
- (2) Park-and-ride facility

- (3) Motor vehicle parking lot
- (4) Surface parking lot

(b) Day Care

Uses providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.

Example Uses:

- (1) Adult day care center
- (2) Day care center for children
- (3) Nursery school, preschool
- (4) Recreational program, before- and after-school
- (5) Small group childcare center

(c) Indoor Recreation

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting. Example Uses:

- (1) Amusement center, game arcade, children's amusement center
- (2) Amusement arcade
- (3) Athletic, tennis, swim or health club, exercise salon
- (4) Billiard hall, pool hall
- (5) Bingo parlor
- (6) Bowling alley
- (7) Club or lodge, membership club
- (8) Dance hall
- (9) Dance, martial arts, music studio or classroom
- (10) Gymnastic facility, indoor sports academy
- (11) Motor track
- (12) Movie or other theater
- (13) Skating rink

(d) Medical

Uses providing medical or surgical care to patients. Some uses may offer overnight care. Example Uses:

- (1) Ambulatory surgical center
- (2) Blood plasma donation center, medical or dental laboratory
- (3) Hospital, urgent care or emergency medical office
- (4) Medical, dental office or chiropractor, medical practitioner
- (5) Medical clinic
- (6) Medical day care

(e) Office

Activities conducted in an office setting and generally focusing on business, professional or financial services. Example Uses:

- (1) Offices including advertising, business management consulting, data processing, collection agency, real estate or insurance agent, professional

- service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency
- (2) Financial services such as lender, investment or brokerage house, bank, call center, bail bonds
 - (3) Counseling in an office setting
 - (4) City, county, state, government office
 - (5) Radio, TV or recording studio, utility office
 - (6) Trade, vocational, business school
- (f) Outdoor Recreation
- Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors or within a number of outdoor structures. Example Uses:
- (1) Drive-in theater
 - (2) Campground, travel trailer park, recreational vehicle park
 - (3) Executive par three golf course
 - (4) Extreme sports such as paintball, BMX or skateboarding facility
 - (5) Golf course, country club, clubhouse
 - (6) Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park
 - (7) Hunting and fishing preserve
 - (8) Horse stable, riding academy, equestrian center
 - (9) Outdoor shooting range
 - (10) Retreat center
 - (11) Sports academy for active recreational or competitive sports
 - (12) Stadium, arena, commercial amphitheater
- (g) Overnight Lodging
- Accommodations arranged for short term stays of less than 30 days for rent or lease. Example Uses:
- (1) Hotel, motel, inn, extended-stay facility, bed and breakfast, youth hostel
 - (2) Tourist home
- (h) Passenger Terminal
- Public or commercial facilities for the takeoff and landing of airplanes and
- (1) helicopters, and facilities for bus, taxi or limo service. Example Uses:
 - (2) Airport, heliport
 - (3) Bus passenger, multi-modal facility
 - (4) Rail station or stop
- (i) Personal Service
- Facilities involved in providing personal services or repair services to the general public. Example Uses:
- (1) Animal care (animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding place, animal shelter, kennel, doggy day care)
 - (2) Drop-in child care center

- (3) Funeral home, funeral parlor, mortuary, undertaking establishment, commercial wedding chapel
- (4) Hair, nail, tanning, massage therapy and personal care service, barber, beauty shop
- (5) Laundromat
- (6) Photocopy, blueprint, package shipping and quick-sign service, printing and publishing, security service
- (7) Tattoo/body piercing shop, palmist, psychic, medium, fortune telling, massage therapy
- (8) Appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair
- (9) Taxidermist, tailor, milliner, upholsterer, locksmith

(j) Restaurant/Bar

Establishments that prepare and sell food or drink for on- or off-premise consumption. In accordance with Louisiana Revised Statute 26 Alcoholic Beverages, to be considered a restaurant, a business' average monthly revenue from food and non-alcoholic beverages must exceed 50% of its total average monthly revenue from the sale of food, non-alcoholic beverages, and alcoholic beverages. Example Uses:

- (1) Bar, tavern, cocktail lounge, nightclub, brew pub
- (2) Eating and drinking establishment
- (3) Pizza delivery facility
- (4) Restaurant, fast-food restaurant, take-out, yogurt or ice cream shop

(k) Retail Sales

Facilities involved in the sale, lease, or rental of new or used products. Example Uses:

- (1) Sale, lease or rental of alcoholic beverages, antiques, appliances, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, fuel (including gasoline and diesel fuel), furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, printed materials, produce, souvenirs, sporting goods, stationery, tobacco, used or secondhand goods, vehicle parts and accessories, videos, and related products
- (2) Art studio, gallery
- (3) Check cashing
- (4) Pawnshop
- (5) Seafood market, farm stand
- (6) Convenience store(with gas)
- (7) Convenience store (without gas)
- (8) Dry-cleaning or laundry drop-off facility

(l) Vehicle Sales and Rental

Direct sales, rental or leasing of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

Example Uses:

- (1) Boats and other recreational vehicle sales
- (2) Vehicle sales, rental, or leasing

(m) Water-Oriented

Uses that require direct access to navigable waters. Example Uses:

- (1) Boat livery
- (2) Dock or pier (commercial)
- (3) Dry storage of boats
- (4) Ferry/water taxi
- (5) Marina
- (6) Wet storage of boats (commercial)

Sec. 113-129. - Industrial Use Categories

(a) Heavy Industrial

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited. Example Uses:

- (1) Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause.
- (2) Asbestos, radioactive materials
- (3) Animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products, production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, Automobile dismantlers and recyclers, commercial feed lot
- (4) Bulk storage of flammable liquids, chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products
- (5) Concrete batching and asphalt processing and manufacture, batch plant Earth moving, heavy construction equipment, transportation equipment
- (6) Detention center, jail, prison
- (7) Explosives, fabricated metal products and machinery
- (8) Impound lot, wrecker service includes vehicle wreckers, auto storage, wrecking, junk or salvage yard
- (9) Labor hall

- (10) Leather and leather products includes tanning and finishing
- (11) Manufactured or modular housing sales
- (12) Petroleum, liquefied petroleum gas and coal products and refining
- (13) Primary metal manufacturing
- (14) Pulp mill, rubber and plastic products, rubber manufacturing
- (15) Scrap metal processors, sawmill, secondary materials dealers
- (16) Trailer leasing, auction vehicle, broker vehicle, pawn shop vehicle
- (17) Tire recapping, tobacco products, transportation equipment

(b) Light Manufacturing

Manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the facility. Example Uses:

- (1) Brewery, winery
- (2) Bus or rail transit vehicle maintenance or storage facility
- (3) Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site
- (4) Crematorium, pet crematorium
- (5) Electronics service center
- (6) Food beverage products except animal slaughter, stockyards
- (7) Lawn, tree or garden service
- (8) Laundry, dry-cleaning, and carpet cleaning plants
- (9) Leather and leather products except tanning and finishing
- (10) Lumberyard and wood products, sheet metal shop, soft drink bottling
- (11) Stone, clay, glass, and concrete products
- (12) Bulk mailing service
- (13) Clothing, textile apparel manufacturing
- (14) Office showroom/warehouse
- (15) Printing, publishing, and lithography
- (16) Production of artwork and toys, sign-making, movie production facility, photo-finishing laboratory
- (17) Repair of scientific or professional instruments and electric motors
- (18) Sheet metal, welding, machine, tool repair shop or studio
- (19) Woodworking, including cabinet makers and furniture manufacturing

(c) Research and Development

A facility focused primarily on the research and development of new products. Example Uses:

- (1) Laboratories, offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private;

prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product.

(d) Self-Service Storage

Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property. Example Uses:

- (1) Warehouse, self-service, fully enclosed indoor multi-story storage, mini-warehouse

(e) Vehicle Service

Repair and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Example Uses:

- (1) Audio and alarm system installation, custom accessories, quick lubrication facilities, auto detailing, minor scratch and dent repair, bedliner installation, glass repair/replacement, tire sales and mounting, full- or self-service vehicle wash
- (2) Alignment shop, body shop, engine replacement or overhaul, repair of cars, trucks, RVs and boats, repair or replacement of brakes, shocks, mufflers and transmissions
- (3) Service station
- (4) Towing service, truck service, vehicle towing station

(f) Warehouse and Distribution

Facilities involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers. Example Uses:

- (1) Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store
- (2) Bus barn
- (3) Commercial packing for fruits and vegetables
- (4) Distribution facility, central postal facility
- (5) Freight, service facility
- (6) Outdoor storage yard
- (7) Parcel services
- (8) Railroad switching yard, freight terminal, piggyback yard
- (9) Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred
- (10) Temporary trailer storage or drop off lot

- (11) Truck or motor freight terminal, service facility
- (12) Trucking operation
- (13) Warehouse

(g) Waste-Related Service

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material. Example Uses:

- (1) Animal waste processing
- (2) Garbage or refuse collection service (office and truck fleet)
- (3) Manufacture and production of goods from composting organic material
- (4) Recycling facility including recyclable material storage, recycling drop-off facility, recycling buy-back center, recycling collection center
- (5) Solid or liquid waste transfer station, waste incineration

(h) Wholesale Trade

Facilities involved in the sale, lease, or rent of products to industrial, institutional or commercial businesses only. The use emphasizes on-site sales or order-taking and often includes display areas. Businesses may or may not be open to the general public, limited sales to the general public is allowed. Products may be picked up on-site or delivered to the customer. Example Uses:

- (1) Mail-order house
- (2) Sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, plumbing supplies, janitorial supplies, restaurant equipment, and store fixtures
- (3) Wholesale sales of food, clothing, auto parts, building hardware and similar products

Sec. 113-130. - Open Use Categories

(a) Agriculture

Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production. Example Uses:

- (1) Agricultural airstrip
- (2) Animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals, apiculture, aquaculture, dairying, personal or commercial animal breeding and development
- (3) Crop production, soil preparation, agricultural services, large animal and veterinary services, farm labor and management services
- (4) Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture, sale of agricultural products
- (5) Fish hatcheries and preserves

- (6) Grain, fruit, field crop and vegetable cultivation and storage
- (7) Hunting, trapping and game propagation
- (8) Livestock, horse, dairy, poultry and egg products
- (9) Livestock auction
- (10) Milk processing plant
- (11) Packing house for fruits or vegetables
- (12) Plant nursery, plant nursery with landscape supply
- (13) Poultry slaughtering and dressing
- (14) Timber tracts, forest nursery gathering of forest products

(b) Resource Extraction

Characterized by uses that extract minerals and other solids and liquids from land. Example Uses:

- (1) Dredging, earth extraction, clearing or grading (timber cutting)
- (2) Extraction of phosphate or minerals
- (3) Extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing
- (4) Stockpiling of sand, gravel, or other aggregate materials

(c) Coastal or wildlife preservation uses

Conservation uses with a minimal impact on the natural functions of the subject site.

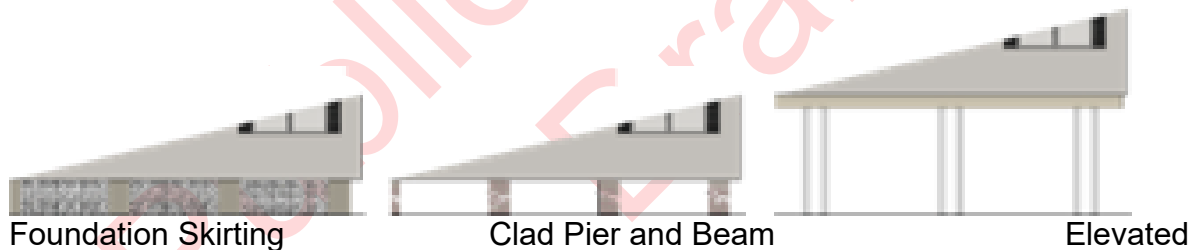
Example uses:

- (1) Fish, wildlife preserves
- (2) Nature preserves.

DIVISION 3. STANDARDS FOR RESIDENTIAL USES

Sec. 113-131. - All Residential Uses

- (a) Compliance with Floodplain regulations. All residential development shall comply with Chapter 107 Floodplain Regulations.
- (b) General Foundation Treatments Required
 - (1) All residential buildings must be built upon a permanent foundation.
 - (2) One of the following foundation treatments must be applied and maintained to new residential buildings not built on a slab foundation:
 - (a) Foundation Skirting. A curtain skirting wall constructed of brick, stone, or a siding material consistent with the siding material used on the primary building. Lattice or insect screen may be required by Chapter 107 Floodplain regulations. Additional materials may be approved by the Planning and Zoning Director.
 - (b) Clad Pier and Beam. Traditional pier and beam treatment, provided that the piers are clad in brick or other material approved by the Planning and Zoning Director.
 - (c) Elevated. In the event that the ground story elevation of the residential building type is in a flood prone area and is more than 60 inches above the natural grade; the foundation may be treated with either one of the above-mentioned methods or may be left without skirting.



- (3) All foundation treatments shall be in accordance with applicable building code regulations.
- (4) All skirting shall be installed and maintained under the perimeter of the home and shall be uninterrupted except for required ventilation and access. If required due to flood regulations, skirting must be designed to breakaway during a flood event to allow water to freely move underneath the home.

Sec. 113-132. – Mobile Homes

Mobile Homes on individual lots. Mobile homes must meet all of the following criteria in order to be located adjacent to an existing residential use:

- (a) Certified as meeting the Mobile Home Construction and Safety Standards of the Department of Housing and Urban Development;
 - (b) The mobile home unit shall be supported by permanent foundation and anchored;
 - (c) No mobile home unit shall be placed upon a parcel of land that is already occupied by a residential dwelling unit;
 - (d) All regulations described by the state department of health and hospitals relating to the placement of a single mobile home unit on a parcel of land shall be complied with;
 - (e) All plumbing, water, sewer connections, etc., shall be permanent and are to be placed underground according to accepted plumbing specifications;
 - (f) All electrical connections must be permanent and conform to accepted standards of the residential construction in the general vicinity; and
 - (g) All existing subdivision restrictions, where not in conflict with this chapter, must be adhered to.
- (Code 1988, § 33:99)

Sec. 113-133. - Multifamily

- (a) Standards for Increasing Density. These standards are required for multifamily living development, whether part of a mixed use project or not, exceeding 11 dwelling units per acre. These standards ensure that medium to high density multifamily housing is attractive, innovative, and high quality, while promoting livability, public safety and a sense of community throughout the parish. The regulations identify characteristics of good site and building design, which contribute to livability, safety, and sustainability, help create a stronger community and foster a quality environment for people utilizing the development and surrounding neighborhood.
- (b) Site amenity options Each multifamily development site shall include four of the following six options:
 - (1) Clubhouse;
 - (2) Swimming pool;
 - (3) Dog park;
 - (4) Playground;
 - (5) Splash park; and
 - (6) Walking/multi-use path.
- (c) Enhanced landscaping
 - (1) When adjacent to a single family, duplex or townhouse use, or Rural, R-1 or R-2 District, a landscape buffer meeting the standards for a C-1 District required in Sec. 113-476. – Required Buffers shall be provided.
- (d) Building Standards
 - (1) Building amenity options. Each multifamily development site shall include bike rental/storage/repair.

- (2) Interior Corridors Required. Access to individual units above street level that are part of a multifamily development shall be from an interior-facing corridor. Corridors may be air-conditioned or open-air breezeways.
- (3) Private Balconies Dwelling units above ground level shall have attached a directly accessible outdoor private space of not less than eighty (80) square feet in area

Sec. 113-134. - Manufactured Home Park

All manufactured home parks shall be subject to the following standards:

- (a) In general.
 - (1) A manufactured home park shall be located no closer than 100 feet away from any existing platted subdivision with a concentration of five dwelling units per acre.
- (b) Placement of homes
 - (1) All manufactured homes shall be installed in a manner consistent with Louisiana Revised Statute 51:912.22.
 - (2) Each manufactured home space shall have direct access to a paved street with unobstructed access to a public street.
 - (3) All manufactured homes shall be securely anchored to the ground by an anchoring system in compliance with manufacturer instructions and applicable State Laws.
- (c) Park size and density.
 - (1) Minimum size is 1/2 acre.
 - (2) The maximum density is ten dwelling units per acre;
- (d) Site amenities.
 - (1) Each manufactured home park development site shall include four of the following six options:
 - a. Clubhouse
 - b. Swimming pool
 - c. Dog park
 - d. Playground
 - e. Splash park
 - f. Walking/multi-use path
 - (2) Each manufactured home park shall have a minimum of 40 percent green space.
- (e) Street and sidewalk standards.
 - (1) All streets or driveways within the mobile home park shall be lighted between sunset and sunrise.
 - (2) Maximum distance between street light poles is 250 feet.
- (f) For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the mobile home park, to the nearest property line of the premises where the ground floor residential use is occurring.

Sec. 113-135. - Community Home

- (a) No community home shall be within 1,000 feet of another community home.
 - (b) For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the community home is located, to the nearest property line of the premises of any other community home.
 - (c) In conformance with state statutes, in particular R.S. 28:478, and in order to monitor the operation, number and locations of community homes in the parish, and to protect the citizens and residents of both the neighborhood and the community home, the sponsors or operators of all proposed community homes in the parish shall notify the parish of their intent to apply for a state license to open a community home at a particular site. Said operator shall file a community home registration request form with the parish planning and zoning director. This information shall include the site of the proposed facility, the number of residents and staff proposed, the particular handicap of the residents and proof of state licensing application. The planning commission shall review the information, including the state license application, for each community home, and shall approve or disapprove a certificate of occupancy for a particular site within 45 days of the original notification. If there is no response by the planning commission within 45 days, it shall be assumed that there is no objection to the site proposed by the sponsor.
 - (d) Nothing in this section shall be construed to prevent a reasonable accommodation for persons with disabilities as defined in the federal Fair Housing Act in accordance with federal, state and parish procedures.
- (Code 1988, § 33:92; Ord. No. 97-15, 3-15-199)
- DIVISION 4. STANDARDS FOR PUBLIC USES**

Sec. 113-136. - Civic

- (a) Places of Worship
 - (1) When located in any residential district a place of worship shall be located on a corner lot no smaller than 20,000 square feet.
 - (2) When located in any residential district, all parking shall be located on the same site, a contiguous site, or in a district that allows commercial parking as principal use.

Sec. 113-137. - Parks and Opens Space

- (a) A Cemetery and Mausoleum
 - (1) A cemetery shall be located on a site of at least three acres.
 - (2) A mausoleum which is not located in a cemetery shall be located on a site of at least one acre.
 - (3) All structures six feet in height or over including, but not limited to mausoleums, monuments and buildings, shall be set back at least 20 feet from all property lines.

- (4) All graves or burial lots shall be set back at least 20 feet from all property lines.
- (b) Neighborhood Recreational Fields
Neighborhood recreational fields for active recreation and athletics equipped with outdoor lighting may be no larger than four acres.

Sec. 113-138. - Minor Utilities

- (a) Stealth Wireless Communication Device
Stealth Wireless Communication Devices may be permitted when attached to any existing structure subject to the following standards
 - (1) Height. The top of the stealth wireless communication device may not be more than 12 feet above the facility to which it is attached.
 - (2) Setbacks. The facility to which the stealth wireless communication device will be attached shall maintain the required setbacks for the respective zoning district.
 - (3) Aesthetics. Any stealth wireless communication device, including feed lines and antennae, shall be designed so as to be compatible with the facade, roof, wall or facility on which it is affixing so that it matches the existing structural design, color and texture.
- (b) Electric, Telephone and Cable Lines
 - (1) Where functionally feasible, all new electric services in Residential Zoning Districts shall be placed underground. Temporary construction service may be permitted above ground.
 - (2) All other utilities, including but not limited to telephone and cable, shall be located underground.
 - (3) The applicant shall make the necessary arrangements including the provision of any easements to or any construction or installation charges with each of the serving utilities for the installation of such facilities and shall be subject to all applicable laws and regulations for their construction.
 - (4) Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, and other facilities necessarily appurtenant to such underground utilities may be placed above the ground in a screened location approved by the Parish provided they remain clear of any sidewalk, bicycle or pedestrian way.

Sec. 113-139. - Major Utilities

- (a) Electrical and Gas Generation Plant
 - (1) Maximum Lot Coverage/Impervious Coverage. Utility Scale Solar Energy Systems shall meet the existing building coverage and impervious coverage requirements for the underlying zoning district except as defined below.

- a. Ground-mounted systems shall be exempt from lot coverage or impervious surface standards if the soil under the collector is maintained in vegetation and not compacted.

(b) Wireless Communication Tower

(1) Permits required. Obtaining a permit shall include meeting the requirements of a building permit.

(2) Applications.

a. Contents. Application contents are as follows:

1. One copy of the complete specifications for the proposed structure and antennas, including a description of the design characteristics and materials.
 2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires, and related ground anchors, any proposed structures, parking, fences, and landscaping. Existing conditions surrounding the site such as any structures, fences, etc., shall also be shown. The site plan should also include a vicinity map.
 3. A certificate from a licensed engineer of capacity by type and number of the communications tower, certified or stamped drawings and calculations detailing the design basis for the tower or support structure, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222-G, latest revision standards. This certification shall also show that the proposed tower is designed for colocation.
 4. Identification of the owners, operators, and call signs of all telecommunications antenna and equipment existing and to be located on the site.
 5. Written authorization from the site owner allowing the applicant to submit the application.
 6. Certification by the Federal Aviation Administration (FAA) that the proposed activity is in compliance with FAA requirements. A written description of the proposed operation and need for a new structure. Also for new towers, a written description of opportunities for future colocation on the tower.
 7. Payment of appropriate fees as established in section 14-113.
- b. Notification shall be provided to citizens of the parish within three miles of the proposed tower site by conspicuous publication of the proposed site in the official journal of the parish ten days after the administrative committee review, to be printed two times before the scheduling of utility board or planning commission meetings. This notice requirement is separate from any parish publication requirements.
- c. Review procedure. The applications hereunder shall require, with regard to the applicant's compliance with the standards and requirements set forth in this division, approval from each of the following boards and committees to reach final approval. Rejection by any of the boards or committees will deny siting:
1. Administrative committee review.

2. Parish engineer's review.
 3. Utility board review, if any utilities or drainage are involved.
 4. Planning commission review.
 5. Parish council's use permit and/or ordinance.
- d. Siting requirements.
1. Zoning. Priority/preference will be given to existing structures, and on public property.
 2. Colocation. To minimize the visual impact associated with the proliferation and clustering of communication towers, colocation of facilities on existing towers and suitable structures shall be encouraged by administrative approval. The parish shall issue permits to shared facilities upon administrative approval.
 3. New construction. Colocation of telecommunications facilities on existing or new structures shall take precedence over the construction of new single use telecommunications towers. Construction of new telecommunication towers or structures shall follow all five steps in the review procedure of subsection (b)(2) of this section and shall be processed as a conditional use permit request in conformance with Sec. 113-99. - Conditional Use Permits.
 4. Transfer of use. Approved telecommunications towers or antennas may be transferred to the successor and assigns of the approved party, subject to all of the conditions which apply to new location approval.
 5. Commercial Three District (C-3) height restrictions. An additional two-foot setback for each foot over 35 feet shall be required from the nearest property line.
 6. Residential districts. In residential zoning districts, siting will be allowed only when on public property or on property containing non-residential uses. The property must be in excess of five acres with the tower being no closer than 500 feet to any residences or any other existing telecommunications tower. The height of a tower in a residential zoning district shall not exceed 70 feet.
- e. Design standards.
1. Structural integrity. Wireless facilities, cellular, and PCS installations shall be certified by an engineer registered in the state. The tower and any other transmission equipment must be certified to meet any structural standards for steel antenna towers and support structures set in the Electronic Industry Association/Telecommunication Industry Association Standards referenced as ANSI/EIA/TIA-222-G or latest revision.
 2. Loading capacity. A statement shall be submitted, prepared by a professional registered engineer licensed to practice in the state, which, through standards acceptable as engineering analysis certifies the tower's compliance with applicable

standards and describes the tower's capacity, including number and type of antennas it can accommodate. No tower shall be permitted to exceed its loading capacity. For all towers attached to existing structures, the statement shall include certification that the structure can support the load superimposed from the tower. All towers shall have the capacity to permit multiple users, two at a minimum.

3. Buffering. Buffering shall be determined by the zoning district requirements. However for telecommunications towers, when the site abuts its own zoning district or is within a rural multipurpose use district, then buffering requirements shall apply. For the purpose of buffering telecommunications sites, the eight-foot site-obscuring fence may be constructed of wood, brick or masonry for security purposes.
4. Color requirements. Except when superseded by state or federal regulations telecommunications towers shall be galvanized unpainted metal, gray, forest green, or other colors approved on an individual special basis.
5. Prohibited designs. The use of the following designs are prohibited:
 - i) Towers in excess of 300 linear feet.
 - ii) Satellite dish antennas in front yards of residential districts.
 - iii) Sign advertising appurtenant to a telecommunications device or base station.
 - iv) Towers in primary colors such as red, orange, blue, or yellow.
 - v) Equipment storage at the telecommunications base station other than temporary repair supplies or equipment customarily functioning with the wireless facility.
6. Abandonment. In the event the use of any communication tower has been discontinued for a period of 180 consecutive days, the tower shall be deemed to have been abandoned.
 - i) Determination of the date of abandonment shall be made by the director of the planning commission who shall have the right to request documentation and/or affidavits from the telecommunication owner regarding the issue to tower usage.
 - ii) Upon such abandonment, the owner/operator of the tower shall have an additional 60 days from receipt of written notice by the parish of the abandonment within which to:
 - 1) Reactivate the use of the tower or transfer the tower to another owner/operator; or

- 2) Dismantle and remove the tower and associated facilities.
- iii) At 61 days from the date of the carrier's receipt of the aforesaid written notice from the parish all permits issued shall be deemed expired and a penalty amount of \$100.00 a day shall be imposed upon the owner of record until the date of removal.
- iv) Tower owners shall provide an adequate surety bond to guarantee dismantling.

(Code 1988, § 5:701; Ord. No. 02-64, 9-24-2002; Ord. No. 02-88, 12-10-2002; Ord. No. 18-31, § XIV, 10-9-2018)

DIVISION 4. RESERVED

DIVISION 5. STANDARDS FOR COMMERCIAL USES

Sec. 113-140. - Day Care

(a) In General

- (1) A day care facility located in Residential Zoning Districts may only be located in a single-family house.
- (2) Sufficient off-street passenger drop-off and loading area shall be provided on-site.

(b) Adult Day Care Center

- (1) No adult day care center proposed to be located in a Residential Zoning District may be located within 1,500 feet of any other adult day care center.
- (2) For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the adult day care center is located, to the nearest property line of the premises of any other adult day care center.

(c) Day Care Center For Children

- (1) These standards apply to Class A Child Day Care Centers as defined by Louisiana Administrative Code Title 48 - Chapter 53. Home Occupation Day Care Centers shall comply with "?? Home Occupations".
- (2) The maximum number of children to be accommodated on-site shall be specified. Children who are related to the child care provider by blood or marriage and are kept at the facility shall be counted for purposes of determining enrollment and facility compliance with these standards.
- (3) Enrollment shall mean the total number of children on-site at any one time.
- (4) No playground equipment shall be permitted within the front building setback.

Sec. 113-141. - Indoor Recreation

(a) Adult Oriented Establishment.

The Parish Council finds that adult oriented establishments have a negative secondary effect on both commercial and residential properties, resulting in blight and the downgrading of property values, increased criminal activity, and an adverse health impact. The following standards shall apply to all adult oriented establishments.

- (1) Location. Adult uses are prohibited within 1,000 feet of the following:

a. The following zoning districts:

1. Rural District [RURAL].
2. Residential District One [R-1].
3. Residential District One-A [R-1-A].
4. Residential District Two [R-2].
5. Residential District Three [R-3].
6. Residential District Four [R-4].
7. Mobile Home Park District [MHP].
8. Historic districts;

- b. A residential use;
 - c. Houses of worship or religious institutions;
 - d. Public or private educational institutions that serve persons younger than 18;
 - e. Day care centers;
 - f. Public parks, recreation areas, or playgrounds;
 - g. Libraries, museums, or other public buildings;
 - h. Community centers; or
 - i. Any other existing adult use.
- (2) Measurement. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the adult oriented establishment is located, to the nearest property line of the premises zoned within one of the above listed districts, the boundary of such zoning district, or the lot developed with the above listed uses, whichever is closer.
- (3) Criteria.
- a. Obscene uses/activities prohibited. As per section 28-66 of the Code, unlicensed massage studios, contact/touching/encounter-oriented adult uses, and those adult uses containing or associated with video-viewing booth or arcade booths are prohibited. All adult use establishments must operate in compliance with all applicable obscenity regulations, including those in R.S. 14:106 et seq.
 - b. Public display. Any displays of wares visible to the general public (such as in windows) must not include the following:
 - 1. Adult media;
 - 2. Lingerie, or leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; or
 - 3. Sexually oriented toys or novelties or obscene devices.
 - c. Hours of operation. No adult use establishment may operate or be occupied by anyone except employees between 2:00 a.m. and 6:00 a.m.
 - d. Age restriction clearly posted. All adult use establishments must post notice of any applicable age-specific restrictions (as determined by federal, state, or local law) in a location clearly visible to all patrons prior to their entry into such establishment.
 - e. No loitering. All persons are prohibited from congregating in groups of five or more in front of or within 300 feet (measured radially from the building/area housing the adult use) of any adult use establishment.
- (Code 1988, § 33:88; Ord. No. MM-22, 6-13-2000; Ord. No. MM-30, 6-27-2000; Ord. No. 17-33, § IX, 8-8-2017)

Sec. 113-142. - Outdoor Recreation

(a) Campground, Travel Trailer Park, and RV park

- (1) No campground, travel trailer park or RV park may be located on a site less than 10 acres.
- (2) All structures, including but not limited to buildings, camp sites, parking pads, and parking spaces shall be set back a minimum of 30 feet from all property lines.

(b) Horse Stable, Riding Academy, Equestrian Center

The following standards apply to all horse stables, riding academies, or equestrian centers

- (1) No horse stable, riding academy or equestrian center may be located on a site less than 10 acres.
- (2) All stables, rings, or other accessory structures shall be located a minimum of 100 feet from any property line.

Sec. 113-143. - Personal Service

(a) Animal Care

- (1) Outdoor runs shall only be permitted in the Rural, C-3, and Industrial Districts.
- (2) Outdoor runs shall only be permitted on sites larger than two acres in size.
- (3) All overnight care of animals must occur indoors and all pens, kennels and runs must be located within an enclosed building.

Sec. 113-144. - Restaurant/Bar

(a) In General

- (1) It shall be a violation of this zoning code for a person, corporation, or other legal entity to operate or cause to be operated any premise that sells or distributes alcoholic beverages of any kind that is not compliant with locational requirements outlined in Sec. 4-43.

Sec. 113-145. - Retail Sales

(a) Convenience Store with Gas Pumps, Gas Station

(1) General Standards

- a. The primary building, including the full canopy, shall conform to all building envelope standards

- b. Gasoline pumps, tanks, vents and pump islands shall be located no closer than 20 feet to any side or rear property line or right-of-way
- c. No sign of any type or any gasoline pump or tank shall be located within 20 feet of a residential use

(2) Fuel Canopies

- a. Fuel canopies shall not be located closer than 15 feet to any side or rear property line or right-of-way
- b. No fuel canopy shall exceed a height of 20 feet
- c. Fuel canopies shall be integrated architecturally with the design of the principal building and shall be complementary to the overall color scheme of the building façade from which it projects
- d. Fuel canopy lighting shall not extend beyond the area beneath the canopy and all fixtures shall be recessed, including any lens.

(3) Single-Bay Automatic Car Wash

An accessory single-bay automatic (not self-service) car wash completely enclosed except for openings necessary to allow entry and exit of vehicles may be permitted subject to the following:

- a. The car wash structure shall be located no closer than 50 feet to any side or property line adjacent to a residential use
- b. The car wash structure shall be constructed of building materials consistent with that of the principal building, including the roof
- c. When located adjacent to a residential use, the car wash facility shall not operate before 6 AM or after 10 PM

(b) Mobile Vendors.

(1) Mobile vendors may only operate in each of the following corridors:

- a. River Road Historic District - The Historic Towns of Edgard, Lucy, and Wallace,
- b. Garyville Historic District,
- c. Reserve Historic District,
- d. LaPlace Historic District,
- e. Major Corridor Overlay District [MCOD].

(2) Parking. If the mobile vendor is located on a site with an existing parking lot, no additional parking spaces are required to accommodate the mobile vendor. If the mobile vendor is located on a site without an existing parking lot, three parking spaces must be provided in accordance with ARTICLE VII. - PARKING. of this code.

(3) Setbacks. The area requirements of the zoning district shall not apply to mobile vendors, however any setbacks required by applicable building codes, health, or fire codes will apply to mobile vendors.

(4) Hours of operation. Permitted hours of operation for mobile vendors are 7:00 am to 8:00 pm.

(5) Signage. A mobile vending unit may have signage attached to the exterior of the vehicle, however such signage must be painted or mounted #at against the vehicle with a maximum projection of six inches and such signage must not exceed beyond the surface area of the vehicle. A sign permit is not required for signage attached to a mobile vending unit. Any detached signage

on the site must be in compliance with chapter 113, Article VI. - Signs of the St. John the Baptist Parish Code of Ordinances.

- (6) Trash and debris. Mobile vendors are responsible for cleaning all refuse and debris on-site and within a 50-foot radius of the vending unit within four hours of the cease of daily operations.
- (7) Permission. If the mobile vendor is not the owner of the site on which the mobile vending unit is placed, written permission from the property owner is required to be submitted to the planning and zoning department as part of the zoning compliance review for the occupational license.
- (8) Vehicle.
 - a. Mobile vendors must be fully licensed and ready for highway use in the United States; further, a mobile vendor may not operate from a standard passenger vehicle. Any driver of a mobile vending unit must possess a valid driver's license issued in the United States.
 - b. The operations of a mobile vendor must take place fully enclosed within the vehicle or trailer, with the exception of a service window. No wares may be displayed outside of the mobile vending unit. All trailers approved as mobile vendors must be fully enclosed.
- (9) Operation.
 - a. Generally.
 - 1. All mobile vendors shall comply with all other applicable conditions and requirements imposed by law, including parish and state health laws and regulations.
 - 2. Sale of alcoholic beverages from any mobile vendor is prohibited.
 - 3. No mobile vendor shall operate any horn, sound amplification system, or other sound-producing device or music system that can be heard outside the mobile vending unit when such unit is being operated.
 - 4. It shall be unlawful for any mobile vendor to operate in any manner that impedes the flow of vehicular or pedestrian traffic on any public right-of-way. No mobile vendor shall operate a mobile vending unit in any manner that impedes the ingress or egress of a building or structure during its operating hours.
 - 5. It shall be unlawful for any mobile vendor to operate a mobile vending unit that is in a defective, unsafe, or unsanitary condition in violation of any applicable law or regulation.
 - b. Mobile vendors serving food (i.e. food trucks). All mobile vendors which serve food shall provide a trash receptacle within three feet of the front or back of the mobile vendor, which shall be large enough to contain all refuse generated by operation. It shall be unlawful for any mobile vendor operator which serves food to leave any site without first picking up, removing, and properly disposing of all trash or refuse remaining at a location. No mobile vendor operator shall place trash receptacles or other obstructions on any portion of the public street, sidewalk or right-of-way.

- (10) Occupational license required. An occupational license must be obtained prior to the operation of any mobile vending unit. A separate approval from the planning and zoning department must be issued for each site where a mobile vending unit will operate.
 - (11) Enforcement. Any violation of any applicable provision or criteria included in this division may be grounds for revocation of parish approval for the mobile vendor, and shall constitute a violation of this Code. (Ord. No. 19-53, § II, 12-10-2019)
 - (c) Truck Stop. Truck stops shall conform to the regulation set forth by the state and to the following regulations:
 - (1) Frontage shall be on a median-divided major arterial with a minimum of four roadway lanes and having federal or state designation.
 - (2) Minimum lot size of site shall be ten acres.
 - (3) Truck stops with video poker gaming facilities shall have all the following amenities:
 - a. A separate truckers' lounge.
 - b. A full-service laundry facility located in a convenient area for truckers use.
 - c. Private showers for men and women and not located in an area open to the general public facilities.
 - d. Truck scales.
 - e. These regulations shall not apply to any truck stops with video poker gaming facilities having a certificate of zoning compliance prior to the effective date of the ordinance from which this chapter is derived.
- (Code 1988, § 33:93; Ord. No. 08-33, 6-24-2008; Ord. No. 18-31, § XIV, 10-9-2018)

Sec. 113-146. - Vehicle Sales and Rental

- (a) All automobile sales and rental establishments shall have a permanent building as a primary structure. No portable, temporary, or manufactured building shall be used as the primary structure.
- (b) All outdoor lighting shall be directed downward and shall not glare onto any property occupied by a residential building type.
- (c) Vehicle display may not be artificially elevated above the general topography of the site.
- (d) No outside speaker system shall be allowed.

DIVISION 6. STANDARDS FOR INDUSTRIAL USES

Sec. 113-147. - Heavy Industrial

- (a) In General. Performance standards are provided to ensure protection of the environment by regulating air and water resources and regulation of pollution thereof, radiation, hazards, noise pollution and fire and explosive hazards.
- (1) *Exhaust emission.* No industry shall emit from any exhaust pipe, flue, chimney or whatever, an emission that shall be deemed harmful by the state office of environmental affairs.
 - (2) *Odor.* The emission of obnoxious odors of any kind beyond the property boundaries shall not be permitted, and particular industries may be required to present comprehensive statements of measures to be taken for elimination of obnoxious odors for planning commission and parish council approval before the required building permits are granted. Odorous matter released from any operation or activity shall not exceed the odor threshold concentration established by applicable state agencies beyond lot lines, measured at ground level or habitable level.
 - (3) *Water quality.* No industry shall emit water into a waterway or water disposal system in compliance with the Federal Water Pollution Control Act and the state water control law.
 - (4) *Noise.* No industry shall emit a noise level above 70 decibels (dBA) at the lot boundary line measured at ground level or habitable elevation. Applicable measurement standards shall be taken by an independent lab institute at the expense of the applicant or legal property owner. The parish council shall be the discretionary governing body to determine the frequency of decibel measurements taken annually.
 - (5) *Fire and explosive hazards.* All uses shall comply with applicable standards set forth in the rules and regulations of the state fire marshal.
 - (6) *Administration and enforcement.* As required by state law, the state department of natural resources will administer, monitor and enforce applicable requirements.
 - (7) Except as provided below, no person, corporation, or other legal entity may operate any heavy industrial use within 2,000 feet of:
 - a. A public or private elementary or secondary school;
 - b. A public or private day care facility or kindergarten;
 - c. A residential use; or
 - d. A public park.
 - e. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the heavy industrial use is located, to the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential use, or public park.

(b) Radioactive Materials

- (1) No operation involving radiation hazards shall be conducted that violates the standards of the Nuclear Energy and Radiation Control Law regulated by the state office of environmental affairs.
- (2) No person, corporation, or other legal entity may operate any radioactive materials or waste facility within 2,500 feet of:
 - a. A public or private elementary or secondary school;
 - b. A public or private day care facility or kindergarten;
 - c. A residential use; or
 - d. A public park.
- (3) For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the radioactive materials or waste facility is located, to the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential use, or public park.

Sec. 113-148. - Light Manufacturing

- (a) All manufacturing/assembly operations are conducted within fully enclosed buildings; and
- (b) The site is not noxious or offensive by reason of emission of smoke, dust, gas, fumes, odor, noise, light, glare, or vibration perceptible beyond the confines of the building; and
- (c) Equipment must not be cleaned outside and residue washed into the streets, alleys or storm sewers.

Sec. 113-149. - Self-Service Storage

(a) In General

- (1) With the exception of lighting fixtures and climate controls, no electrical power supply may be accessible to the renter/lessee of the storage unit.
- (2) The following activities shall be prohibited on the premises:
 - a. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment
 - b. Operation of a transfer-and-storage business
 - c. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use
 - d. Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations

- e. Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials
- f. Habitation of storage units by humans or animals
- (b) Warehouse, Self-service, Mini-warehouse
 - (1) All storage shall be contained within a fully-enclosed building.
 - (2) Where the end wall of a self-service storage building is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least six feet.

Sec. 113-150. - Vehicle Service

- (a) In General.
 - (1) All outdoor lighting shall be directed downward and shall not glare onto any property occupied by a residential use.
 - (2) No outside speaker system shall be allowed.
 - (3) Vehicle storage is prohibited, except for vehicles currently being serviced at the facility.
 - (4) The service and repair of all motor vehicles shall be conducted within a fully-enclosed building. The outdoor display and storage of vehicles shall not be permitted.

Sec. 113-151. - Reserved

DIVISION 7. STANDARDS FOR OPEN USES

Sec. 113-152. - Agriculture

With the exception of fences, all structures for keeping and raising livestock shall be at least 100 feet from property lines abutting a residential use.

Sec. 113-152.5. – Resource Extraction

(a) Dirt pits or ponds.

(1) Construction, operation or expansion of dirt pits and ponds require a permit.

- a. All dirt pits and/or ponds sought to be constructed within the parish shall be required to submit an application to the parish permit office and pay all required fees. No new excavation shall begin until a permit is issued.
- b. The permit application required by this article shall require the following information:
 1. The landowner of landowners' full names, physical and mailing addresses and telephone number.
 2. The property description for the location of the dirt pit and/or pond.
 3. The official name or designation of the roadway providing access to the site of the dirt pit and/or pond.
 4. The anticipated size of the dirt pit and/or pond including both its anticipated depth and surface area.
 5. The anticipated starting date for operations and the anticipated completion date for operations at the site.
 6. The contractor/miner/excavator's complete name. If the contractor/miner/excavator is a partnership, corporation or limited liability company, there shall be included with the application the names of each owner, stockholder, partner and/or member except in the case of publicly traded stock corporations. Along with each name, there shall also be included the contractor, miner, excavator and in the case of a partnership, corporation or limited liability company, the owner, stockholder, partner and/or member's physical and mailing address and telephone number.

7. Excavation and Reclamation Plan.

- i) An application for a dirt pit or pond must have excavation and reclamation plan approved by Planning and Zoning Director or their designee. Every excavation and reclamation plan must contain the following elements:
 - 1) Excavation Site Plan. A site plan identifying the location, depth and design of the dirt pit or pond, fill storage areas, sedimentation and erosion control methods, location and design of required buffer areas, and the location and design of access drives.
 - 2) Environmental Impacts. All applicable state and federal permits must be attached as part of the excavation and reclamation plan.
 - 3) Excavation Schedule. An excavation schedule establishing the duration of the excavation phase and the times during which excavation activities may take place.
 - 4) Haul Routes. The applicant must present a plan for access to a state highway or to a parish roadway, and all roads to transport material from/to the dirt pit or pond.
 - 5) Reclamation Plan. A plan for how the dirt pit or pond will be reclaimed, impacts of the excavation mitigated, and a post-excavation site plan and reclamation phasing schedule.
 - 6) Plan Modifications. Modifications to an approved excavation and reclamation plan may be reviewed and approved by the Planning Director.
- ii) Bond required. A bond or escrow agreement, acceptable to the legal counsel of the parish, or its duly authorized representative, shall be provided for the purpose of ensuring the reclamation of the site, in case for some reason, the applicant is unable to

complete reclamation activities, based on an estimate made by the parish.

- c. A permit shall not be issued until verification that the proposed scope of work complies with all applicable local laws including, but not limited to, chapter 109 – Natural Resource and Environmental Preservation and Protection and chapter 115 – Stormwater Management. Further, issuance of a permit under this article shall not preclude the applicant from obtaining permits from all applicable federal and state agencies.
- d. Permit Revocation. The permit for a dirt pit or pond may be revoked if the dirt pit or pond is not conducted in a manner consistent with the approved excavation and reclamation plan.

(Ord. No. 12-33, § 1, 7-24-2012; Ord. No. 19-54, § VI, 12-10-2019)

- (2) Permit posting. The original permit or a copy thereof must be posted by the applicant at the entrance site of the dirt pit and/or pond where the applicant accesses the site from a public roadway.

(Ord. No. 12-33, § 1, 7-24-2012)

- (3) Damages to public roads.

- a. The dirt pit and/or pond's landowners and the contractor/miner/excavator shall be jointly, severally and in solido, responsible for obtaining and constructing access onto a public roadway. If the public roadway is surfaced, there must be an apron connecting the applicant's private roadway to the public roadway constructed in a manner that will prevent damage to the roadway. Any damages to the public roadway at this entrance shall be paid for by the landowner and/or the contractor/miner/excavator, jointly and severally.
- b. The contractor/miner/excavator shall be responsible to make sure operations at the dirt pit/pond construction do not impact road safety and to remove any dirt or clay that is spilled or tracked onto the public roadway.

(Ord. No. 12-33, § 1, 7-24-2012)

- (4) Notification of change in ownership. If at any time there is a change in ownership as to the landowner and/or the contractor/miner/excavator, the current owner shall notify new owner of this article.

(Ord. No. 12-33, § 1, 7-24-2012)

- (5) Permit holder to provide access to parish inspectors. As a condition of the granting of a permit to undertake dirt pit/pond operations, the applicant and the landowner shall grant to the parish government's inspectors and/or compliance officers complete access to the site for regular inspections, code enforcement, posting violations and issuing stop work orders at all reasonable times.

(Ord. No. 12-33, § 1, 7-24-2012)

- (6) Compliance enforcement. In the event that the permit holder/holders fail to comply with the requirements of this article, the parish government, in addition to any other remedies provided for herein or by other general law, shall be entitled to "stop all work" at the site and suspend the dirt pit/pond operations permit.

(Ord. No. 12-33, § 1, 7-24-2012)

(7) Reclamation Standards

a. General Standards

1. The stripping and stockpiling of the upper six inches of soil is required for the reclamation phase. These required stockpiles of soil must be seeded and only used for reclamation purposes.
2. No inactive dirt pit may have a slope greater than 2.5:1.
3. All slopes must be stabilized, equipment and structures removed from the pit, stockpiled topsoil placed and planted, banks and slopes rounded, and other reclamation activities completed in accordance with the reclamation plan within 18 months of the cessation of excavation activities.
4. Dirt pits may be reclaimed as wetlands, ponds or lakes provided they are designed and constructed to support a healthy ecosystem.

b. Standards for Retention and Detention Ponds

1. Any dirt pit that is reclaimed as a retention or detention pond, or as a lake or other water body deeper than five feet, must be designed and constructed to have an aquatic shelf or wetland bench that is planted with emergent plants and natural grasses.

2. No slope of a retention or detention pond, or lake or other water body deeper than five feet may exceed a 3:1 ratio unless supported by a bulkhead.
3. A pond aerator is required for any pond, lake or water body that is anticipated to maintain water for more than five days after a storm event.

(8) Special regulations.

- a. Requirements for ponds or one acre or less in area on a single-family residential home site. An application shall be submitted and fees paid in order to obtain a permit. The pond must be dug in a manner that will allow for it to hold water. For safety reasons, the edge of the pond shall be sloped at a minimum ratio of 3:1. The edge of the pond can be no closer than 30 feet from a neighboring property line. During construction of the one acre or less size pond, if legitimate complaints arise, the parish government may require watering in order to control dust.
- b. Requirements for dirt pits and/or ponds more than one acre but no more than five acres in area. An application shall be submitted along with the items set forth herein below in this paragraph before a permit may be issued pursuant to this article. A water truck may be required to control dust. If the site is constructed with the intention to create a pond, such pond shall be constructed in a manner that will allow it to hold water and at the completion of the job, for safety reasons, the edges of the pond shall be sloped at a minimum ratio of 3:1. The edge of any such dirt pit and/or pond can be no closer than 30 feet from a neighboring property line. Furthermore, to protect neighboring properties from damages to water wells, sewer systems and foundations, no such dirt pit or pond shall be located any closer than 200 feet from a neighboring property owner's existing residential house structure. If at any time the pit becomes abandoned, there shall be no pool of water or pond unless the edges of the pool or pond are sloped at a minimum ratio of 3:1. A permit for this size operation shall be for a one-year term and must be renewed yearly thereafter during the operation. Prior to expanding the site to include excavation of more than five acres, the contractor/miner/excavator must apply for and obtain the permit required by this section.

- (9) Requirements for dirt pits and/or ponds more than five acres in area. This will be considered as a commercial site and as such, the permit application

must be reviewed and recommended for approval by the permit office, reviewed and recommended for approval by the parish director of public works, reviewed and recommended for approval by the parish utilities board and then and only then be submitted to the parish council for final approval of the permit, by resolution and which approval shall not be unreasonably withheld. Prior to placing this permit application on the parish council agenda, the applicant shall first have written approval from the parish director of public works and the approval of the parish utilities board. Once a permit is issued, the following requirements must be upheld. A water truck must be maintained on the site and must be used daily to control dust except in the event of substantial periods of rain. If the site is constructed with the intention to create a pond, at completion of the job, such pond shall be constructed in a manner that will allow it to hold water and for safety reasons, the edges of the pond shall be sloped at a minimum ratio of 3:1. At all times, the edges of any such dirt pit and/or pond can be no closer than 30 feet from a neighboring property line. Furthermore, to protect neighboring properties from damages to water wells, sewer systems and foundations, no such dirt pit or pond shall be located any closer than 200 feet from a neighboring property owner's existing residential house structure. If any time the pit becomes abandoned, there shall be no pool of water or pond unless the edges of the pool or pond are sloped at a minimum ratio of 3:1. A permit for this size operation shall be for a one-year term and must be renewed yearly thereafter during the operation of the dirt pit. In addition to the other requirements for a permit, the applicant shall also submit along with the permit application the following:

- a. Site plan that includes the legal description and survey of the entire property;
- b. A diagram of the proposed dirt pit or pond at completion;
- c. Approval from the parish director of public works;
- d. A letter of approval from the parish utilities department;
- e. A Conditional Use Permit granted by the parish council;
- f. Certification from the parish planning and zoning director that said property is zoned either Rural or I-1, I-2 or I-3.

(Ord. No. 12-33, § 1, 7-24-2012)

- (10) Existing dirt pits and/or ponds. Dirt pits that are currently lawfully operating, meaning dirt has been removed from the site for commercial purposes, as of the effective date of this chapter, will be exempt from all requirements of this article, excepting that these existing sites shall be required to submit an application to the permit once and receive an exempt permit. This exempt permit shall be kept on site. The application shall contain the following information: Name of landowner, mailing address and phone number, name and phone number of contractor/excavator, location of pit (access road), total acreage of site (total on deed, even if plans do not include the use of all acreage), and total anticipated size of pit. This information will be for permit once use only, but will be available to the public as required by law.

(Ord. No. 12-33, § 1, 7-24-2012)

(11) Exemptions.

- a. The provisions of this chapter shall not apply to a residential subdivision development when said development is duly approved through the subdivision process provided for in this Code and where said ponds or retention areas are included in the approved subdivision and stormwater management plans.
- b. The provisions of this chapter shall not apply to any existing golf course facilities or industrial plan sites duly permitted through the state permitting process, or batture properties located within the Mississippi River levee system.
- c. The provisions of this division shall not apply to ponds under one acre in size on a development site which requires the submission of a post-development stormwater management plan, as per chapter 115 - Stormwater Management.

(Ord. No. 12-33, § 1, 7-24-2012; Ord. No. 19-54, § VI, 12-10-2019)

DIVISION 8. ACCESSORY USES

Sec. 113-153. - In General

- (a) Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses must be clearly incidental and subordinate to a permitted principal use.
- (b) No accessory use may be established on a lot prior to the establishment of a permitted principal use.
- (c) The Planning and Zoning Director is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Planning and Zoning Director must determine that the use:
 - (1) Is subordinate to the principal use in terms of area, extent and purpose;
 - (2) Contributes to the comfort, convenience or necessity of occupants of the principal use served;
 - (3) Is located on the same lot as the principal structure or use;
 - (4) Does not involve operations not in keeping with the character of the principal use served; and
 - (5) Is not of a nature likely to attract visitors in larger numbers than would normally be expected.

Sec. 113-154. - Home Occupations

- (a) Home occupations shall be required to conform to the following standards:
 - (1) No person shall be employed on the premises who is not a bona fide resident of the dwelling and the individual primarily responsible for the home occupation shall live in the dwelling.
 - (2) The use of the dwelling unit for home occupation shall be clearly incidental and secondary to its use for residential purposes. Not more than 20 percent of the living area of the dwelling unit or 400 square feet, whichever is the lesser, shall be used in the conduct of home occupations. No outdoor display or storage of equipment or supplies associated with the home occupation is permitted.
 - (3) There shall be no change in the exterior appearance of the building or premises as a result of such occupations, with the exception of a sign as provided in chapter 113, article VI - signs of this Code.
 - (4) No mechanical equipment shall be used or stored on the premises except that which is normally used for purely domestic or household purposes. The home occupation shall not create noise, vibration, glare, fumes, odors, dust, smoke, or heat detectable to the normal senses outside the dwelling unit. No equipment or process shall be used which creates visual or audible interference in any radio or television sets off the premises, or causes fluctuations in line voltage. There shall be no illegal discharge of any materials, fluids or gases into the sewer or drainage system or any other

- manner of discharging such items in violation of any applicable government code.
- (5) No stock-in-trade shall be sold on the premises or displayed or warehoused on the premises for sale or use elsewhere, provided that orders previously made by telephone, mail or at a sales party conducted off-premises may be filled on the premises and delivered.
 - (6) No traffic shall be generated by such home occupation in greater volume than three vehicles per 24-hour day in the residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard. Deliveries from commercial suppliers shall be made during daylight hours and shall not restrict circulation in the neighborhood.
 - (7) The following uses are prohibited:
 - a. Vehicle or body and fender repair;
 - b. Outdoor repair;
 - c. Food handling, processing or packing, other than services that use standard home kitchen equipment;
 - d. Medical or dental lab;
 - e. Restaurant;
 - f. Bulk storage of flammable liquids;
 - g. Funeral homes and mortuaries;
 - h. Animal hospitals and kennels;
 - i. Commercial parking;
 - j. Retail sales; or
 - k. Other uses similar in nature or in effect on the surrounding neighborhood.
 - (8) No more than one home occupation related vehicle, regardless of the number of home occupations, is permitted at any one premises, any such vehicle must be 20 feet or less in overall length and not more than seven feet in overall height and must be parked off any public right-of-way. All exterior storage of cargo, equipment or other material on the vehicle shall be shielded from view at all times when such vehicle is located on a residential lot.
 - (9) When in compliance with the requirements of this section, a home occupation includes, but is not limited to, the following:
 - a. Art studio;
 - b. Child care for not more than six children, including any children of the adult provider;
 - c. Dressmaking and tailoring;
 - d. Professional office of a lawyer, engineer, architect, accountant, salesman, or other similar occupation;
 - e. Teaching or tutoring, including musical instruction and dance instruction, limited to not more than two pupils at a time;
 - f. Typing/word processing service;
 - g. Small scale seafood harvesting with no more than one recreational type boat stored on the premises and without outside storage of

equipment unless screened from view of the street and adjacent property.

- h. Address of convenience meaning a place of business solely for receiving phone calls, mail and keeping business records.
- (10) Home occupations that are existing as legal uses shall not be allowed to continue once the occupants who have established the legal use status no longer occupy the premises.
- (11) The department of planning and zoning shall determine whether the home occupation meets the established criteria.
- (12) Once an applicant meets all of the criteria for a home occupation and is approved by the parish department of planning and zoning, a home occupation license must be obtained from the parish.

Sec. 113-155. - Accessory Dwelling Units

(a) CUP Required

An accessory dwelling unit (subject to the standards listed below) may be permitted by the Parish Council as a conditional use permit under Sec. 113-99. - Conditional Use Permits.

(b) Standards

- (1) The living area of the accessory dwelling unit may not exceed the living area of the principal structure. In no case shall the total floor area of the accessory dwelling unit exceed 1,000 square feet.
- (2) One additional parking space on the same premises is required for the accessory dwelling unit.
- (3) The accessory dwelling unit shall be of complimentary design and constructed of building materials consistent with that of the principal building. The Planning and Zoning Director may require elevation drawings to evaluate compliance with this standard.

DIVISION 9. TEMPORARY USES

Certain uses are temporary in character. They vary in type and degree, as well as length of time involved. Such uses may have little impact on surrounding and nearby properties or they may present questions involving potential incompatibility of the temporary use with existing uses. Unless otherwise specified in this zoning code, the following regulations govern temporary uses:

Sec. 113-156. - Temporary Construction Uses.

- (a) Temporary buildings or temporary concrete or asphalt plants, used in conjunction with construction work only, may be permitted in any zoning district during the period the construction work is in progress, but such temporary buildings or uses shall be removed upon completion of the construction work.
- (b) Temporary buildings may be permitted in conjunction with a residential subdivision development as a temporary sales office only, for a maximum period of two years. No other use or activity is allowed. Such temporary buildings must first receive a permit from the Planning and Zoning Department.

Sec. 113-157. - Temporary Retail Sales.

- (a) A temporary facility for the retail sale of seasonal products, including food and produce, Christmas trees, and live plants.
- (b) Seasonal produce stands may be located no closer than 20 feet from the street right-of-way line.
- (c) Off-street parking and loading requirements for this use may be satisfied by using existing parking and loading spaces for other uses located within 500 feet of the temporary retail use, or by providing temporary parking and loading spaces that do not strictly comply with the construction and maintenance provisions for off-street parking and loading in this chapter. The operator of this use has the burden of demonstrating to the satisfaction of the building official that temporary off-street parking or loading spaces
 - (1) are adequately designed to accommodate the parking and loading needs of the temporary retail use; and
 - (2) will not adversely affect surrounding uses.
- (d) The Planning and Zoning Director shall issue a temporary certificate of occupancy for a period of 90 days for a temporary retail use. The Planning and Zoning Director may grant one 30-day extension of the temporary certificate of occupancy if the use has fully complied with all applicable city ordinances. No more than one temporary certificate of occupancy may be issued for a temporary retail use at the same location within a 12- month period.

Sec. 113-158. – Fireworks Stands.

Fireworks stands are regulated in Sec. 28-2. – Sale, distribution of fireworks; exceptions; penalties.

Secs. 113-159—113-161. - Reserved.

Public Review
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ARTICLE IV. - DISTRICT REGULATIONS

State Law reference— Districts authorized, R.S. 33:4780.41.

State Law reference— Districts regulations authorized, R.S. 33:4780.41.

DIVISION 1. - GENERALLY

Sec. 113-162. - Districts declared.

For the purpose of this chapter, the parish is divided into the following districts:

- (1) Rural—Rural District;
 - (2) R-1—Residential District One;
 - (3) R1-A—Residential District One-A;
 - (4) R-2—Residential District Two;
 - (5) R-3—Residential District Three;
 - (6) R-4—Residential District Four;
 - (7) MHP—Mobile Home Park District;
 - (8) PUD—Planned Unit Development District;
 - (9) C-1—Commercial District One;
 - (10) C-2—Commercial District Two;
 - (11) C-3—Commercial District Three;
 - (12) MU—Mixed Use;
 - (13) I-1—Industrial District One;
 - (14) I-2—Industrial District Two;
 - (15) I-3—Industrial District Three;
 - (16) B-1—Nonindustrial Batture District;
 - (17) B-2—Industrial Batture District;
 - (18) Major Corridor Overlay District.
 - (19) Historic Design Overlay District
 - (20) Environmental Conservation District
- (Code 1988, § 33:25; Ord. No. 86-37, 5-22-1986)
(Code 1988, § 33:3; Ord. No. 99-24, 5-11-1999)

Sec. 113-163. - District regulations summary.

The following table provides a summary of regulations for each zoning district established under this chapter. The table should be read together with the more detailed regulations laid out in this Article.

	Rural	R-1	R-2	R-3	R-4	MHP	PUD	C-1	C-2	C-3	MU	I-1	I-2	I-3	B-1	B-2	MCOD	HDOD	ECD
Minimum lot area	25,000 square feet	6,000 square feet	5,000 square feet	TH: 1,800 sf; All other uses: 5,000 sf	TH: 1,800 square feet; All other uses: 5,000 square feet	MH: 2,400 square feet; All other uses: 5,000 sf	*	5,000 square feet	10,000 square feet	Non-res: 10,000 sf. Residential uses: 5,000 sf	TH: 1,800 square feet; All other uses: 2,500 square feet	5,000 square feet	10,000 square feet	15,000 square feet			+	+	25 acres
Maximum density	--	--	--	25 du/a	--	--	*	--	--	--	30 du/a	NA	NA	NA			+	+	--
Minimum lot width	100 feet	65 feet	40 feet	TH: 18 feet; All other uses: 50 feet	TH: 18 feet; All other uses: 50 feet	TH: 32 feet; All other uses: 50 feet	*	50 feet	100 feet	100 feet	25 feet	50 feet	50 feet	100 feet			+	+	200 feet
Minimum Front setback	15 feet	25 feet	15 feet	15 feet	20 feet	20 feet	*	20 feet	10 feet	20 feet	Build-to zone	20 feet	25 feet	30 feet			+	+	25 feet
Side setback																	+	+	
Minimum Interior	5 feet	5 feet	5 feet	TH: 0 feet; All other uses: 5 feet	TH: 0 feet; All other uses: 5 feet	15 feet	*	5 feet	0 feet	0 feet	0 feet	0/10 feet	0/15 feet	0/15 feet			+	+	10 feet
Minimum Corner	10 feet	15 feet	15 feet	10 feet	10 feet	20 feet	*	10 feet	10 feet	10 feet	0 feet	20 feet	25 feet	30 feet			+	+	25 feet
Minimum Rear setback	5/10 feet	10 feet	10 feet	10 feet	10 feet	5 feet	*	5/10 feet	5/10 feet	5/10 feet	0/5/10 feet	0/10 feet	0/15 feet	0/15 feet			+	+	10 feet

	Rural	R-1	R-2	R-3	R-4	MHP	PUD	C-1	C-2	C-3	MU	I-1	I-2	I-3	B-1	B-2	MCOD	HDOD	ECD
Detached Accessory Residential Structure Setbacks																			
Min. Rear	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	*	5 feet	5 feet	5 feet							+	+	
Min. Side	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	*	5 feet	5 feet	5 feet							+	+	
Maximum building coverage	15%	60%	60%	60%	60%	60%	*	85%	85%	100%	85%	100%	100%	100%			+	+	1%
Maximum impervious coverage	25%	80%	80%	80%	80%	80%	*	100%	100%	100%	100%	100%	100%	100%			+	+	10%
Maximum height	None	None	None	None	None	None	*	35 feet	65'	65'	65'	None	None	None			65'/150'	+	35 feet
Height setback	1:1 Above 35 feet	1:1 Above 35 feet	1:1 Above 35 feet	1:1 Above 35 feet	1:1 Above 35 feet	1:1 Above 35 feet	*	None	None	None	None	1:1 Above 45 feet	1:1 Above 45 feet	1:1 Above 45 feet			None	+	None

Key: * = Established by Parish Council -- = Regulated by minimum lot size + = Regulated by underlying zoning

DIVISION 2. - RURAL DISTRICT (RURAL)

Sec. 113-164. - Purpose and intent.

The provisions of this division apply to the Rural District. The Rural District is established as a multiuse district and for the unconditional placement of certain allowable residential, recreational and public uses. Commercial and industrial uses are allowed to locate only in those areas that are compatible to the specific use based upon specific locational criteria and performance standards and located in such an area as to conserve the value of land and structures. Certain industries that pose problems of air pollution, noise, vibrations, etc., will be restricted from the Rural District.
(Code 1988, § 33:27A; Ord. No. 99-43, 7-13-1999; Ord. No. 08-34, 6-24-2008)

Sec. 113-165. - Permitted uses.

The following are permitted uses in the Rural District:

- (a) Allowed Residential Use Categories. **Single Family; Duplex; Camps, Group living uses limited** to community home only; **all other Residential Uses [CUP]**.
- (b) Allowed Public Use Categories. **All civic; all park & open space; all minor utilities; all major utilities [CUP]**.
- (c) Allowed Commercial Use Categories. **All outdoor recreation except:** campground, travel trailer park, RV Park [CUP]; stadium, arena, commercial amphitheater [CUP]; **all other Commercial Uses [CUP]**.
- (d) Allowed Industrial Use Categories. None allowed.
- (e) Allowed Open Use Categories. **All agriculture uses; All coastal or wildlife preservation; all resource extraction [CUP]** except: all dirt pits and/or ponds [Limited to five acres or less or by CUP].
- (f) Allowed Temporary Use Categories. **Temporary construction use; Temporary retail sales.**

(Code 1988, § 33:27A.1; Ord. No. 99-43, 7-13-1999; Ord. No. 08-34, 6-24-2008; Ord. No. 18-31, § IX, 10-9-2018)

Sec. 113-166. – Accessory structures and uses.

Accessory uses and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses. See **Article III Division 8. Accessory Uses** for additional information.

(Code 1988, § 33:27A.2; Ord. No. 99-43, 7-13-1999; Ord. No. 08-34, 6-24-2008)

Secs. 113-167—113-168. – Reserved

Sec. 113-169. - Lot and setback requirements.

- (a) Lot area. A minimum lot area of 25,000 square feet is required

- (b) Lot width. Minimum lot width is 100 feet;
 - (c) Front setback. Minimum is 15 feet.
 - (d) Side setback. Minimum of side setback is five feet. On corner lots, the minimum side setback is ten feet from the street.
 - (e) Rear setback. Minimum rear setback is five feet; where central sewerage is not provided, the minimum rear setback is ten feet.
 - (f) Building coverage. Maximum building coverage is 15 percent.
 - (g) Impervious coverage. Maximum impervious coverage is 25 percent.
- (Code 1988, § 33:27A.5; Ord. No. 99-43, 7-13-1999; Ord. No. MM-39, 7-25-2000; Ord. No. 08-34, 6-24-2008)

Sec. 113-170. – Reserved.

Sec. 113-171. – Height requirements.

- (a) Maximum height. None.
 - (b) Height setback. An additional one-foot setback is required for every foot of height over 35 feet.
- (Code 1988, § 33:27A.7; Ord. No. 99-43, 7-13-1999; Ord. No. 08-34, 6-24-2008)

Secs. 113-172—113-178. – Reserved.

DIVISION 3. – RESIDENTIAL DISTRICT ONE (R-1)

Sec. 113-179. – Purpose and intent.

The provisions of this division apply to the R-1 district. The purpose of the Residential District One (R-1) is to provide for the location and grouping of low-density single-family residences and accessory uses.

(Code 1988, § 33:32A)

Sec. 113-180. – Permitted uses.

The following are permitted uses in the Residential District One (R-1):

- (a) Allowed Residential Use Categories. **Single Family; camps; group living uses limited** to community home only.
 - (b) Allowed Public Use Categories. **All civic uses except:** college, community college, university [prohibited]; conservation educational center [prohibited]; convention center [prohibited]; **all park & open space; all minor utilities.**
 - (c) Allowed Commercial Use Categories. **All outdoor recreation except:** campground, travel trailer park, RV Park [prohibited]; stadium, arena, commercial amphitheater [prohibited].
 - (d) Allowed Industrial Use Categories. None allowed.
 - (e) Allowed Open Use Categories. Dirt pits or ponds [Limited to five acres or less].
 - (f) Allowed Temporary Use Categories. **Temporary construction use.**
- (Code 1988, § 33:32A.1)

Sec. 113-181. – Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses. Floor area of accessory structures shall not exceed the floor area of the primary structure. See **Article III Division 8.**

Accessory Uses for additional information.

(Code 1988, § 33:32A.2)

Sec. 113-182. – Reserved.

Sec. 113-183. - Lot and setback requirements.

- (a) Lot area. Minimum lot area is 6,000 square feet.
- (b) Lot width. Minimum lot width is 65 feet is required
- (c) Front setback. Minimum setback is 25 feet.
- (d) Side setback. Minimum setback is five feet. On corner lots, minimum side setback is 15 feet from the street.
- (e) Rear setback. Minimum setback is ten feet.
- (f) Building coverage. Maximum building coverage is 60 percent.
- (a) Impervious coverage. Maximum impervious coverage is 80 percent.

(Code 1988, § 33:32A.4; Ord. No. 87-68, 9-10-1987; Ord. No. 93-47, 8-12-1993; Ord. No. 95-68, 11-28-1995; Ord. No. 98-08, 1-13-1998; Ord. No. 19-54, § IV, 12-10-2019)

(Code 1988, § 33:32A.5; Ord. No. 18-16, § II, 6-12-2018)

Sec. 113-184. – Reserved.

Sec. 113-185. – Height requirements.

(a) Maximum height. None.

(b) Height setback. An additional one-foot setback is required for every foot of height over 35 feet.

(Code 1988, § 33:32A.6; Ord. No. 97-15, 3-25-1997; Ord. No. 98-08, 1-13-1998; Ord. No. 02-66, 9-24-2002; Ord. No. 05-65, 11-8-2005)

Sec. 113-186. – Performance standards for legally nonconforming uses.

Legally nonconforming uses operating in the district are subject to the following performance standards:

(1) *Hours of operation.* Legally nonconforming uses in the district, which are not residential in nature, may not operate between the hours of 11:00 p.m. and 6:00 a.m.

(2) *Lighting.* Outdoor lighting for legally nonconforming uses in the district must not produce any glare or light trespass onto a neighboring lot.

(Ord. No. 16-56, § IV, 12-13-2016)

DIVISION 4. – RESERVED

Secs. 113-187—203. – Reserved.

DIVISION 5. – RESIDENTIAL DISTRICT TWO (R-2)

Sec. 113-204. – Purpose and intent.

The provisions of this division apply to the R-2 district. The purpose of the Residential District two (R-2) is to provide for the location and grouping of a variety of single-family housing types to allow for the flexibility of design in areas where sewerage and Water facilities are provided.

(Code 1988, § 33:36A)

Sec. 113-205. – Permitted uses.

The following are permitted uses in the Residential District Two (R-2):

- (a) Allowed Residential Use Categories. **Single Family; Duplex; Camps; Group living uses limited to** community home only.
- (b) Allowed Public Use Categories. **All civic uses except:** college, community college, university [prohibited], conservation educational center [prohibited]; convention center [prohibited]; **all park & open space; all minor utilities.**
- (c) Allowed Commercial Use Categories. **All outdoor recreation except:** campground, travel trailer park, RV Park [prohibited]; stadium, arena, commercial amphitheater [prohibited].
- (d) Allowed Industrial Use Categories. None allowed.
- (e) Allowed Open Use Categories. Dirt pits and ponds [Limited to five acres or less].
- (f) Allowed Temporary Use Categories. **Temporary construction use.**

(Code 1988, § 33:36A.1)

Sec. 113-206. – Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses. Floor area of accessory structures shall not exceed the floor area of the primary structure. See **Article III Division 8.**

Accessory Uses for additional information.

Sec. 113-207. – Reserved.

Sec. 113-208. – Lot and setback requirements.

- (a) Lot area. Minimum lot area is 5,000 square feet.
- (b) Lot width. Minimum lot width is 40 feet.
- (c) Front setback. Minimum setback is 15 feet.
- (d) Side setback. Minimum setback is five feet. On corner lots, the minimum side yard setback is 15 feet from the street.
- (e) Rear setback. Minimum setback is ten feet.
- (f) Building coverage. Maximum building coverage is 60 percent.
- (g) Impervious coverage. Maximum impervious coverage is 80 percent.

(Code 1988, § 33:36A.4; Ord. No. 98-08, 1-13-1998)

Sec. 113-209. – Reserved.

Sec. 113-210. – Height requirements.

(a) Maximum height. None.

(b) Height setback. An additional one-foot setback is required for every foot of height over 35 feet.

(Code 1988, § 33:36A.6; Ord. No. 02-66, 9-24-2002; Ord. No. 05-65, 11-8-2005)

Sec. 113-211. – Performance standards for legally nonconforming uses.

Legally nonconforming uses operating in the district are subject to the following performance standards:

(1) *Hours of operation.* Legally nonconforming uses in the district, which are not residential in nature, may not operate between the hours of 11:00 p.m. and 6:00 a.m.

(2) *Lighting.* Outdoor lighting for legally nonconforming uses in the district must not produce any glare or light trespass onto a neighboring lot.

(Ord. No. 16-56, § IV, 12-13-2016)

Secs. 113-212—113-223. – Reserved.

DIVISION 6. – RESIDENTIAL DISTRICT THREE (R-3)

Sec. 113-224. – Purpose and intent.

The provisions of this division apply to the R-3 district. The purpose of Residential District Three (R-3) is to provide for the location and grouping of High-density residential developments that have access to existing or proposed arterial streets, shopping, recreation, schools and the like.

(Code 1988, § 33:40A; Ord. No. 98-08, 1-13-1998)

Sec. 113-225. – Permitted uses.

The following are permitted uses in the Residential District Three (R-3):

- (a) Allowed Residential Use Categories. **Single Family; Duplex; Townhouse; Multifamily; Camps; All group living.**
 - (b) Allowed Public Use Categories. **All civic uses except:** college, community college, university [prohibited]; conservation educational center [prohibited]; convention center [prohibited]; **all park & open space; all minor utilities.**
 - (c) Allowed Commercial Use Categories. **Indoor recreation limited to** a club or lodge only; **All outdoor recreation except:** campground, travel trailer park, RV Park [prohibited]; stadium, arena, commercial amphitheater [prohibited].
 - (d) Allowed Industrial Use Categories. None allowed.
 - (e) Allowed Open Use Categories. Dirt pit and pond [Limited to five acres or less].
 - (f) Allowed Temporary Use Categories. **Temporary construction use.**
- (Code 1988, § 33:40A.1; Ord. No. 98-08, 1-13-1998)

Sec. 113-226. – Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses. See **Article III Division 8. Accessory Uses** for additional information.

(Code 1988, § 33:40A.2; Ord. No. 98-08, 1-13-1998)

Sec. 113-227. – Reserved.

Sec. 113-228. – Lot and setback requirements.

- (a) Lot area. Minimum lot area is 1,800 square feet for Townhouse uses, and 5,000 square feet For all other uses.
- (b) Lot width. Minimum lot width is 18 feet for townhouse uses, and 50 feet For all other uses.
- (c) Front setback. Minimum setback is 15 feet.
- (d) Side setback. No minimum setback for townhouse uses, and the minimum setback is five feet for all other uses. On corner lots, the minimum side yard setback is ten feet from the street.
- (e) Rear setback. Minimum setback is ten feet.

- (f) Building coverage. Maximum building coverage is 60 percent.
 - (g) Impervious coverage. Maximum impervious coverage is 80 percent.
- (Code 1988, § 33:40A.4; Ord. No. 98-08, 1-13-1998)

Secs. 113-229—230. – Reserved.

Sec. 113-231. – Height requirements.

- (a) Maximum height. None.
 - (b) Height setback. An additional one-foot setback is required for every foot of height over 35 feet.
- (Code 1988, § 33:40A.7; Ord. No. 98-08, 1-13-1998; Ord. No. 02-66, 9-24-2002; Ord. No. 05-64, 11-8-2005)
- (Code 1988, § 33:40A.8; Ord. No. 98-08, 1-13-1998)

Sec. 113-232. – Additional Regulations.

Maximum density is 25 dwelling units per acre.

Sec. 113-233. – Performance standards for legally nonconforming uses.

Legally nonconforming uses operating in the district are subject to the following performance standards:

- (1) *Hours of operation.* Legally nonconforming uses in the district, which are not residential in nature, may not operate between the hours of 11:00 p.m. and 6:00 a.m.
 - (2) *Lighting.* Outdoor lighting for legally nonconforming uses in the district must not produce any glare or light trespass onto a neighboring lot.
- (Ord. No. 16-56, § IV, 12-13-2016)

Secs. 113-234—113-243. – Reserved.

DIVISION 7. – RESIDENTIAL DISTRICT FOUR (R-4)

Sec. 113-244. – Purpose and intent.

The provisions of this division apply to the R-4 district. The purpose of the Residential District Four (R-4) is to provide for the placement of Single-family mobile home units on individual sites and accessory uses chiefly in areas where sewerage and water may or may not be provided.

(Code 1988, § 33:44A)

Sec. 113-245. – Permitted uses.

The following are permitted uses in the Residential District Four (R-4):

- (a) Allowed Residential Use Categories. **Single Family; Duplex; Townhouse; Mobile Home; Multifamily; All group living; Manufactured home park [CUP]; Camps.**
- (b) Allowed Public Use Categories. **All civic uses except:** college, community college, university [prohibited]; conservation educational center [prohibited]; convention center [prohibited]; **all park & open space; all minor utilities.**
- (c) Allowed Commercial Use Categories. **Indoor recreation limited to** a club or lodge only; **All outdoor recreation except:** campground, travel trailer park, RV Park [prohibited]; stadium, arena, commercial amphitheater [prohibited].
- (d) Allowed Industrial Use Categories. None allowed.
- (e) Allowed Open Use Categories. Dirt pits and ponds [Limited to five acres or less].
- (f) Allowed Temporary Use Categories. **Temporary construction use.**

Sec. 113-246. – Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses. See **Article III Division 8. Accessory Uses** for additional information.

(Code 1988, § 33:44A.2; Ord. No. 02-66, 9-24-2002)

Sec. 113-247. – Reserved.

Sec. 113-248. – Lot and setback requirements.

- (a) Lot area. Minimum lot area is 1,800 square feet for Townhouse uses, and 5,000 square feet for all other uses.
- (b) Lot width. Minimum lot width is 18 feet for townhouse uses, and 50 feet for All other uses.
- (c) Front setback. Minimum setback is 20 feet.

- (d) Side setback. No minimum setback for townhouse uses, and the minimum setback is five feet for all other uses. On corner lots, the minimum side yard setback is ten feet from the street.
 - (e) Rear setback. Minimum setback is ten feet.
 - (f) Building coverage. Maximum building coverage is 60 percent.
 - (g) Impervious coverage. Maximum impervious coverage is 80 percent.
- (Code 1988, § 33:44A.4)
- (Code 1988, § 33:44A.5)

Secs. 113-249—251. – Reserved.

Sec. 113-252. – Height requirements.

- (a) Maximum height. None.
 - (b) Height setback. An additional one-foot setback is required for every of height over 35 feet.
- (Code 1988, § 33:44A.8; Ord. No. 02-66, 9-24-2002; Ord. No. 05-65, 11-8-2005)
- (Code 1988, § 33:44A.9)

Sec. 113-253. – Reserved.

Sec. 113-254. – Performance standards for legally nonconforming uses.

Legally nonconforming uses operating in the district are subject to the following performance standards:

- (1) *Hours of operation.* Legally nonconforming uses in the district, which are not residential in nature, may not operate between the hours of 11:00 p.m. and 6:00 a.m.
 - (2) *Lighting.* Outdoor lighting for legally nonconforming uses in the district must not produce any glare or light trespass onto a neighboring lot.
- (Ord. No. 16-56, § IV, 12-13-2016)

Secs. —113-255—113-263. – Reserved.

DIVISION 8. – MOBILE HOME PARK DISTRICT (MHP)

Sec. 113-264. – Purpose and intent.

The provisions of this division apply to the Mobile Home Park District (MHP). The purpose and intent of the Mobile Home Park District (MHP) is to provide for the location and grouping of mobile home parks in areas where central sewerage is provided and convenient to other community facilities.

(Code 1988, § 33:48A)

Sec. 113-265. – Permitted uses.

The following are permitted uses in the Mobile Home Park District (MHP):

- (a) Allowed Residential Use Categories. **Single Family; Duplex; Townhouse; Mobile Home; Multifamily; All group living; Manufactured home park [CUP]; Camps.**
 - (b) Allowed Public Use Categories. **All civic uses except:** college, community college, university [prohibited]; conservation educational center [prohibited]; convention center [prohibited]; **all park & open space; all minor utilities.**
 - (c) Allowed Commercial Use Categories. **Indoor recreation limited to** a club or lodge only; **All outdoor recreation except:** campground, travel trailer park, RV Park [prohibited]; stadium, arena, commercial amphitheater [prohibited].
 - (d) Allowed Industrial Use Categories. None allowed.
 - (e) Allowed Open Use Categories. Dirt pits and ponds [Limited to five acres or less].
 - (f) Allowed Temporary Use Categories. **Temporary construction use.**
- (Code 1988, § 33:48A.1; Ord. No. 18-31, § X, 10-9-2018)

Sec. 113-266. – Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses. See **Article III Division 8. Accessory Uses** for additional information.

(Code 1988, § 33:48A.2)

Sec. 113-267. – Reserved.

Sec. 113-268. – Lot and setback requirements.

- (a) Lot area. Minimum lot area is 2,400 square feet for mobile home uses that are part of a manufactured housing park, and 5,000 square feet for all other uses.
- (b) Lot width. Minimum lot width is 32 feet for mobile home uses that is part of a manufactured housing park, and 50 feet for all other uses.
- (c) Front setback. Minimum setback is 20 feet.
- (d) Side setback. Minimum setback is 15 feet. On corner lots, the minimum side yard setback is 20 feet from the street.

- (e) Rear setback. Minimum setback is five feet.
 - (f) Building coverage. Maximum building coverage is 60 percent.
 - (g) Impervious coverage. Maximum impervious coverage is 80 percent.
- (Code 1988, § 33:48A.4)

Sec. 113-269—271. – Reserved.

Sec. 113-272. – Height requirements.

- (a) Maximum height. None.
 - (b) Height setback. An additional one-foot setback is required for every foot of height over 35 feet.
- (Code 1988, § 33:48A.8; Ord. No. 05-65, 11-8-2005)
(Code 1988, § 33:48A.9; Ord. No. 05-65, 11-8-2005)

Secs. 113-273—113-283. – Reserved.

DIVISION 9. – PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

Sec. 113-284. – Purpose and intent.

The purpose of the Planned Unit Development (PUD) district is to promote more economical and efficient use of land, creative design, more orderly development of the parish, improved living environments, and an improved level of amenities. It is further intended to encourage flexibility in the design and development of land in order to promote its appropriate use and harmonious variety of housing types; to facilitate the adequate and economical provisions of streets and utilities; and, to preserve the natural and scenic qualities of open areas.

(Code 1988, § 33:52A; Ord. No. 91-80, 10-10-1991)

Sec. 113-285. – Permitted uses.

The following uses may be permitted in the Planned Unit Development (PUD) district upon the approval of the parish council:

- (a) Allowed Residential Use Categories. **Single Family; Duplex; Townhouse; Multifamily; All group living; Manufactured home park [CUP]; Camps.**
- (b) Allowed Public Use Categories. **All civic uses; all park & open space; all minor utilities; all major utilities.**
- (c) Allowed Commercial Use Categories. **All commercial uses.**
- (d) Allowed Industrial Use Categories. None allowed.
- (e) Allowed Open Use Categories. Dirt pits and ponds [Limited to five acres or less].
- (f) Allowed Temporary Use Categories. **Temporary construction use; Temporary retail sales;.**

(Code 1988, § 33:52A.1; Ord. No. 91-80, 10-10-1991)

Secs. 113-286–287. – Reserved.

Sec. 113-288. – Internal PUD parameters.

The following parameters shall apply within a PUD:

- (a) **Access.** Every dwelling unit, or other use permitted in the PUD, shall have access to a public street either directly or via an approved private road, pedestrian way, court, or other area dedicated to public or private use, or common element guaranteeing access. Permitted uses may not be required to front a dedicated public road.
- (b) **Lot sizes.** Within the boundaries of the PUD, no minimum lot sizes or minimum yards shall be required.
- (c) **Useable open space requirements.** Useable space shall include active and passive recreation areas, such as playgrounds, golf courses, beach frontage, waterways, lagoons, flood plains, nature trails, and other small open spaces. Open water bodies beyond the perimeter of the site and street rights-of-way, driveways, and parking areas shall not be included in determining useable open space. Yards and spacing within

individually owned lots shall not be included in determining useable open space. However, such area commonly owned shall be considered open space.

- (d) *Maintenance of common areas.* Prior to final approval, the continued maintenance of all common areas including open spaces, etc., shall be established and submitted to the parish planning commission. The submission may include agreements, contracts, deed restrictions, sureties, or other legal instruments to guarantee the installation and continued maintenance of such common areas and facilities.
- (e) *Sewerage disposal.* Central sewerage systems shall be provided to all structures in this district.
- (f) *Water system.* Central water system to provide adequate fire protection shall be provided to all structures in this district.

(Code 1988, § 33:52A.4; Ord. No. 91-80, 10-10-1991)

Sec. 113-289—113-303. – Reserved.

DIVISION 10. – COMMERCIAL DISTRICT ONE (C-1)

Sec. 113-304. – Purpose and intent.

The purpose of the Commercial District One (C-1) is to provide for the location and grouping of uses to a type designed to dispense commodities, provide professional services or provide personal services. The uses in this district are intended to be small in nature providing local facilities to serve the everyday needs of the surrounding neighborhood rather than the surrounding community, and are in no way intended to reduce existing values of land and/or structures existing or otherwise proposed.
(Code 1988, § 33:56A)

Sec. 113-305. – Permitted uses.

The following are permitted uses in the Commercial District One (C-1):

- (a) Allowed Residential Use Categories. **Single Family** existing on December 13, 2016.
- (b) Allowed Public Use Categories. **All civic uses; all park & open space; all minor utilities; all major utilities**, except: electrical and gas generation plants [CUP]; wireless communication towers [prohibited].
- (c) Allowed Commercial Use Categories. **All day care uses; Indoor recreation** limited to Club or lodge, membership club only; **all office uses limited to 3,000 square feet; all personal service uses, limited to 3,000 square feet**, except funeral home, funeral parlor, mortuary, undertaking establishment, or commercial wedding chapel [prohibited]; **all restaurant/bar uses**, except bar, tavern, cocktail lounge, nightclub, brew pub [prohibited]; **all retail sales limited to 3,000 square feet**, except convenience stores with gas [prohibited]; furniture sales [prohibited]; vehicle parts and accessories [prohibited]; truck stops [prohibited]
- (a) Allowed Industrial Use Categories. **All light manufacturing over 3,000 square feet [CUP] except** food and beverage products [prohibited]; stone, clay, glass and concrete [prohibited]; and clothing and textile apparel manufacturing [prohibited];
- (d) Allowed Open Use Categories. Dirt pits and ponds [Limited to five acres or less].
- (e) Allowed Temporary Use Categories. **Temporary construction use.**

—(Code 1988, § 33:56A.1; Ord. No. 03-23, 4-8-2003; Ord. No. 16-56, § V, 12-13-2016; Ord. No. 17-33, VII, 8-8-2017; Ord. No. 18-31, § XI, 10-9-2018)

Sec. 113-306. – Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses. See **Article III Division 8. Accessory Uses** for additional information.

(Code 1988, § 33:56A.2; Ord. No. 17-33, VII, 8-8-2017)

(Code 1988, § 33:56A.3)

Secs. 113-307—308. – Reserved.

Sec. 113-309. – Lot and setback requirements.

- (a) Lot area. Minimum lot area is 5,000 square feet.
- (b) Lot width. Minimum lot width is 50 feet.
- (c) Front setback. Minimum setback is 20 feet.
- (d) Side setback. Minimum setback is five feet. On corner lots, the minimum side yard setback is ten feet from the street.
- (e) Rear setback. Minimum setback is five feet, except when adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is ten feet.
- (f) Building coverage. Maximum building coverage is 85 percent.
- (g) Impervious coverage. Maximum impervious coverage is 100 percent.
- (h) Buffer requirement. See ARTICLE V. SITE AND LANDSCAPING STANDARDS for street yard and buffer requirements.

Secs. 113-310—312. – Reserved.

Sec. 113-313. – Height requirement.

Maximum height is 35 feet.

(Code 1988, § 33:56A.9; Ord. No. 05-65, 11-8-2005; Ord. No. 17-18, § I, 6-13-2017)
(Code 1988, § 33:56A.10; Ord. No. 05-65, 11-8-2005)

Secs. 113-315—113-323. – Reserved.

DIVISION 11. – COMMERCIAL DISTRICT TWO (C-2)

Sec. 113-324. – Purpose and intent.

The purpose and function of the Commercial District Two (C-2) is to promote, provide for, and protect certain areas for businesses and services to serve the needs of several neighborhoods and provide space for multiservice centers that would combine commercial activity with indoor recreation, government services and private office spaces. The location of a C-2 district use is, in no way, intended to reduce existing values of land and/or structures existing or otherwise proposed.

(Code 1988, § 33:60A)

Sec. 113-325. – Permitted uses.

The following are permitted uses in the Commercial District Two (C-2):

- (b) — Allowed Residential Use Categories. **Single Family** existing on December 13, 2016.
- (c) Allowed Public Use Categories. **All civic uses; all park & open space; all minor utilities; all major utilities**, except: electrical and gas generation plants [CUP]; wireless communication towers [prohibited].
- (d) Allowed Commercial Use Categories. **All commercial parking; all day care uses; All indoor recreation; all office uses limited to 3,000 square feet; All passenger terminal uses; all personal service uses limited to 3,000 square feet; all restaurant/bar uses**, except bar, tavern, cocktail lounge, nightclub, brew pub [prohibited]; **all retail sales except** truck stops [prohibited];
- (e) Allowed Industrial Use Categories. **All light manufacturing over 3,000 square feet [CUP] except** food and beverage products [prohibited]; stone, clay, glass and concrete [prohibited]; and clothing and textile apparel manufacturing [prohibited];
- (f) Allowed Open Use Categories. Dirt pits and ponds [Limited to five acres or less].
- (g) Allowed Temporary Use Categories. **Temporary construction use; Temporary retail sales.**

(Code 1988, § 33:60A.1; Ord. No. 17-33, VIII, 8-8-2017; Ord. No. 18-16, § II, 6-12-2016; Ord. No. 18-31, § XI, 10-9-2018)

Sec. 113-326. – Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses. See **Article III Division 8. Accessory Uses** for additional information.

(Code 1988, § 33:60A.2; Ord. No. 17-33, VIII, 8-8-2017)

Sec. 113-327. – Reserved.

Sec. 113-328. – Lot and setback requirements.

- (a) Lot area. Minimum lot area is 10,000 square feet.
- (b) Lot width. Minimum lot width is 100 feet.
- (c) Front setback. Minimum setback is 10 feet.
- (d) Side setback. No minimum setback. On corner lots, the minimum side yard setback is ten feet from the Street.
- (e) Rear setback. Minimum setback is five feet, except when adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is ten feet.
- (f) Building coverage. Maximum building coverage is 85 percent.
- (g) Impervious coverage. Maximum impervious coverage is 100 percent.
- (h) Buffer requirement. See ARTICLE V. SITE AND LANDSCAPING STANDARDS for street yard and buffer requirements.

(Code 1988, § 33:60A.4; Ord. No. 98-07, 1-13-1998)

Secs. 113-329–331. – Reserved.

Sec. 113-332. – Height requirements.

Maximum height is 65 feet.

(Code 1988, § 33:60A.9; Ord. No. 05-65, 11-8-2005)

Secs. 113-333–343. – Reserved.

DIVISION 12. – COMMERCIAL DISTRICT THREE (C-3)

Sec. 113-344. – Purpose and intent.

The purpose and function of the Commercial District Three (C-3), is to promote, provide for, and protect certain areas for businesses and services that require accessibility to highways to successfully function. To prevent unmanageable strip development, a Commercial District Three (C-3) should limit businesses that do not absolutely require highway accessibility.
(Code 1988, § 33:64A)

Sec. 113-345. – Permitted uses.

- (a) The following are permitted uses in the Commercial District Three (C-3):
- (b) ————“Allowed Residential Use Categories. **Single Family** existing on December 13, 2016.
- (c) Allowed Public Use Categories. **All civic uses; all park & open space; all minor utilities; all major utilities except:** electrical and gas generation plant [CUP];.
- (d) Allowed Commercial Use Categories. **All commercial parking; all day care uses; All indoor recreation; all medical; all office uses; outdoor recreation,** limited to drive-in theater; **all passenger terminal uses; all personal service uses; all overnight lodging; all restaurant/bar uses; all retail sales except** truck stops [prohibited]; **all vehicle sales and rentals.**
- (e) Allowed Industrial Use Categories. **All light manufacturing except** food and beverage products [prohibited]; stone, clay, glass and concrete [prohibited]; and clothing and textile apparel manufacturing [prohibited]; **All self storage uses.**
- (f) Allowed Open Use Categories. Dirt pits and ponds [Limited to five acres or less].
- (g) Allowed Temporary Use Categories. **Temporary construction use; Temporary retail sales.**

Sec. 113-346. – Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted. See **Article III Division 8. Accessory Uses** for additional information.
(Code 1988, § 33:64A.2)

Sec. 113-347. – Reserved.

Sec. 113-348. - Lot and setback requirements.

- (a) Lot area. Minimum lot area is 10,000 square feet.
- (b) Lot width. Minimum lot width is 100 feet.

- (c) Front setback. Minimum setback is 20 feet.
- (d) Side setback. No minimum setback. On corner lots, the minimum side yard setback is ten feet from the street.
- (e) Rear setback. Minimum setback is five feet, except when adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is ten feet.
- (f) Building coverage. Maximum building coverage is 100 percent.
- (g) Impervious coverage. Maximum impervious coverage is 100 percent.
- (h) Buffer requirement. See ARTICLE V. SITE AND LANDSCAPING STANDARDS for street yard and buffer requirements.

Sec. 113-349. – Reserved.

(Code 1988, § 33:64A.5; Ord. No. 97-72, 8-26-1997)

Secs. 113-350–351. – Reserved.

Sec. 113-352. – Height requirements.

Maximum height is 65 feet.

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Editor's note— Ord. No. 17-06, § V, adopted Feb. 7, 2017, repealed § 113-355, which pertained to signs and derived from Code 1988, § 33:64A.11; and Ord. No. 96-26, adopted May 14, 1996.

Secs. 113-353—354. – Reserved.

DIVISION 12.5. – MIXED USE (MU)

Sec. 113-355. – Purpose and intent

The purpose and function of the Mixed Use District (MU) is to promote safe, active, and pedestrian-scaled mixed use centers as part of a neighborhood. The MU district enhances the convenience, ease and enjoyment of walking, shopping and public gathering spaces. Although buildings can be exclusively residential or nonresidential in use, the vertical mixing of uses (floor-to-floor) is encouraged.

Sec. 113-356. – Permitted uses.

The following are permitted uses in the Mixed Use (MU):

- (a) Allowed Residential Use Categories. **Townhouse; multifamily; all group living uses.**
- (b) Allowed Public Use Categories. **All civic uses; all park & open space; all minor utilities; all major utilities except:** electrical and gas generation plant [CUP]; wireless communication tower [CUP].
- (c) Allowed Commercial Use Categories. **All commercial parking; all day care uses; All indoor recreation uses; all medical uses; all office uses; all overnight lodging uses; all passenger terminal uses; all personal service uses; all restaurant/bar uses; all retail sales except** truck stops [prohibited]; **All vehicle sales and rentals.**
- (d) Allowed Industrial Use Categories. **All light manufacturing uses except:** food and beverage products [prohibited]; stone, clay, glass and concrete [prohibited]; and clothing and textile apparel manufacturing [prohibited]; **all research and development; all self storage.**
- (e) Allowed Open Use Categories. Dirt pits and ponds [Limited to five acres or less].
- (f) Allowed Temporary Use Categories. **Temporary construction use; Temporary retail sales.**

Sec. 113-357. – Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted. See **Article III Division 8. Accessory Uses** for additional information.

Sec. 113-358. – Lot and setback requirements.

- (a) Lot area. Minimum lot area is 1,800 square feet for Townhouse uses, and 2,500 square feet for all other residential uses.
- (b) Lot width. Minimum lot width is 25 feet.
- (c) Front setback. Build to zone with no minimum setback and a maximum setback of 30 feet.
- (d) Side setback. No minimum setback.

- (e) Rear setback. Minimum setback is five feet, except when adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is ten feet.
- (f) Building coverage. Maximum building coverage is 85 percent.
- (g) Impervious coverage. Maximum impervious coverage is 100 percent.

Sec. 113-359. – Height requirements.

Maximum height is 65 feet.

Sec. 113-360. – Additional regulations.

Maximum density is 30 dwelling units per acre.

Secs. 113-361—363. – Reserved.

DIVISION 13. – INDUSTRIAL DISTRICT ONE (I-1)

Sec. 113-364. – Purpose and intent.

The Industrial District One (I-1) is intended to provide for the location and grouping of uses to a type designed for light manufacturing, processing, storage and warehousing, wholesaling and distribution. Residential uses are not permitted as they are not in character with the activities conducted in this district. Service and commercial activities relating to the character of the district and supporting its activities are permitted.

Regulations are intended to prevent or reduce friction between uses in this district and also to protect nearby residential and commercial districts.

(Code 1988, § 33:68A)

Sec. 113-365. – Permitted uses.

The following are permitted uses in the Industrial District One (I-1):

- (a) Allowed Residential Use Categories. **None allowed.**
 - (b) Allowed Public Use Categories. **All civic uses except:** Public or Private (K-12) school [prohibited]; **all minor utilities; all major utilities.**
 - (c) Allowed Commercial Use Categories. **All commercial parking; all office uses; all passenger terminal uses; all personal service uses; all restaurant/bar uses; all retail sales; all vehicle sales and rentals.**
 - (d) Allowed Industrial Use Categories. **All light industrial except:** food and beverage products [prohibited] stone, clay, glass, and concrete products [prohibited]; clothing, textile apparel manufacturing [prohibited]; **all research and development; all self storage; all vehicle service; all warehouse and distribution; all wholesale trade.**
 - (e) Allowed Open Use Categories. **All resource extraction [CUP] except** dirt pits and/or ponds [Limited to five acres or less or by CUP].
 - (f) Allowed Temporary Use Categories. **Temporary construction use.**
- (Code 1988, § 33:68A.1; Ord. No. 98-31, 3-24-1998; Ord. No. 18-31, § XII, 10-9-2018)

Sec. 113-366. - Accessory structures and uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses, including but not limited to the following:

- (a) Uses, including retail sales and structures, which are customarily accessory and clearly incidental and subordinate to principal uses and structures.
- (b) Incidental medical uses which serve the primary use only.
- (c) No residential facilities shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises.
- (d) Storage of petroleum products and gases that are clearly incidental and secondary to the principal use of the property, provided that all aboveground tanks contain a maximum of 500 gallons or less and located no closer than 300 feet from all property lines. All storage tanks below ground shall contain a maximum of 12,000 gallons or less

and shall be located no closer to any property line than the greatest dimension (diameter, length, height) to the buried tanks.

(e) See **Article III Division 8. Accessory Uses** for additional information.
(Code 1988, § 33:68A.2)

Sec. 113-367. – Reserved.

Sec. 113-368. – Lot and setback requirements.

- (a) Lot area. Minimum lot area is 5,000 square feet.
 - (b) Lot width. Minimum lot width is 50 feet.
 - (c) Front setback. Minimum setback is 20 feet.
 - (d) Side setback. No minimum, except:
 - (1) When adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is ten feet
 - (2) On corner lots, the Minimum side yard setback is 20 feet from the street.
 - (e) Rear setback. No minimum, except when adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is ten feet.
 - (f) Building coverage. Maximum building coverage is 100 percent.
 - (g) Impervious coverage. Maximum impervious coverage is 100 percent.
 - (h) Buffer requirement. See ARTICLE V. SITE AND LANDSCAPING STANDARDS for street yard and buffer requirements.
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Secs. 113-369—371. – Reserved.

Sec. 113-372. – Height requirements.

- (a) Maximum height. None.
 - (b) Height setback. An additional one-foot setback is required for every foot of height over 45 feet.
- (Code 1988, § 33:68A.8)

Secs. 113-373—382. – Reserved.

DIVISION 14. – INDUSTRIAL DISTRICT TWO (I-2)

Sec. 113-383. – Purpose and intent.

The Industrial District Two (I-2) is intended to provide for the location and grouping of uses of a medium industrial nature while at the same time reducing the impact to those districts and uses to adjacent nonindustrial uses.

(Code 1988, § 33:72A)

Sec. 113-384. – Permitted uses.

The following are permitted uses in the Industrial District Two (I-2):

- (a) —Allowed Residential Use Categories. **None allowed.**
 - (b) Allowed Public Use Categories. **All civic uses except:** Public or Private (K-12) school [prohibited]; **all minor utilities; all major utilities.**
 - (c) Allowed Commercial Use Categories. **All commercial parking; all passenger terminal uses; all personal service uses; all restaurant/bar uses; all retail sales; all vehicle sales and rentals.**
 - (d) Allowed Industrial Use Categories. **Heavy industrial limited to** tire recapping, tobacco products, transportation equipment; **All light manufacturing; all research and development; all self storage; all vehicle service; all warehouse and distribution; all wholesale trade.**
 - (e) Allowed Open Use Categories. **All resource extraction [CUP] except** dirt pits and/or ponds [Limited to five acres or less or by CUP].
 - (f) Allowed Temporary Use Categories. **Temporary construction use.**
- (Code 1988, § 33:72A.1; Ord. No. 18-31, § XII, 10-9-2018)

Sec. 113-385. – Accessory structures and uses.

The following are accessory uses in the Industrial District Two (I-2):

- (a) Uses, including retail sales, and structures that are customarily accessory and clearly incidental and subordinate to principal uses and structures.
 - (b) Incidental medical uses which serve the primary use only.
 - (c) No residential facilities shall be permitted in this district except for watchmen or caretakers whose work required residence on the premises.
 - (d) Storage of petroleum products and gases that are clearly incidental and secondary to the principal use of the property, provided that all aboveground tanks contain a maximum of 500 gallons or less and are located no closer than 300 feet from all property lines. All storage tanks below ground shall contain a maximum of 12,000 gallons or less and shall locate no closer to any property line than the greatest dimension (diameter, length, height) to the buried tanks.
 - (e) See **Article III Division 8. Accessory Uses** for additional information.
- (Code 1988, § 33:72A.2)

Sec. 113-386. – Reserved.

Sec. 113-387. – Lot and setback requirements.

- (a) Lot area. Minimum lot area is 10,000 square feet.
- (b) Lot width. Minimum lot width is 50 feet.
- (c) Front setback. Minimum setback is 25 feet.
 - (1) Side setback. No minimum, except: When adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is 15 feet
 - (2) On corner lots, the minimum side yard setback is 25 feet from the street.
- (d) Rear setback. No minimum, except when adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is 15 feet.
- (e) Building coverage. Maximum building coverage is 100 percent.
- (f) Impervious coverage. Maximum impervious coverage is 100 percent.
- (g) Buffer requirement. See ARTICLE V. SITE AND LANDSCAPING STANDARDS for street yard and buffer requirements.

Sec. 113-388. – Reserved.

Sec. 113-389. Locational criteria; performance standards.

In reaching recommendations and decisions as to rezoning land to Industrial District Two (I-2), the planning commission and parish council shall apply the following locational criteria and performance standards:

- (1) Locational criteria.
 - a. Relation to major transportation facilities. Sites to be designated Industrial District Two (I-2) shall be located along a federal or state highway, major parish roadway, or other transportation facility—such as a rail line or river access—so that they do not generate a substantial increase in traffic along minor streets outside of areas zoned commercial or industrial.
 - b. Separation from residential development. No Industrial District Two (I-2) shall be located within 1,000 feet of a residential use or zoning district having a minimum density of one dwelling unit per acre (du/ac) of gross land area. For the purposes of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest boundary line or proposed boundary line of the Industrial District Two (I-2) zoning district to the nearest property line of the residential use or boundary line of the residential zoning district, whichever is less.
 - c. Relation to utilities, public facilities and services. Reclassification of a site to Industrial District Two (I-2) shall not adversely impact sanitary sewers, water lines, structural surface drainage systems, and other utility systems. Any extension or enlargement of such systems shall be at the expense of

the user, or where applicable, the user shall provide adequate utility systems on site.

(Code 1988, § 33:72A.4)

Secs. 113-390—391. – Reserved.

Sec. 113-392. – Height requirements.

(a) Maximum height. None.

(b) Height setback. An additional one-foot setback is required for every foot of height over 45 feet.

(Code 1988, § 33:72A.9)

(Code 1988, § 33:72A.10)

Sec. 113-393. – Additional Regulations.

Prior to issuance of a building permit, it is the responsibility of the applicant or owner of the property to provide written approval for the construction or written verification that no such approval is required from each of the following agencies:

- (a) Office of coastal zone management;
- (b) Department of environmental quality;
- (c) U.S. Army Corps of Engineers;
- (d) State wildlife and fisheries; and
- (e) State fire marshal.

(Code 1988, § 33:72A.7)

Sec. 113-394–403. – Reserved.

DIVISION 15. – INDUSTRIAL DISTRICT THREE (I-3)

Sec. 113-404. – Purpose and intent.

The Industrial District Three (I-3) is intended to promote, provide for, and protect areas for heavy industry with intense uses, while at the same time, making the areas compatible with adjacent nonindustrial areas and uses.

(Code 1988, § 33:76A)

Sec. 113-405. – Permitted uses.

The following are permitted uses in the Industrial District Three (I-3):

- (a) Allowed Residential Use Categories. **None allowed.**
- (b) Allowed Public Use Categories. **All minor utilities; all major utilities.**
- (c) Allowed Commercial Use Categories. **All commercial parking.**
- (d) Allowed Industrial Use Categories. **All heavy industrial; All light manufacturing; all research and development; all self storage; all vehicle service; all warehouse and distribution; all waste related service; all wholesale trade.**
- (e) Allowed Open Use Categories. **All resource extraction.**
- (f) Allowed Temporary Use Categories. **Temporary construction use**

Sec. 113-406. - Accessory structures and uses.

See **Article III Division 8. Accessory Uses** for additional information. The following are accessory uses in the Industrial District Three (I-3):

- (a) Uses and structures, including retail sales that are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
- (b) Incidental medical uses which serve the primary use only.
- (c) No residential facilities shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises or for employees who will be temporarily quartered on the premises.

(Code 1988, § 33:76A.2)

Sec. 113-407. - Reserved.

Sec. 113-408. - Lot and setback requirements.

- (a) Lot area. Minimum lot area is 15,000 square feet.
- (b) Lot width. Minimum lot width is 100 feet.
- (c) Front setback. Minimum setback is 30 feet.
- (d) Side setback. No minimum, except:
 - (1) When adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is 15 feet
 - (2) On corner lots, the minimum side yard setback is 30 feet from the street.

- (e) Rear setback. No minimum, except when adjacent to a residential zoning district or a school, church, or residential use, then minimum setback is 15 feet.
- (f) Building coverage. Maximum building coverage is 100 percent.
- (g) Impervious coverage. Maximum impervious coverage is 100 percent.
- (h) Buffer requirement. See ARTICLE V. SITE AND LANDSCAPING STANDARDS for street yard and buffer requirements.

(Code 1988, § 33:76A.4)

113-409. Locational criteria.

In reaching recommendations and decisions as to rezoning land to Industrial District Three (I-3), the planning commission and parish council shall apply the following locational criteria and performance standards:

(1) *Locational criteria.*

- a. *Relation to major transportation facilities.* Sites to be designated Industrial District Three (I-3) shall be located along a federal or state highway, major parish roadway, or other transportation facility—such as a rail line or river access—so that they do not generate a substantial increase in traffic along minor streets outside of areas zoned commercial or industrial.
- b. *Separation from residential development.* No Industrial Three District (I-3) shall be located within 2,000 feet of a residential use or zoning district having a minimum density of one dwelling unit per acre (du/ac) of gross land area. For the purposes of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest boundary line or proposed boundary line of the Industrial District Three (I-3) zoning district to the nearest property line of the residential use or boundary line of residential zoning district, whichever is less.
- c. *Relation to utilities, public facilities and services.* Reclassification of a site to Industrial District Three (I-3) shall not adversely impact sanitary sewers, water lines, storm and surface drainage systems, or enlargement of such systems shall be at the expense of the user, or where applicable, the user shall provide adequate utility systems on site.

Secs. 113-410—412. - Reserved.

Sec. 113-413. - Height requirements.

- (a) Maximum height. None.
- (b) Height setback. An additional one-foot setback is required for every foot of height over 45 feet.

(Code 1988, § 33:76A.9)

(Code 1988, § 33:76A.10)

Secs. 113-414. - Reserved.

Sec. 113-415. – Additional regulations.

Prior to issuance of a permit, it is the responsibility of the applicant or owner of the property to provide written approval for construction or written verification that no such approval is required from each of the following:

- (a) Office of environmental affairs, state department of natural resources;
- (b) Department of environmental quality;
- (c) Army Corps of Engineers;
- (d) State wildlife and fisheries; and
- (e) State fire marshal.

(Code 1988, § 33:76A.7)

Editor's note— Ord. No. 18-31, § XII, adopted Oct. 9, 2018, repealed § 113-415, which pertained to special permit uses; temporary residential housing and derived from Code 1988, § 33:76A.11; and Ord. No. 08-34, adopted June 24, 2008.

Secs. 113-416—424. - Reserved.

DIVISION 16. - NONINDUSTRIAL BATTURE DISTRICT (B-1)

Sec. 113-425. – Purpose and intent

The Nonindustrial Batture District (B-1) is intended to provide for limited uses not related to other manufacturing or industrial activity for lands located in the alluvial area contained between the levee system and the low-water stage of the Mississippi River.

Sec. 113-426. - Permitted Uses.

The following are permitted uses in the Nonindustrial Batture District One (B-1):

- (a) Allowed Residential Use Categories. **None allowed.**
 - (b) Allowed Public Use Categories. **All minor utilities.**
 - (c) Allowed Commercial Use Categories. **All water-oriented uses** not related to other manufacturing or industrial activity.
 - (d) Allowed Industrial Use Categories. **None allowed.**
 - (e) Allowed Open Use Categories. **None allowed.**
 - (f) Allowed Temporary Use Categories. **Temporary construction use**
- (2) Those activities not related to other manufacturing or industrial activity.
(Code 1988, § 33:80A; Ord. No. 86-37, 5-22-1986)

Sec. 113-427. – Additional regulations.

Prior to issuance of a permit, it is the responsibility of the applicant or owner of the property to provide written approval for construction or written verification that no such approval is required from each of the following:

- (a) Office of environmental affairs, state department of natural resources;
 - (b) Department of environmental quality;
 - (c) Army Corps of Engineers;
 - (d) State wildlife and fisheries; and
 - (e) State fire marshal.
- (Code 1988, § 33:76A.7)

Secs. 113-428—431. - Reserved.

DIVISION 17. - INDUSTRIAL BATTURE DISTRICT (B-2)

Sec. 113-432. – Purpose and Intent

The Industrial Batture District (B-2) is intended to provide for limited **uses** for lands located in the alluvial area contained between the levee system and the low-water stage of the Mississippi River.

Sec. 113-433. - Permitted Uses.

The following are permitted uses in the Industrial Batture District Two (B-2):

- (a) Allowed Residential Use Categories. **None allowed.**
- (b) Allowed Public Use Categories. **All minor utilities.**
- (c) Allowed Commercial Use Categories. **All water-oriented uses.**
- (d) Allowed Industrial Use Categories. **River-oriented industrial.**
- (e) Allowed Open Use Categories. **None allowed.**
- (f) Allowed Temporary Use Categories. **Temporary construction use**

Sec. 113-434. – Additional regulations.

Prior to issuance of a permit, it is the responsibility of the applicant or owner of the property to provide written approval for construction or written verification that no such approval is required from each of the following:

- (a) Office of environmental affairs, state department of natural resources;
- (b) Department of environmental quality;
- (c) Army Corps of Engineers;
- (d) State wildlife and fisheries; and
- (e) State fire marshal.

(Code 1988, § 33:76A.7)

Sec. 113-435—440. - Reserved

DIVISION 18. - MAJOR CORRIDOR OVERLAY DISTRICT

Sec. 113-441. – Purpose and intent.

The purpose of the major corridor overlay district shall be to preserve and enhance the character of the urbanized areas of the parish in the major transportation corridors. The overlay district regulations are intended to supplement the regulations of the underlying base zoning districts, to provide for the harmony and compatibility of development in the overlay district, and to establish a positive design image along the corridors.

(Code 1988, § 33:81A(intro))

Sec. 113-442. - In general.

Unless otherwise noted in these overlay district regulations, the regulations of the underlying zoning district shall apply.

(Code 1988, § 33:81A.1)

(Code 1988, § 33:81A.2)

Sec. 113-443. - Reserved.

Sec. 113-444. - Applicability.

- (a) *Property within Major Corridor Overlay District.* Any lot, lot of record, or parcel of land made up of lots, lots of record or combination of lots and portions of lots in single ownership, which are considered to be a single parcel under the provisions of these regulations and which abut any of the designated corridors in section 113-444(b) shall be considered to be a parcel within the major corridor overlay district and shall be subject to the regulations of this overlay district, subject to the conditions below:
- (1) If a development site or undesignated parcel in single ownership has a depth of over 600 feet as measured from the property line or boundary directly abutting one of the designated corridors in section 113-444(b), only the property that lies within 600 feet of the designated corridor shall be subject to the regulations of this overlay district. The 600 feet depth referenced in section 113-444(a)(1) above shall be measured from the property line abutting the corridor or, in the absence of a designated parcel, measured from the curb or edge of pavement.
 - (2) If a portion of a building lies within the overlay district, the entire building shall be required to comply with the applicable regulations of this overlay district.
 - (3) If a portion of property within this overlay district is resubdivided in a manner that creates a lot without frontage on a corridor designated in section 113-444(b), such lot shall not be subject to the regulations of this overlay district.
- (b) *Designated corridors.* The corridors that make up the major corridor overlay district shall be as designated on the official parish zoning map and as listed below:
- (1) U.S. Hwy. 61 between St. James Parish line and the St. Charles Parish line;
 - (2) U.S. Hwy. 51 from Interstate 10 to U.S. Highway 61;
 - (3) LA Hwy. 3188 (Belle Terre Boulevard); and

- (4) Woodland Drive.
 - (c) Residential dwellings containing two or fewer units are exempt from the requirements of the Major Corridor Overlay District.
 - (d) Compliance with overlay district regulations. Developments in a Major Corridor Overlay District receiving building permits for the following activities shall comply with this Division.
 - (1) New construction.
 - (2) Additions. Any additions to developments or structures, including the development of parking lots, that adds 50 percent or more to the size of the original development, shall comply with the overlay district requirements.
 - (3) Renovations. Developments and structures existing at the time of the overlay district designation shall comply with the overlay district regulations when renovation expenses in any 12-month period exceed 50 percent of the fair market value of the existing improvements in the development as shown in the most recent tax assessment.
- (Code 1988, § 33:81B; Ord. No. 06-11, 2-7-2006; Ord. No. 18-31, § XIII, 10-9-2018)

Sec. 113-445. - Major corridor site development regulations.

- (a) *Landscaping*. See Sec. 113-478. – Major Corridor Landscaping.
 - (b) *Height requirements*.
 - (1) For wireless communication, maximum height is 150 feet.
 - (2) For all other structures, maximum height is 65 feet.
- (Code 1988, § 33:81C; Ord. No. MM-29, 6-27-2000; Ord. No. 02-68, 9-24-2002; Ord. No. 05-13, 3-8-2005; Ord. No. 14-09, 4-22-2014; Ord. No. 17-06, § VI, 2-7-2017; Ord. No. 17-18, § IV, 6-13-2017; Ord. No. 18-16, § II, 6-12-2016)

Secs. 113-446—449. - Reserved.

DIVISION 19. - ENVIRONMENTAL CONSERVATION DISTRICT (ECD)

Sec. 113-450. - Purpose and intent.

The provisions of this division apply to the Environmental Conservation District for the purpose of preserving the environmental health, cultural heritage, and health, safety, and welfare of the residents of St. John the Baptist Parish. The Environmental Conservation District is hereby established in order to enable the preservation of the valuable natural resources and environmentally sensitive areas within St. John the Baptist Parish by restricting development potential in such areas, including, but not limited to, the following areas:

- (a) Areas subject to coastal land loss, including from the forces of erosion, subsidence, and marsh/swamp degradation.
- (b) Areas that provide a buffer against hurricanes or coastal flooding to inland communities, including areas that provide hurricane or flood protection to flood control structures.
- (c) Areas that provide ecological functions associated with wetlands, swamps, or marshes.
- (d) Areas that retain water in a flood event, thereby providing protection to developed areas of the parish.
- (e) Areas that provide a critical contribution to the protection of air, water, or soil quality within the parish.
- (f) Areas that provide habitat for threatened, endangered, or culturally significant plant and animal species.
- (g) Riparian corridors, meaning a body of water and the banks and vegetation that stabilizes its channel and slopes.
- (h) Forest or wooded areas providing quality habitat for native plant and animal species, natural beauty, groundwater recharge, runoff absorption, or soil stabilization.

(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-451. - Reserved.

Sec. 113-452. - Permitted uses.

The following are permitted in the Environmental Conservation District:

- (a) Allowed Residential Use Categories. **Camps.**
- (b) Allowed Public Use Categories. **Civic uses limited to** conservation educational centers; **all park & open space; all minor utilities.**
- (c) Allowed Commercial Use Categories. **None allowed.**
- (d) Allowed Industrial Use Categories. **None allowed.**
- (e) Allowed Open Use Categories. **Agricultural use limited to** forestry; **All coastal or wildlife preservation uses.**

(f) Allowed Temporary Use Categories. None allowed;
(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-453. - Accessory uses.

Accessory uses and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses. See Article III DIVISION 8. ACCESSORY USES for additional information.

(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-454. - Reserved.

Sec. 113-455. - Lot and setback requirements.

- (a) Lot area. Minimum lot area is 25 acres.
- (b) Lot width. Minimum lot width is 200 feet.
- (c) Front setback. Minimum setback is 25 feet.
- (d) Side setback. Minimum setback is ten feet. On corner lots, the minimum side yard setback is 25 feet from the street.
- (e) Rear setback. Minimum setback is ten feet.
- (f) Building coverage. Maximum building coverage is one percent.
- (g) Impervious coverage. Maximum impervious coverage is ten percent

Sec. 113-456. - Parking requirements.

Off street parking requirements are provided for in ARTICLE VII. - PARKING. of this Code, with the additional requirement that all parking spaces in the Environmental Conservation District must be comprised of permeable surfaces.

(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-457. - Height requirements.

Maximum height is 35 feet.

(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-458. - Additional regulations.

- (a) *Clearing and disturbance.* Where the Environmental Conservation District contains existing forested or wooded area, riparian, marsh, swamp, or mangrove areas, such areas shall not be cleared or disturbed in a manner that exceeds removal of 75 percent or more of contributing vegetation, and any vegetation removed must be the minimum necessary in order to establish a permitted use, as determined by the planning and zoning department.
- (b) *Dredge or fill activities.* Appropriate permits must be acquired from all applicable federal and state agencies prior to undertaking development activities in the

Environmental Conservation District, and verification that such permits have been secured is the sole responsibility of the property owner.
(Ord. No. 19-44, § XVIII, 10-8-2019)

Secs. 113-459—460. - Reserved.

Public Review
Draft

DIVISION 20. - HISTORIC DESIGN OVERLAY DISTRICT (HDOD)

Sec. 113-461. - Purpose and intent.

The Historic Design Overlay District (HDOD) is established to acknowledge historic rural development patterns, preserve unique cultural areas of the parish, and encourage the pedestrian-oriented character of neighborhood centers by regulating building orientation, design, and parking associated with development.
(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-462. - Applicability.

The corridors that make up the Historic Design Overlay District (HDOD) shall be as designated on the official parish zoning map and as listed below:

- (a) Garyville Historic District Design Review Corridor - as per Chapter 114 of this Code.
- (b) Reserve Historic District Design Review Corridor - as per Chapter 114 of this Code.
- (c) LaPlace Historic District Design Review Corridor - as per Chapter 114 of this Code.
- (d) River Road Historic District Design Review Corridor – as per Chapter 114 of this Code.

(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-463. - Regulations of the underlying base zoning district.

Unless otherwise noted in these overlay district regulations, the regulations of the underlying zoning district shall apply.

(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-464. - Permitted uses.

Unless otherwise noted in these overlay district regulations, uses listed as permitted in the underlying base zone are permitted unless specifically, provisionally, or by reasonable implication prohibited or required to be processed as a conditional use.

(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-465. - Historic design review site regulations.

The following site regulations supersede and take precedence over any site in the underlying zoning district, unless otherwise stipulated:

- (a) *Building setbacks.* There shall be no minimum front, rear or side yard requirements, provided the structure comply with all other applicable federal, state and local regulations.
- (b) *Parking.* Parking requirements are as provided for in ARTICLE VII. - PARKING. of this chapter, except for the following exceptions:
 - (1) *Location.* On-site parking shall be located to the rear or interior side of the principal building served.

(c) *Building materials.* Standard metal building panels are prohibited for the front or side exterior elevations of a building within the Historic Design Overlay District.
(Ord. No. 19-44, § XVIII, 10-8-2019)

Sec. 113-466—113-473. - Reserved.

Public Review
Draft

ARTICLE V. SITE AND LANDSCAPING STANDARDS

Sec. 113-474. – Applicability

These landscape standards shall apply to all developments that meet any of the following categories, with exceptions granted to agricultural uses:

- (a) Residential.
 - (1) Building a structure that contains three or more dwelling units; or
 - (2) Developing a new parking lot that contains 10 or more spaces.
- (b) Non-residential
 - (1) Building a structure of greater than one thousand gross square feet;
 - (2) Converting a residential structure to non-residential use; or
 - (3) Developing a new parking lot that contains 10 or more spaces.
- (c) Expansions/Renovations
 - (1) Multi-family expansion of 10% of the number of units or 10 units, whichever is less;
 - (2) Cumulative non-residential expansion of a building by more than 2,500 square feet or 50% of the original building's square footage, whichever is less;
 - (3) Reconstruction after any voluntary demolition; or
 - (4) Parking lot expansion (excluding re-striping and re-surfacing) of 10 spaces or more.

Sec. 113-475. – Site and Landscape Requirements

- (a) Preparation of Landscape Plan
 - (1) Landscape plans shall be prepared by a Professional Landscape Architect licensed in the State of Louisiana and shall bear the Landscape Architect's seal and signature.
 - (2) All landscape plans shall contain a statement, signed and dated by the preparer, certifying that the landscape architect will inspect the landscaping following installation to certify that the landscaping was installed in compliance with the approved plan.
- (b) Street Yard
 - (1) Except in MU and Major Corridor Overlay Districts, a minimum 10-foot landscape strip and a 5-foot sidewalk is required along the entire public street frontage, except for driveways providing access to the property.
 - (2) In MU and Major Corridor Districts, a minimum 5-foot landscape strip and a 5-foot sidewalk is required along the entire public street frontage, except for driveways providing access to the property.
 - (3) One tree shall be planted for every 25 linear feet, or part thereof, and may be grouped or spaced at irregular intervals.
 - (4) The landscape strip shall be covered in sod or ground cover.

(5) When a parking lot is adjacent to the street, a continuous 3-foot screen is required the length of the parking lot, consisting of:

- a. Continuous evergreen shrubs, or
- b. A wall, fence, or berm

(c) In MU Districts:

(1) Sidewalk Lighting. Pedestrian lighting is required to maintain a minimum 0.5 foot-candles with an average of 1.5 foot-candles measured three feet above the pavement surface. Lighting may be attached to buildings or freestanding.

(2) Pedestrian and Sidewalk Amenities. The following pedestrian amenities are required:

- a. Benches at one per 300 feet of frontage on at least one primary street
- b. Trash receptacles at one per 300 feet of frontage on at least one primary street
- c. Bicycle parking at one five-bicycle rack per 300 feet of frontage on at least one primary street

(3) Driveway Access and Design

- a. Vehicular access to parking may not be from the primary street, unless access is not available from secondary streets or commercial alleys
- b. Where vehicular access to parking must occur from primary street, driveways shall be designed to maintain continuous pedestrian flow across the driveway by maintaining grade and materiality of pedestrian surface in order to indicate primacy of pedestrian traffic. Maximum driveway width is 18 feet for two access and 10 feet for one-way.

Sec. 113-476. – Required Buffers

(a) Generally

(1) Buffers are required as specified in ARTICLE IV. - DISTRICT REGULATIONS.

(2) Properties zoned Mixed Use are not required to construct buffers internal to the development.

(3) The required buffer shall be measured from the property line and may be located wholly or partially within a required setback

(4) It is the responsibility of the more intensive use to construct and maintain the buffer.

(5) Design variations may be permitted by the Planning Director or their designee.

(b) Buffer Standards

DISTRICT	BUFFER REQUIREMENTS	YARD REQUIREMENTS
I-1, I-2, and I-3	Where an industrial district or use abuts an existing residential, commercial, rural use or district: 1. Industrial districts shall provide and maintain a 100 percent site-obscuring 8' tall fence of treated wood, masonry or other material approved by the Planning Director or their designee. 2. Industrial districts shall provide and maintain one tree for every 15 linear feet, or part thereof. Trees may be grouped or spaced at irregular intervals.	No side or rear yard is required where an industrial district or use abuts an approved adjoining industrial use or district. Where an industrial use or district abuts an existing residential, rural (except industrial use), or commercial use or district, side and rear yards shall be a minimum of 20' in width.
C-1, C-2 and C-3	Where a commercial district or use abuts an existing residential, commercial, rural use or district: 1. Commercial districts shall provide and maintain a 100 percent site-obscuring 6' tall fence of treated wood, masonry, or other material approved by the Planning Director or their designee. 2. In addition, C-3 districts shall provide and maintain one tree for every 15 linear feet, or part thereof. Trees may be grouped or spaced at irregular intervals.	1. Commercial district abuts existing commercial or industrial district or use, side and rear yard shall be a minimum of 5' 2. C-1 district abuts school, church or residential use or district, side and rear yards shall be a minimum of 10' in width. 3. C-2 and C-3 district abuts school, church or residential use or district, side and rear yards shall be a minimum of 15' in width.
Accessory Uses	Any incidental outdoor repair or storage necessary to conduct a principal use but not to exceed 30 percent of the floor space of the principal building must provide and maintain an eight-foot 100 percent sight-obscuring fence.	



Sec. 113-477. – Screening

(a) Fences and Walls in General

- (1) Fences may be erected along the boundaries of a lot or yard area subject to the requirements of the state building code, this chapter, Chapter 111, subdivision regulations, or other applicable regulations.
- (2) Fences and walls, other than those required for screening, shall be constructed of wood, decorative metal, or masonry (other than un-finished or painted concrete block). The structural support members of wooden perimeter fences shall be located on the interior of the fence and shall not be visible from adjacent properties.
- (3) Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50% visibility into the yard or are required for screening.
- (4) No fence or wall may be constructed within a utility servitude without prior written approval from the affected utility. Approval of the construction of the fence or wall by a utility shall create no obligation to repair or replace a fence or wall damaged or removed by the utility in the course of its lawful use of the servitude.

(b) Loading Areas. Loading docks shall be fully screened from the street or from adjacent residential property with screening a minimum of 6 feet in height and complementary to the principal building architecture.

(c) Mechanical Equipment and Dumpsters

- (1) All roof, ground and wall-mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment), and dumpsters shall be screened from ground level view from public rights-of-way and adjacent properties.
- (2) Roof-mounted mechanical equipment screening shall consist of materials consistent with the primary building materials and may include metal screening or louvers painted to blend with the primary structure.
- (3) Wall or ground-mounted equipment and dumpster screening shall be constructed of:
 - a. Planted vegetative screens;
 - b. Brick, stone, reinforced concrete or other similar masonry materials; or
 - c. Redwood, cedar, pressure-treated wood or other similar materials

- (d) Utilities. With the exception to those located in the right-of-way, all above-ground utilities and appurtenances to underground utilities which require above-ground installation, shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure or with screening made materials the same or complimentary color and/or style as the building. Required access points to these utilities are exempt from screening.

Sec. 113-478. – Major Corridor Landscaping

- (a) Landscaping standards in this section supersede and take precedence over any landscaping and setback regulations in the underlying zoning districts, unless otherwise stipulated.
- (b) Landscape buffer requirements. The landscape buffer area, identified as the required ten-foot vegetative green area within the property line abutting all public rights-of-way, shall contain trees, shrubs and other landscape elements.
 - (1) Trees shall be planted at the rate of one per 25 feet of street frontage.
 - (2) Trees may be spaced evenly or planted in groups or clusters.
- (c) Interior landscaping. When a vehicular use area is over 5,000 square feet, landscaped areas within the interior of the vehicular use area shall be provided. Vehicular use areas can be considered all required paved parking areas including the aisles and driveways.
 - (1) The total of all interior landscaped areas shall occupy at least eight percent of the vehicular use area.
 - (2) Each interior landscaped area shall have at least one approved tree, as provided in Sec. 113-479. – Design and Installation, and planted at a minimum ratio of one tree per 100 square feet of interior landscaped area.

Sec. 113-479. – Design and Installation

- (a) Plant Material
 - (1) General
 - a. Plant materials shall be cold hardy for the specific location where they are to be planted.
 - b. Trees and shrubs shall be drought-tolerant and able to survive on natural rainfall once established with no loss of health
 - c. All plant heights shall be measured from the top of the root ball to the tip of the highest branch.
 - (2) Required Trees

- a. All trees shall have a minimum 2-inch caliper and must measure a minimum of 12 feet tall at time of planting.
- b. Trees shall be of a species that normally grows to an overall height of at least 50 feet, usually with one main stem or trunk and many branches.
- c. Trees planted under existing power lines may be of a species that normally grows to an overall height of at least 25 feet, with either one main stem or trunk with many branches, or several stems or trunks.
- d. Allowed Species.

Scientific Name	Common Name
<i>Acer barbatum</i>	Surgar Maple
<i>Acer rubrum</i>	Red Maple
<i>Catalpa bignonioides</i>	Catalpa
<i>Carya cordiformis</i>	Bitternut Hickory
<i>Carya illinoensis</i>	Pecan
<i>Carya ovata</i>	Shagbark Hickory
<i>Carya tomentosa</i>	Mockernut Hickory
<i>Celtis laevigata</i>	Sugarberry/Hackberry
<i>Diospyros virginiana</i>	Persimmon
<i>Fagus grandifolia</i>	American Beech
<i>Fraxinus americana</i>	White Ash
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Juglans nigra</i>	Black Walnut
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa aquatica</i>	Water Tupelo
<i>Nyssa sylvatica</i>	Swamp Tupelo/Black Gum
<i>Pinus elliottii</i>	Slash Pine
<i>Pinus glabra</i>	Spruce Pine
<i>Pinus palustris</i>	Longleaf Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Platanus occidentalis</i>	Sycamore
<i>Prunus serotina</i>	Black Cherry
<i>Quercus alba</i>	White Oak
<i>Quercus falcata</i>	Red Oak
<i>Q. falcata var. pagodifolia</i>	Cherrybark Oak
<i>Quercus laurifolia</i>	Laurel Oak
<i>Quercus lyrata</i>	Overcup Oak
<i>Quercus marilandica</i>	Blackjack Oak
<i>Quercus michauxii</i>	Cow Oak
<i>Quercus nuttallii</i>	Nuttall Oak
<i>Quercus phellos</i>	Willow Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Quercus virginiana</i>	Live Oak

Scientific Name	Common Name
<i>Taxodium acendens</i>	Pond Cypress
<i>Robinia pseudoacacia</i>	Black Locust
<i>Taxodium ascendens</i>	Pond Cypress
<i>Taxodium distichum</i>	Bald Cypress
<i>Tilia spp. americana/caroliniana, floridana</i>	Linden
<i>Ulmus americana</i>	American Elm
<i>Ulmus alata</i>	Winged Elm
<i>Aesculus pavia</i>	Red Buckeye
<i>Betula nigra</i>	River birch
<i>Carpinus caroliniana</i>	Ironwood
<i>Catalpa bignonioides</i>	Catalpa
<i>Cercis canadensis</i>	Eastern Redbud
<i>Chionanthus virginicus</i>	Greybeard/Fringe Tree
<i>Cornus florida</i>	Flowering Dogwood
<i>Crataegus marshallii</i>	Parsley Hawthorn
<i>Crataegus opaca</i>	Mayhaw
<i>Crataegus viridis</i>	Green Hawthorn
<i>Diospyros virginiana</i>	Persimmon
<i>Halesia diptera</i>	Silverbell
<i>Ilex attenuata</i>	Savannah Holly
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex decidua</i>	Deciduous Holly
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Malus angustifolia</i>	Crabapple
<i>Morus rubra</i>	Red Mulberry
<i>Ostrya virginiana</i>	Hop Hornbeam
<i>Persea borbonia</i>	Red Bay
<i>Prunus americana</i>	American Plum
<i>Prunus caroliniana</i>	Cherry Laurel
<i>Rhus glabra</i>	Shining Sumac
<i>Robinia pseudoacacia</i>	Black Locust
<i>Salix nigra</i>	Black Willow
<i>Sassafras albidum</i>	Sassafras
<i>Viburnum nudum</i>	Possumhaw
<i>Viburnum obovatum</i>	Walter's Viburnum
<i>Aesculus parviflora</i>	Bottlebrush Buckeye
<i>Amelanchier arborea</i>	Serviceberry
<i>Asimina triloba</i>	Paw Paw
<i>Baccharis halimifolia</i>	Groundsel
<i>Cornus drummondii</i>	Roughleaf Dogwood
<i>Cyrilla racemiflora</i>	Titi
<i>Ilex vomitoria</i>	Yaupon
<i>Prunus mexicana</i>	Mexican Plum
<i>Rhamnus caroliniana</i>	Carolina Buckthorn
<i>Rhus copallina</i>	Smooth Sumac
<i>Vaccinium arboreum</i>	Huckleberry
<i>Styrax americanus</i>	American Snowbell

Scientific Name	Common Name
<i>Styrax grandifolius</i>	Big Leaf Snowbell

(3) Required Shrubs

- a. All required shrubs shall be a minimum of 20 inches in height in a minimum three-gallon container.
- b. Shrubs shall be of a species that under average conditions will reach a minimum height of 24 inches within 12 months
- c. When planted as a hedge to screen parking, the maximum spacing for 20-inch-high shrubs shall be 36 inches on center. Spacing for other size shrubs shall be determined by the Planning Director or their designee.

(4) Ground Cover.

Ground cover shall be of a type that will provide 80% coverage within five years of planting.

(b) Credit for Existing Plant Material

- (1) Required landscaped areas shall incorporate existing natural vegetation to the maximum extent feasible. Prior to disturbance of a required planting area, approval shall be obtained from the Planning Director or their designee. Where existing vegetation is inadequate to meet the required landscape standards, additional plant material shall be required.
- (2) Existing native habitat or vegetation located within planting areas and meeting the requirements of this zoning code may be counted.
- (3) In the event that the existing vegetation has been credited and is subsequently removed or dies, it shall be replaced with the appropriate planting material.
- (4) Credit may also be permitted for existing plant material, fences and walls on abutting property, provided such items are in a permanently protected area, including, but not limited to:
 - a. A conservation easement or preserve area on adjacent property; or
 - b. An existing utility or drainage easement exceeding 100 feet in width.

(c) Sight Distance Planting

A clear sight triangle shall be established at the intersection of a driveway and a street measuring ten feet from the back of the right-of-way and extending 70 feet from the edge of each side of the drive-way and on all corner lots (the intersection of two streets) measuring 25 feet from the corner of both sides of the intersecting streets at the back of the right-of-way.

- (d) Soils. Planting areas shall have un-compacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed.
- (e) Irrigation. A water source shall be supplied within 200 feet of any planting requiring watering to become established. Where non-native or non-drought tolerant vegetation is incorporated, an irrigation system shall be required

- (f) Tree Protection During Construction.
 - (1) Existing trees to remain on the site as required landscaping shall be protected from vehicular movement and material storage over their root spaces during construction. An undisturbed area with a porous surface shall be reserved below the dripline of each tree or group of trees.
 - (2) Trees designated for protection must be completely enclosed by a fence. Fencing must be in place prior to any clearing or site work. Fencing must remain in place until all construction has been completed or a certificate of occupancy has been issued, whichever is latest.
- (g) Issuance of Certificate of Occupancy
 - (1) The Planning Director or their designee shall not issue a permanent certificate of occupancy until all seeding, trees and plant material have been placed in accordance with the requirements of this zoning code.
 - (2) A temporary certificate of occupancy may be issued for a period of 30 days under circumstances that would affect the seeding and planting of the site, or until the proper planting season is reached to complete the landscaping requirements and may be extended up to 90 days upon request.
- (h) Constrained Sites. Alternative landscaping may be approved by the Planning Director or their designee only where the required landscaping in this zoning code cannot be physically met on the site for one of the following reasons:
 - (1) Redevelopment of an existing site requires landscaping to be added, but a building, pavement or stormwater facility already exists; or
 - (2) The site has lost area from existing landscaping due to adjacent road widening.

Sec. 113-480. – Maintenance

- (1) Responsibility
 - (1) The responsibility for maintenance of required landscaping and screening shall remain with the owner, his or her successors, heirs, assignees or any consenting grantee.
 - (2) The responsibility for maintenance of landscaping within the adjacent rights-of-way shall remain with the owner, his or her successors, heirs, assignees or any consenting grantee.
- (2) Maintenance
 - (1) All plant materials shall be maintained in an attractive and healthy condition.
 - (2) Dead or diseased plant materials shall be removed. Replacement plant materials shall be provided for any required plants that die or are removed for any reason.
 - (3) Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.
 - (4) All landscape areas shall be kept free of refuse and debris.
- (3) Failure to Maintain

- (1) In the event that any owner of a landscaped area fails to maintain the area according to the standards of this section, St. John the Baptist Parish shall have the right to recover the cost of enforcement, including reasonable attorney fees.
- (2) St. John the Baptist Parish may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the landscaped area to take maintenance action. The cost of such maintenance shall be charged to the party having the primary responsibility for maintenance of the landscaped area.

Sec. 113-481-623. – RESERVED

Article VI. – Signs to remain

Secs. 113-624—670 Signs to remain

Secs. 113-671—675. Reserved

ARTICLE VII. - PARKING.

Sec. 113-676. - Purpose and intent.

This article establishes standards for off-street parking in order to:

- (a) Comply with and implement the goals and objectives of the comprehensive plan, adopted by the planning commission on September 15, 2014.
- (b) Provide a minimum number of off-street parking spaces for any building, structural improvement or place of assembly in proportion to the calculated demands of the proposed use.
- (c) Provide accessible, attractive, secure and well-maintained off-street parking areas.
- (d) Increase public safety by reducing parking congestion on public streets through the appropriate storage of vehicles on-site.
- (e) Encourage the use of alternative modes of transportation and creative solutions to stormwater management which reduce parking demand and provide for more sustainable development patterns Parish wide.
- (f) Protect the character of all residential neighborhoods, including, but not limited to rural, historic and/or distinct areas of the parish.
- (g) Ensure that incompatible non-residential uses are not located in residential areas in order to maintain the viability of existing residential neighborhoods.

(Ord. No. 18-16, § V, 6-2-2018)

Sec. 113-677. - Reserved.

(Ord. No. 18-16, § V, 6-2-2018)

Sec. 113-678. - Applicability.

(a) The provisions of this article apply in the following circumstances:

- (1) *New development.* All new development must provide off-street parking in accordance with the regulations of this article. No certificate of occupancy may be issued until these standards have been met.
- (2) *Existing development.* The existing number of off-street parking spaces must not be reduced below the minimum requirements of this article. Further, existing deficiencies must not be exacerbated.
- (3) *Damage or destruction.* When a structure on a site with an insufficient number of off-street parking spaces is destroyed by force majeure or acts of public enemy, restoration provisions will be in accordance with Sec. 113-51. - Legally nonconforming sites and structures. of this Code.

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- (4) *Change in use.* If an existing development experiences a change in use (i.e. through application for an occupational license, a certificate of occupancy, or a building permit) that results in a higher calculated number of required parking spaces than the previous use, then all required parking spaces must be provided, except as otherwise provided for in this section.
- (5) *Intensification of use.* If the intensity of a use is increased such that there is an increase in the required number of parking spaces (e.g. expansion of a building's footprint), then additional parking as specified in this article shall be required for the enlarged area, except as otherwise provided for in this section.
- (6) *Restriping of existing parking.* If there is restriping of an existing parking area that results in a reconfiguration of the layout, design or number of parking spaces provided, then compliance with this article is required.
- (b) Exemptions. Compliance with the regulations of this article will not be required in the following circumstances:
- (1) *Change in number of spaces less than ten percent or one space.* When a change in or intensification of use necessitates additional parking, compliance is required only if the change exceeds ten percent of the number of required parking spaces for the previous use or previous intensity or if the change exceeds more than one additional space.
- (2) *Temporary uses.* Temporary uses are exempt from the provisions of this article.
- (3) *Heavy commercial vehicles* may be parked or stored off-street under the following temporary circumstances:
- Emergency vehicles parked while said vehicle and its operator are on call for emergency services; or
 - Vehicles and persons actually engaged in repairing or otherwise improving public utilities or infrastructure or performing other activities authorized by the parish; or
 - Vehicles parked for the purpose of delivering, picking up materials or merchandise, or performing services for the actual time necessary to accomplish said delivery, pick up, or service.
- (4) *Vehicle storage* on residential sites may be permitted in accordance with Chapter 26, article V.
- (5) *Modular office buildings* associated with lay-down yards and similar outdoor industrial storage uses are exempt from the provisions of this article provided the structure is set back at least 300 feet from the front property line.
- (c) General Provisions
- (1) *Location of Parking Spaces.* Unless otherwise approved in an alternative parking plan under Sec. 113-680. - Required number of parking spaces. parking spaces shall be located within a district which permits the use.

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- (2) Use of Parking Spaces. Except as provided in ARTICLE III DIVISION 9. TEMPORARY USES, required parking spaces shall not be used for the storage or sale of merchandise, vehicles for sale, or vehicle repair.
 - (3) Heavy commercial vehicles. Unless otherwise provided, the off-street parking of any heavy commercial vehicle on a residential site, as defined in Sec. 113-1. - Definitions., definitions of this Code, shall be prohibited.

(d) Parking reductions. The following reductions may be permitted, subject to review and approval by the planning and zoning director.

- (1) Permeable pavement. The use of a permeable pavement system in compliance with the regulations listed in Sec. 113-681. - Design standards for parking areas. for the total number of off-street parking spaces will entitle the same development site to a 15 percent reduction in the total required number of parking spaces.
- (2) Pedestrian-oriented development. The placement of a principal building with its primary entrance oriented towards the sidewalk and/or public street, such that all parking is located behind the front building line, will entitle a development site to a 15 percent reduction in the total required number of parking spaces.
- (3) Bicycle parking. The inclusion of any number of bicycle parking spaces will entitle a development site to a reduction of one required parking space.
- (4) Tree preservation. The preservation of existing, noninvasive, native trees species over 24 inches in diameter at breast height and in good health will entitle the development site to a reduction in the required number of parking spaces by one space for every tree within the parking area, not to exceed five percent of the total required number of parking spaces.
- (5) Mixed-use development sites. The development of a site with a mix of both residential and commercial uses will entitle the same site to a 20 percent reduction in the total required number of parking spaces.
- (6) Maximum reduction. The maximum parking reduction available for any development site is 30 percent of the total required number of parking spaces.

(Ord. No. 18-16, § V, 6-2-2018)

Sec. 113-679. - Compliance with other regulations.

All parking and access areas required by this article must be in compliance with all applicable Federal and State regulations, including the Americans with Disabilities Act of 1990 (ADA), as amended.

(Ord. No. 18-16, § V, 6-2-2018)

Sec. 113-680. - Required number of parking spaces.

- (a) *Required off-street parking for specific land uses.* When off-street parking is required by this article, the minimum required number of parking spaces will be in accordance with table 113-680(1) below:

(1) **Table 113-680(1): Parking requirements for specific land uses.**

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REQUIREMENTS
RESIDENTIAL		
All group living except Community home and Nursing home	0.5 spaces/room or dwelling unit	
Community home	1 space/adult tenant	Plus 1 space per employee
Mobile home	2 spaces/dwelling unit	
Multifamily (5+)	1.5 spaces/dwelling unit	
Nursing home	1 space/6 beds	
Single Family	2 spaces/dwelling unit	
Townhouse	2 spaces/dwelling unit	
Two- to four-family	2 spaces/dwelling unit	
COMMERCIAL		
Animal care	1 space/500ft ² GFA	
Art studio, gallery	1 space/400ft ² GFA	
Auditoriums, theaters, funeral homes, stadiums, and other places of assembly (with similar seating capacity)	1 space/200ft ² GFA	

Vehicle sales and rentals	1 space/300ft ² GFA office/indoor sales area	Plus 1 space/1000ft ² of outdoor sales and display area
Financial services (i.e. bank or credit union)	1 space/300ft ² GFA	
Bar, pool hall or tavern	1 space/250ft ² GFA	
Bed and breakfast	0.5 spaces/room	Plus 2 additional spaces
Bowling alley, driving range, or shooting range	2 spaces/lane	
Campground	1 space/camp site	
Car wash	1 space/car wash bay	Plus 2 additional spaces
Casino/gaming establishment	1 space/200ft ² GFA	
Clinic, medical office or urgent care	1 space/300ft ² GFA	
Community assembly venues, lodges, bingo halls, clubs	1 space/250ft ² GFA	
Country Club	Cumulative—Determined by use of requirements for all uses within development (i.e. golf course, driving range, restaurant, office, etc.)	Reduce total number of required parking spaces by 20%.
Day care center (Child and Adult)	1 space/350ft ² GFA	
Food store	Under 5,000 ft ² GFA: 1 space/350 ft ² GFA; 5,001 ft	

	² GFA and up: 1 space/200 ft ² GFA	
Gas station or service station	2 spaces/pump	Plus 1 space/500ft ² GFA gross leasable area
Golf course	3 spaces/hole	
Horse stables	1 space/4 stalls	
Hospitals (inpatient or boarding)	1.5 spaces/bed	
Hotels or motels	1 space/guest room	Plus 1 additional space per 20 rooms
Ministorage warehouse	1 space/100 storage units	Plus 2 additional spaces
Offices (i.e. lawyer or accountant)	1 space/300ft ² GFA	
Outdoor recreation	1 space/5,000ft ² GSA	
Passenger terminal	1 space/500ft ² GFA	
Personal service establishment (i.e. nail salon or barber)	1 space/300ft ² GFA	
Restaurants	1 space/250ft ² GFA	Plus 3 stacking spaces per drive-through lane
Roadside stand (i.e. snowball stand, fruit/vegetable stand, or market with permanent structure)	3 spaces	
Retail sales	1 space/300ft ² GFA	
Shopping centers, multi-tenant	Under 5,000 ft ² GFA: 1 space/250 ft ² GFA; 5,001 ft	

	² GFA and up: 1 space/300 ft ² GFA	
INDUSTRIAL		
Automotive or equipment/machinery repair, major or minor	1 space/300ft ² GFA office/sales area	Plus 1 space/repair bay
Lay-down yards and similar outdoor industrial storage uses without a building on-site	n/a	
Warehouses and Distribution	1 space/20,000ft ² GFA of warehouse	Plus 1 space/1,000ft ² GFA of office
Wholesale Trade	1 space/20,000ft ² GFA of warehouse	Plus 1 space/1,000ft ² GFA of office
All other Industrial Uses	1 space/10,000ft ² GFA	Plus 1 space per employee
OPEN		
Agriculture	n/a	
Plant nursery	1 space/300ft ² GFA building	1 space/1,000 ft ² GFA outdoor storage area
Marina	1 space/2 slips	
PUBLIC		
Cemetery/mausoleum	1 space/15,000ft ² GSA	Plus 1 space/300ft ² office or chapel GFA
College, Community College, University	10 spaces/classroom	
Public or Private School (k-8)	2 spaces/classroom	

Public or Private School (9-12)	6 spaces/classroom	Plus 1 space/500ft ² GFA of office
Museum, Library		1 space/400ft ² GFA
Park and open space		1 space/5,000ft ² GSA
Places of worship or places of assembly (with similar seating capacity)		1 space/200ft ² GFA
All other Public Uses	1 space/600ft ² GFA	

Note: GSA refers to gross surface area and GFA refers to gross floor area.

- (b) *Uses not specified.* For uses not specifically mentioned in this section, the planning and zoning director, or his/her designee, may determine the required number of parking spaces based upon a similar use.
- (c) *Mixed-use development sites.* When a development site contains a mix of land uses, the required number of parking spaces will be calculated by combining all separate uses into a total number of parking spaces required for the development site, except for shopping centers, and may be reduced in accordance with this section.
- (d) *Fractions.* When the calculation of a site's required number of parking spaces results in a fraction of 0.5 or more, the result will be rounded upward to the next highest whole number. When such calculation results in a fraction of 0.49 or less, the result will be rounded downward to the next lowest whole number.
- (e) *Minimum number of off-street parking spaces.* All non-residential uses must provide a minimum of three parking spaces.
- (f) *Excess off-street parking spaces.* When new construction of a non-residential use is proposed with over 120 percent of the required number of off-street parking spaces and the total number of required spaces provided exceeds 100, the use of a permeable pavement system in compliance with the regulations listed in section 113-681(c) is required for the spaces in excess of 120 percent.
- (g) *Shared parking.* Parking requirements for two or more uses of the same or different type may be satisfied by the allocation of a common or collective parking facility when such uses adjoin the area to be allocated for the parking facility and are not zoned residential. The use of shared parking will entitle the development site to a 20 percent reduction in the number of required off-street parking spaces. Verification must be made through submittal of a parking dedication or servitude recorded with the clerk of court.

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- (h) **Administrative Modification.** The Planning Director or their designee may reduce the required number of spaces by up to five percent for reasons of topography, tree protection or other natural conditions specific to the site.
- (i) **Credit for On-Street Spaces.** On-street parking spaces located immediately abutting the subject parcel, lying entirely within the extension of the side lot lines into the roadway and not within any required clear sight distance, may be counted toward meeting these parking requirements.

(Ord. No. 18-16, § V, 6-2-2018; Ord. No. 18-31, § XVIII, 10-9-2018)

- (j) **Handicapped Accessible Parking.** Every use shall include the number of handicapped accessible parking spaces set forth below or as otherwise required by the Fire Marshall. The location and design of such spaces shall conform to the requirements of the Americans with Disabilities Act.

Total Parking Spaces	Required Handicapped Accessible Parking Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
over 1,000	20 + 1 for each 100 over 1,000 spaces

- (k) **Alternative Minimum Parking.** The Planning Director or their designee may modify the parking requirements in Sec. 113-680. - Required number of parking spaces. when an applicant submits parking data illustrating that the standards do not accurately apply to a specific development. The data submitted for an alternative parking plan shall include, at a minimum, the size and type of the proposed development, and the anticipated peak and average parking loads of all uses The Planning Director or their designee may approve a parking requirement that is based on:
- (1) An analysis conducted using the Urban Land Institute's data and methodology as described in the most recent version of the publication *Shared Parking*; or,
 - (2) The data and methodology as described in the latest version of the Institute of Transportation Engineers publication *Parking Generation*; or,

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- (3) An alternative analysis that the Planning Director or their designee deems to have met the requirements of this section.

Sec. 113-681. - Design standards for parking areas.

(a) *Location.*

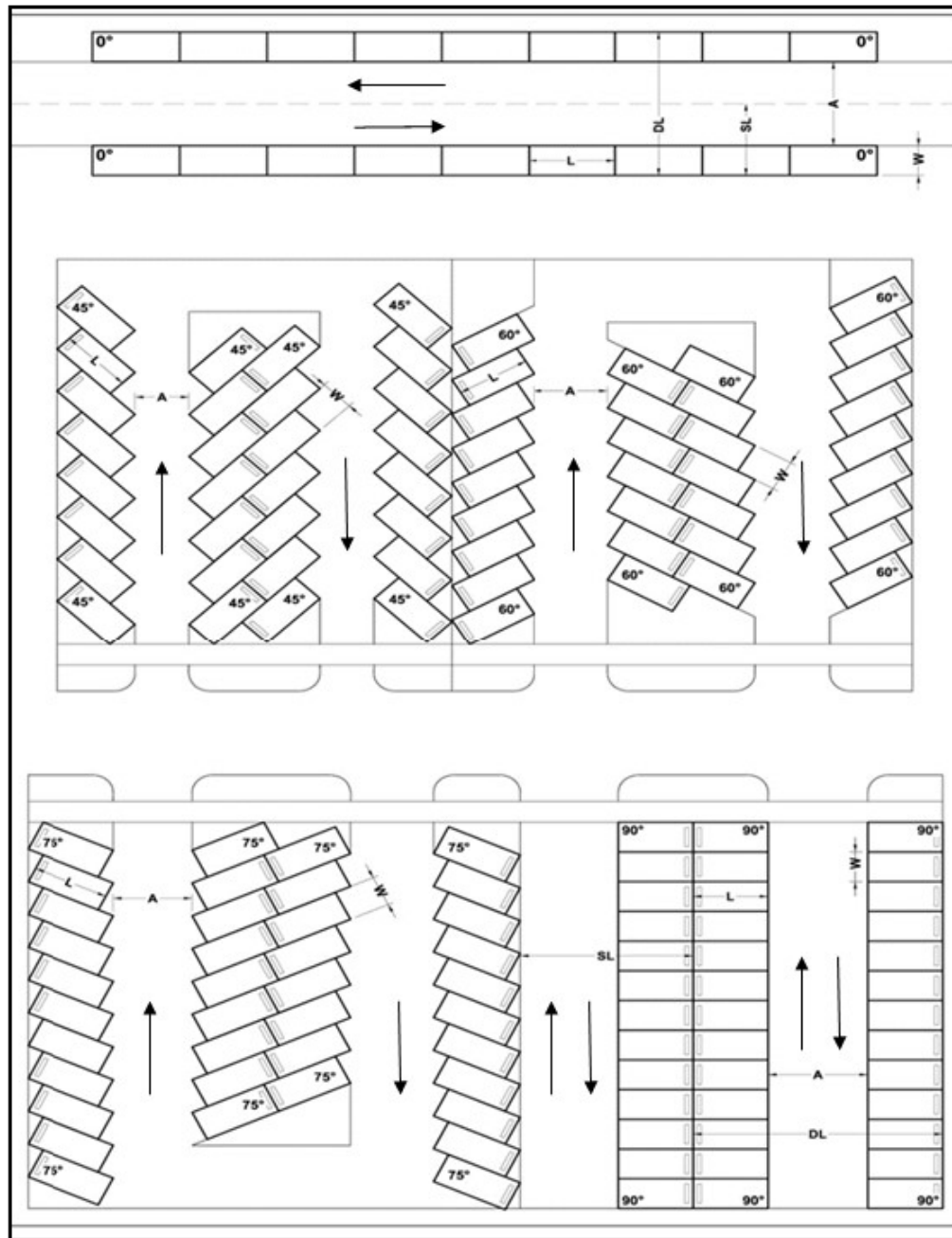
- (1) Off-street parking for single-family and two-family dwellings must be provided on the same lot as the principal building or an adjacent lot in shared ownership.
- (2) Off-street parking for all other uses (multi-family, commercial, industrial, etc.) may be located up to 300 feet away from the principal building or site, provided the zoning district of the lot to be used for off-site parking is the same or more permissive than the zoning for the principal building's lot. Such situations must be effectuated through submittal of a parking dedication or servitude recorded with the clerk of court and approved by the planning and zoning director.
- (3) Notwithstanding any other regulations, pavement cannot be constructed within the Parish drainage or utility easements, except as approved by the department of public works or department of utilities.
- (4) Required landscaping areas must not be used for parking or vehicle inventory display.
- (5) In the event any parking abuts a walkway, sidewalk or street, the parking shall be separated by curbing or other protective device with a minimum distance of five feet between the protective device and the edge of the walkway, sidewalk or street.
- (6) All parking shall be separated from buildings by a minimum distance of three feet.

(b) *Dimensions.*

- (1) At minimum, off-street parking spaces must be designed in accordance with the figure 113-681(1) and table 113-681(1) below:

Figure 113-681(1): Off-street parking space design.

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(2) Table 113-681(1): Off-street parking space design.

Parking Angle	Stall Width (W)	Stall Length (L)	Aisle Width (A)	Single Loaded Module ^b Width (SL)	Double Loaded Module ^b Width (DL)
0 (parallel)	9'	21'	12'/24' ^a	20.5'/32.5' ^a	29'/41' ^a
45	9'	18'	13'	32'	51'
60	9'	18'	18'	38'	58'
75	9'	18'	20'	40.8'	61.6'
90 (standard)	9'	18'	24' ^a	42' ^a	60' ^a

^a Two-way traffic permitted.

^b A module is defined as a drive aisle with automobiles parked on either one side (single) or both sides (double) of the drive aisle.

^c Single-family and two-family homes, bed and breakfasts, boarding houses, community homes and food services containing drive-thru stacking areas may utilize drive aisles to meet the parking requirements of this article.

- (3) Residential parking spaces shall be a minimum of 9' x 20'. (4) Parking spaces using geometric standards other than those specified above may be approved if developed and sealed by a registered engineer with expertise in parking facility design, subject to a determination by the Planning Director or their designee that the proposed facility will satisfy these parking requirements as well as would a facility using the dimensions specified above.
- (c) Interior landscaping. When a vehicular use area is over 5,000 square feet, landscaped areas within the interior of the vehicular use area shall be provided. Vehicular use areas can be considered all required paved parking areas including the aisles and driveways.
- (1) The total of all interior landscaped areas shall occupy at least eight percent of the vehicular use area.
- (2) Each interior landscaped area shall have at least one approved tree, as provided in Sec. 113-479. – Design and Installation, and planted at a minimum ratio of one tree per 100 square feet of interior landscaped area.
- (d) *Surfacing*. When off-street parking is required, the parking area must be surfaced with a permanent, dust-free paving or surfacing method, except as otherwise provided for

in this article. Permeable paving systems or other surfacing methods that allow for the infiltration of stormwater are preferred.

(1) Permeable pavement systems: Permeable pavement systems are preferred and permitted when compliant with all of the following:

- a. The system must be capable of supporting an emergency vehicle (standard fire truck) without damage to the system as certified by a licensed engineer, noted on the plans, or as indicated in the system specifications issued by the manufacturer. The property owner and/or occupant shall indemnify and hold harmless the parish from any loss or damage to the pavement system that may directly or indirectly be occasioned by the provision of emergency services or parking of emergency vehicles on the site.
- b. If pavers are employed, there must be a minimum space between units of 1/4 inch. The system must maintain a minimum infiltration rate of 200 inches per hour as certified by a licensed engineer, noted on the plans, or as indicated in the system specifications issued by the manufacturer.
- c. The system must be adequately drained to eliminate standing water over 24 hours and prevent damage to adjacent property and/or public streets or alleys as certified by a licensed engineer, noted on the plans, or as indicated in the system specifications issued by the manufacturer.
- d. The system must not pose any negative impact to abutting properties or rights-of-way, and must not allow dust or media to be transferred outside of the subject site.
- e. All proposals for a permeable pavement system must include a maintenance plan and must remain properly maintained by the property owner.

(2) Gravel surfacing.

- a. *Locations.* Dust-free shells, gravel, and crushed stone surface materials may only be permitted in the following zoning districts, historic districts, and sites:
 1. Rural District.
 2. Garyville Historic District.
 3. LaPlace Historic District.
 4. River Road Historic District: The Historic Towns of Edgard, Lucy and Wallace.
 5. Reserve Historic District.
 6. Any designated local landmark site.
 7. Individual mobile home sites.
 8. Mobile home parks.
 9. Campgrounds.
- b. *Design standards.* When gravel surfacing is employed, all of the following conditions must be met:

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1. Permanent apron. In order to retain gravel or similar movable Permeable materials on site, a dust-free concrete, asphalt, stone, or similarly constructed permanent apron at least ten feet in depth must be provided between the street and the shortest side of the driveway or accessway.
 2. Edge restraints. Along the edges of parking areas, some form of edge restraints (for example: bricks, stone, or concrete curbing) must be provided to keep movable driveway/parking materials in place.
 3. Commercial gravel parking areas. Any gravel surfacing to be used within a commercial site as a parking area must be part of a stabilized gravel system including plastic (or similar material) grid pavers filled with gravel or organic fill, such that the fill material is stabilized to prevent displacement, compaction, and washout. Such system must be compliant with the criteria listed in section 113-681(c)(1)(a) through (e) above.
- (3) All single-family and two-family dwellings are permitted to construct driveways that consist of two concrete wheel strips, each of which is at least 18 inches wide. A permeable surface (i.e. grass, rocks, shells, etc.) must be maintained between such wheel strips. Both concrete wheel strips and permeable surface must be maintained in a smooth, dust-free, orderly, and clean condition. Under these circumstances, the concrete wheel strips may be permitted to function as required edge restraints for gravel surfacing.
- (e) *Striping*. When three or more off-street, paved parking spaces are required, spaces must be marked by clearly visible painted lines, curbs, or other means to effectively indicate individual spaces.
- (f) *Access*. Access to a parking area from a public right-of-way must comply with the following standards:
- (1) *Number*. A development site is permitted one two-way accessway or two one-way accessways per 100 feet of lot frontage. No more than two accessways are permitted on a development site. Corner lots are permitted no more than three accessways.
 - (2) *Design*. A two-way accessway may be no more than 35 feet wide. A one-way accessway may be no more than 20 feet wide.
 - (3) *Spacing*. An accessway must be a distance of at least 25 feet from another accessway on either the same site or neighboring site.
 - (4) *Residential uses*. Residential uses with fewer than four units are exempt from this subsection.
- (g) *Wheel stops*. When three or more off-street parking spaces are required, wheel stops must be provided to prevent vehicles from damaging or encroaching upon any adjacent parking space, sidewalk, landscaped area, or parking lot island, fence, wall or building.
- (h) *Curbing*. When three or more off-street parking spaces are required, curbing must be provided to prevent vehicles from damaging or encroaching upon any adjacent

parking spaces, sidewalk, landscaped area, or parking lot island, fence, wall or building. Curbing must be at least six inches in height.

(i) *Drainage and maintenance.*

- (1) Off-street parking areas must be adequately drained to eliminate standing water over 24 hours and prevent damage to adjacent property and/or public streets or alleys.
- (2) It is the responsibility of the property owner to maintain off-street parking areas in a clean, orderly, and dust-free condition. Gravel and similarly loose surface material must be retained on-site, and permeable pavement must be maintained in a manner that allows water percolation and is free of potholes.
- (3) The property owner is responsible for drainage and maintenance of all paved or surfaced area on site and shall indemnify and hold harmless the parish from any loss or damage to the site or property that may directly or indirectly result from insufficient drainage of the site.

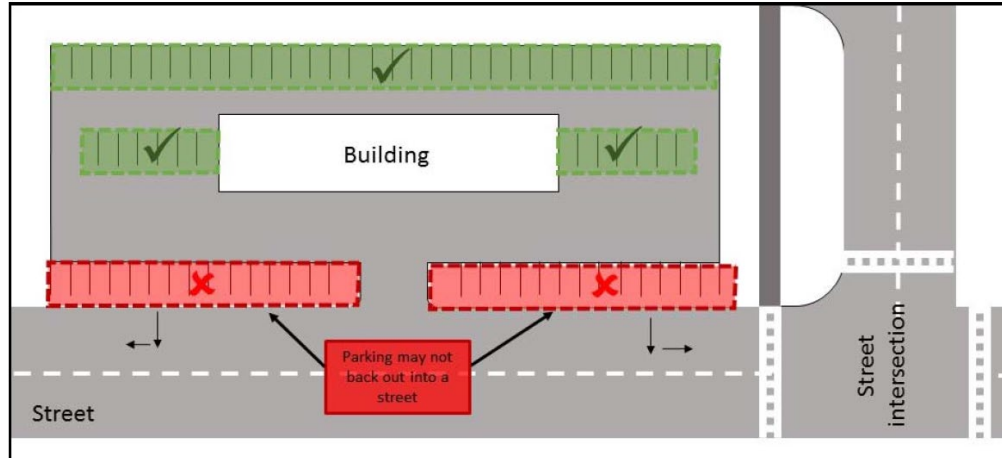
(j) *Lighting.*

- (1) Adequate lighting must be provided if off-street parking spaces are to be used at night.
- (2) Lighting shall not be aimed, directed, or reflected, focused, or mounted to cause direct light from the luminaire to be directed toward residential uses, or to create up light, spill light, or glare perceptible to persons operating motor vehicles on public ways.
- (3) The maximum permitted illumination at any property line abutting a residential district or use is 0.5 foot-candles.
- (4) Prohibited light sources. The installation of any mercury-vapor fixture or lamp for use as outdoor lighting is prohibited.
- (5) Enforcement. If any luminaire is aimed, directed, reflected, focused, or mounted to cause direct light from the luminaire to be directed toward residential uses, or to create up light, spill light, or glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be redirected or relocated, its height remounted, or its light output and illumination levels controlled as necessary and determined by the Planning and Zoning Department to eliminate such conditions.

(k) *Safe and efficient site design.*

- (1) Parking spaces may not immediately back out onto any public rights-of-way or roads, as illustrated in figure 113-681(2) below:

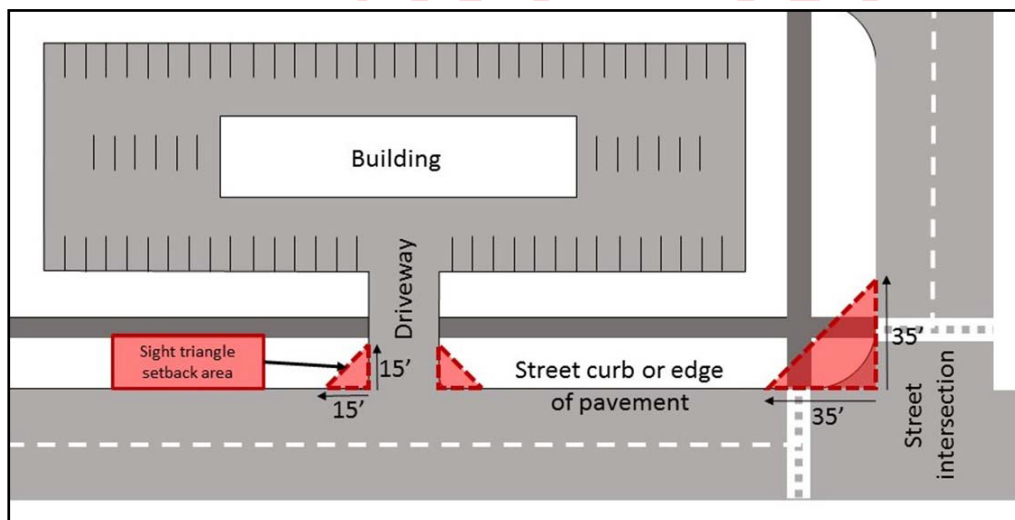
Figure 113-681(2): Back out parking onto public roads prohibited.



- (2) Parking spaces must observe a 15-foot sight triangle setback along the intersection of any public street or private accessway and a 35-foot sight triangle setback along any street intersection or site corner. Such sight triangles must be measured from the street curb or the edge of the pavement, whichever is nearest to the site, as illustrated in figure 113-681(3) below:

Figure 113-681(3): Required sight triangle setback areas.

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(Ord. No. 18-16, § V, 6-2-2018; Ord. No. 19-54, § V, 12-10-2019)

(l) **Bicycle Parking**

(1) **Parking Spaces.** Except where indicated otherwise in this zoning code, every use shall provide one bicycle parking space for every 20 parking spaces provided to a maximum of 20 bicycle parking spaces. The Planning Director or their designee may approve a reduction in the amount of bicycle parking per "Sec 113-xx Alternative Minimum Parking."

(2) **Exemptions**

- a. No bicycle parking spaces shall be required for any of the following:
- i. Any single family dwelling, two-family dwelling, or group home.
 - ii. Any industrial use.

(m) **Stacking** The following stacking standards shall apply unless otherwise expressly approved by the Planning Director or their designee. The Planning Director or their designee may require additional stacking spaces where trip generation rates suggest that additional spaces will be needed.

(1) **Minimum Number of Spaces.** Off-street stacking spaces shall be provided as follows:

Facility	Spaces (min)	Measured From
Automated teller machine	2	Machine
Bank teller lane	2	Teller or window
Dry cleaning/laundry	3	Cleaner/laundry window
Pharmacy	3	Pharmacy window
Restaurant drive through	6	Order box/speaker
Restaurant drive through	4*	Order box to pick-up window
Other	Determined by Planning Director or their designee, such determination shall consider any study prepared by a registered engineer having expertise in transportation engineering and provided by the special exception applicant	

(2) **Design and Layout.** Required stacking spaces are subject to the following design and layout standards:

- a. **Dimensions.** Stacking spaces shall be a minimum of nine feet by 20 feet in size
- b. **Location.** Stacking spaces shall not impede on- or off-site traffic movements or movements into or out of parking spaces.
- c. **Design.** Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the Planning Director or their designee for traffic movement and safety.

(n) **Off-Street Loading**

(1) **General Requirements**

- a. **Location of Loading Areas and Docks**

1. All required loading areas and docks shall be located on the same lot as the use served unless a central loading facility is incorporated as part of a single development.
 2. All loading docks that abut a residential zoning district or are visible from a public right-of-way shall be completely screened by building walls, a solid concrete or masonry wall, or a door designed to be compatible with the principal building that it serves. The screening wall shall not be less than six nor more than eight feet in height
 3. No loading dock shall be located within 30 feet of the nearest point of intersection of any two streets
 4. No loading areas or docks shall be located in a required front or side yard abutting a residential zoning district
- b. Dimensions of Loading Docks
1. Unless otherwise specified, a required loading dock shall be at least 12 feet in width by at least 35 feet in length exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 19 feet.
 2. Maneuvering aprons for docks shall be at least 60 feet in length.
 3. Access lanes for docks, shall be 14 feet in width for one-way lanes and 24 feet in width for two-way lanes. Space dedicated for access lanes may also be considered as space for the maneuvering apron
- c. Access. Each required loading area or dock shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement, shall be separated from required customer and employee parking, and shall be subject to approval by the Planning Director or their designee.

- (2) **Required Loading Areas** Except where indicated otherwise in this zoning code, every use listed in the table below, shall provide the identified number of loading areas or docks with each facility being at least 12 feet wide and 35 feet deep with a vertical clearance of 35 feet.

Uses	Gross Floor Area of all Buildings or Structures Served (SF)	Number of Loading Areas Required
Residential Uses		
Group living, limited tonursing or care home	over 10,000	1
Public Uses		
Public or private (K-12) schools	10,000 - 100,000 Each additional 100,000 up to 500,000	1 1
Commerce Uses		
Indoor recreation, except theater	Over 10,000	1
Medical	10,000 - 100,000 Each additional 100,000	1 1
Office	10,000 - 100,000 Each additional 100,000 up to 500,00	1 1
Overnight Lodging	10,000 - 100,000	1

- (3) **Receiving Areas.** *Uses that require loading facilities that are located in buildings with less floor area than the minimum described in the table below, shall provide adequate receiving facilities accessible by motor vehicles off any adjacent alley, service drive, or open space on the same zoning lot.*

Uses	Gross Floor Area of all Buildings or Structures Served (SF)	Number of Loading Areas Required
Theater	10,000 - 25,000 Each additional 50,000	1 1
Employment Uses		
Industrial, Heavy Commercial, Research & Development, Warehouse & Distribution, Wholesale Trade	5,000 - 10,000 10,000 - 40,000 40,000 - 100,00	1 1 additional 2 additional

(Ord. No. 18-16, § V, 6-2-2018)