

Article III. District Regulations

DIVISION 1. GENERALLY

Section 113-142 Districts Declared.

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

1. RD—Rural District;
2. R1—Residential District One;
3. R2—Residential District Two;
4. R3—Residential District Three;
5. R4—Residential District Four;
6. MHP—Mobile Home Park District;
7. PUD—Planned Unit Development District;
8. C1—Commercial District One;
9. C2—Commercial District Two;
10. C3—Commercial District Three;
11. I1—Industrial District One;
12. I2—Industrial District Two;
13. I3—Industrial District Three;
14. B1—Nonindustrial Batture District;
15. B2—Industrial Batture District;
16. MCOB - Major Corridor Overlay District.

Section 113-143 Established districts adopted; official zoning map.

- I. **Districts established:** The parish is hereby divided into districts or zones as set forth in section 113-142 and as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this chapter.
- II. **Official zoning map:** The official zoning map shall be identified by the signature of the parish president, council chairman, and chairman of the planning commission together with the date of the adoption of the ordinance from which this chapter is derived. A computerized reproduction of the official zoning map in whole or part, shall constitute an official zoning map when printed as an original production, printout, or graphic illustration, and bearing the signature of the planning commission chair or its duly appointed director or representative.
 - A. **Changes to the official zoning map:** If, in accordance with this ordinance, changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been

approved by the parish council with a revision date and zoning case number entered onto the zoning map.

- B. **Final authority as to zoning:** Regardless of the existence of purported copies of all or part of the official zoning map which may from time to time be made or published, the official zoning map, which shall be located in the Department of Planning and Zoning, shall be the final authority as to the current zoning status of all lands and waters in the unincorporated areas of the parish.
- C. **Replacement of the official zoning map:** If the official zoning map, or any portion thereof, becomes damaged, lost, destroyed or difficult to interpret by reason of the nature or number of changes, the parish council may, by resolution, adopt a new official zoning map which may correct drafting errors or omissions, but shall not amend the original official zoning map. The prior maps remaining shall be preserved as a public record together with all available records pertaining to the adoption or amendment.

Section 113-144 Interpretation.

Whereby uncertainty exists as to the boundaries of any district shown on the official zoning map, the following rules shall apply:

- I. Boundaries indicated as approximately following the centerline of dedicated streets, highways, alleys, or rights-of-way shall be construed as following such centerlines as they exist on the ground, except where variation of actual location from mapped location would change the zoning status of a lot or parcel, in which case the boundary shall be interpreted in such a manner as to avoid changing the zoning status of any lot or parcel. In the case of a street revocation, the boundary shall be construed as remaining in its location except where ownership of the revoked street is divided other than at the center, in which case the boundary shall be construed as moving with the ownership.
- II. Boundaries indicated as approximately following lot lines, public property lines, and the like shall be construed as following such lines; provided, however, that where such boundaries are adjacent to a dedicated street, alley, highway, or right-of-way, the boundaries shall be construed as running to the middle of the street, highway, alley, or right-of-way.
- III. Boundaries indicated as approximately following incorporated boundaries shall be construed as following such incorporated boundaries.
- IV. Boundaries indicated as following railroad tracks shall be construed as being midway between the main tracks.
- V. Boundaries indicated as following mean high water lines or centerlines of streams, canals, lakes, or other bodies of water shall be construed as following such mean high water lines or centerlines. In case of a change in mean high water line, or of the course or extent of bodies of water, the boundaries shall be construed as moving with the change, except where such moving would change the zoning status of a lot or parcel; and, in such case the boundary shall be interpreted in such a manner as to avoid changing the zoning status of any lot or parcel.
- VI. Boundaries indicated as entering any body of water but not continuing to the intersection with other zoning boundaries or with the limits of jurisdiction of the parish shall be construed as

extending in the direction in which they enter the body of water to intersection with other zoning boundaries or with the limits of parish jurisdiction.

- VII. Boundaries indicated as parallel to, or extensions of, features indicated in subsections as contained in this section shall be construed as being parallel to or extensions of such feature.
- VIII. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map on the page of the map showing the property in question.
- IX. In cases not covered by this section or where the property or street layout existing on the ground is at variance with that shown on the official zoning map, the zoning administrator shall interpret the official zoning map in accordance with the intent and purpose of these zoning regulations. Appeal from interpretation of the zoning administrator shall be to the zoning board of adjustments.

Section 113-145 Parking requirements in all zoning districts

The parking requirements for all zoning districts are as provided for in **Article IV, Division 2** of this ordinance.

Section 113-146 through Section 113-153 Reserved.

DIVISION 2. DISTRICT REGULATIONS- RURAL AND RESIDENTIAL DISTRICTS

Section 113-154 Purpose and Intent of Rural and Residential Districts

I. *R—Rural District*

The Rural District is established as a multiuse district and for the unconditional placement of certain allowable agricultural, residential, recreational and public uses. Industrial and commercial uses will be restricted from the Rural District.

II. *R1—Residential District One*

The purpose of the Residential District One (R1) is to provide for the location and grouping of low-density single-family residences and accessory uses.

III. *R2—Residential District Two*

The purpose of the *Residential District Two (R2)* is to provide for the location and grouping of a variety of single-family and two-family housing types to allow for the flexibility of design in areas where sewerage and water facilities are provided

IV. *R3—Residential District Three*

The purpose of *Residential District Three (R3)* is to provide for the location and grouping of moderate-density residential developments that have access to existing or proposed arterial streets, shopping, recreation, schools and the like.

V. *R4—Residential District Four*

The purpose of the *Residential District Four (R4)* is to provide for the location and grouping of higher-density residential developments that have access to existing or proposed arterial streets, shopping, recreation, schools and the like. It also provides for the placement of single-family manufactured home units on individual sites and accessory uses chiefly in areas where sewerage and water may or may not be provided.

VI. *MHP—Manufactured Home Park District*

The purpose and intent of the *Mobile Home Park District (MHP)* is to provide for the location and grouping of manufactured home parks in areas where central sewerage is provided and convenient to other community facilities. It is intended to promote orderly development of manufactured housing and related accessory uses. Regulations are designed to preserve and protect the residential character of the district and to ensure compatibility with adjacent districts.

Section 113-155 Table of Permitted Uses – Rural and Residential Districts

- I. The Table of Permitted Uses by Zoning District provides a listing of the specific use classifications and an indication of the zoning district in which each use is permitted by-right, or in which the use requires a special use permit approved by the parish council by ordinance.
- II. Use of Symbols in Table of Permitted Uses. - The following is a list of the symbols used in the Table of Permitted Uses to represent the procedure required for the placement of the use within the designated zoning district:

P - Permitted. A use as defined in Article I permitted by-right in the designated zoning district.

S – Special Exception. A use as defined in Article I which may be permitted, pending review and approval by the Planning Director, based on the procedure and criteria in Section _____ of this ordinance

Blank. A blank cell indicates the use is prohibited in the designated zoning district

Uses	St. John Parish Zoning - Residential Districts						References
	R - Rural	R-1	R-2	R-3	R-4	MHP	
Residential Uses							
Dwelling, Single Family (detached)	P	P	P	P	P	P	
Dwelling, Two Family			P	P	P		
Dwelling, Three Family				P	P		
Dwelling, Four Family					P		
Dwelling, Multi-Family					P		
Dwelling, Patio Home			P	P	P		
Dwelling, Townhouse			P	P	P		
Apartment			P	P	P		
Assisted Living				P	P		
Bed and Breakfast	S		S	P	P		
Community or Group Home	P	P	P	P	P	P	3
Manufactured Home	P				P	P	3
Manufactured Home Park						P	3
Mobile Home					P	P	
Nursing Home	S				P		
Commercial Uses							
Agriculture	P	P	P	P	P	P	1
Business/Professional Offices							
Day Care Center, adult							
Day Care Center, child							
Farmers Market	P	P	P	P	P	P	
Private Athletic Club				P	P	P	

Uses	St. John Parish Zoning - Residential Districts (cont.)						References
	R - Rural	R-1	R-2	R-3	R-4	MHP	
Accessory Uses							
Garage and carport	P	P	P	P	P	P	
Home Occupation	P	P	P	P	P	P	3
Cell Towers, Monopoles							3
Antennas and satellite dishes	P	P	P	P	P	P	2
Parking Building or Garage					P	P	
Private Recreation	P	P	P	P	P	P	
Storage shed	P	P	P	P	P	P	
Swimming pool, private	P	P	P	P	P	P	
Recreational Facilities, Private					P	P	4
<p>(1) For propagation and cultivation only, not for sale of plants</p> <p>(2) Does not include cell towers, monopoles, etc., as regulated in <i>Article IV Supplementary Regs.</i></p> <p>(3) Subject to requirements and restrictions found in <i>Article IV Supplemental Regulations</i></p> <p>(4) Only if operated exclusively for the use of a private membership club</p>							

Section 113-156 Area Requirements – Rural and Residential Districts

Table 113-156-a : for areas serviced by central sewer services.

Residential Height and Area Regulations			
	Residential Districts		
	RURAL	R-1	R-2
Area Regulations			
Minimum Lot Dimensions	Width: 50 FT Depth: 100 FT	Width: 65 FT Depth: 100 FT	Width: 50 FT Depth: 100 FT
Minimum Lot Area	5,000 Square Feet Total	6,500 Square Feet Total	5,000 Square Feet Total
Maximum Building Height	None ^A	None ^A	None ^A
Minimum Yard Requirements			
Front Yard	20 FT	25 FT	15 FT
Interior Side Yard	5 FT	10 FT with open right of way/5 FT. 15 FT total minimum.	5 FT minimum/10 FT total ^D .
Corner Side Yard	10 FT	15 FT ^C	15 FT ^C
Rear Yard	10 FT	10 FT	10 FT
^A After 35ft in height there is an additional 1ft setback from the nearest property line for each foot over 35ft. ^B 1 Ft of additional setback is required for each foot of building eave height over 20 FT above the base flood elevation. ^C As measured from the street side property line. ^D In the case of patio homes, one 10 FT side yard is required with a minimum of 10 FT between existing or proposed buildings.			

Residential Height and Area Regulations (cont.)			
	Residential Districts		
	R-4	MHP	PUD
Minimum Lot Dimensions	Width: 50 FT Depth: 100 FT	Width: 32 FT Depth: 75 FT	Width: N/A Depth: N/A
Minimum Lot Area	5,000 Square Feet Total	2,400 Square Feet for lots. If no lots then all setbacks must be approved by the state fire marshal.	No minimum lot size.
Maximum Building Height	None ^A	None ^A	N/A
Front Yard	20 FT	5 FT ^E	N/A
Interior Side Yard	5 FT	Minimum of 5 FT required or minimum of 15 FT between mobile homes, whichever is greater.	N/A
Corner Side Yard	10 FT ^C	10 FT ^{C, E, F}	N/A
Rear Yard	10 FT	5 FT; 20 FT when bordering a public street.	N/A
<p>^A After 35ft in height there is an additional 1ft setback from the nearest property line for each foot over 35ft.</p> <p>^B 1 Ft of additional setback is required for each foot of building eave height over 20 FT above the base flood elevation.</p> <p>^C As measured from the street side property line.</p> <p>^D In the case of patio homes, one 10 FT side yard is required with a minimum of 10 FT between existing or proposed buildings.</p> <p>^E A 20 FT minimum is required between mobile homes parked parallel to a public street.</p> <p>^F A 10 FT side and 10 FT rear yard setback are required when a mobile home park or mobile home abuts an existing church, school, residential use or residential zone.</p>			

Table 113-156-b: For areas not serviced by central sewer services

Residential Height and Area Regulations For Lots With No Central Sewerage Provided				
	Residential Districts			
	RURAL	R-1	R-2	r-3
AREA REGULATIONS				
Minimum Lot Dimensions	Width: 60 FT Depth: 200 FT	Width: 100 FT Depth: 150 FT	Width: 125 FT Depth: 150 FT	Width: 50 FT/18 FT for TH Depth: 100 FT
Minimum Lot Area	12,000 Square Feet Total	25,000 Square Feet Total	25,000 Square Feet Total	Single family/2 family: 5,000 SQ FT Fee Simple Townhouse: 1,800 SQ FT 3f: 1,666SQ FT per unit
Minimum Yard Requirements				
Front Yard	15 FT	25 FT	15 FT	20 FT
Interior Side Yard	5 FT	10 FT with open right of way/5 FT. 15 FT total minimum.	5 FT minimum/10 FT total ^D .	5 FT side yards 10 FT required between residential buildings. 10 FT ^C
Corner Side Yard	N/A	15 FT ^C	15 FT ^C	
Rear Yard	5 FT	10 FT	10 FT	10 FT
Accessory buildings	N/A	N/A	N/A	N/A
DRIVEWAYS	N/A	N/A	N/A	N/A
^A After 35ft in height there is an additional 1ft setback from the nearest property line for each foot over 35ft. ^B 1 Ft of additional setback is required for each foot of building eave height over 20 FT above the base flood elevation. ^C As measured from the street side property line. ^D In the case of patio homes, one 10 FT side yard is required with a minimum of 10 FT between existing or proposed buildings.				

Residential Height and Area Regulations – No Sewer Service (cont.)			
	Residential Districts		
	R-4	MHP	PUD
Area Regulations			
Minimum Lot Dimensions	Width: 50 FT Depth: 100 FT	Width: 32 FT Depth: 75 FT	Width: N/A Depth: N/A
Minimum Lot Area	5,000 Square Feet Total	2,400 Square Feet for lots. If no lots then all setbacks must be approved by the state fire marshal.	No minimum lot size.
Maximum Building Height	None ^A	None ^A	N/A
Minimum Yard Requirements			
Front Yard	20 FT	5 FT ^E	N/A
Interior Side Yard	5 FT	Minimum of 5 FT required or minimum of 15 FT between mobile homes, whichever is greater.	N/A
Corner Side Yard	10 FT ^C	10 FT ^{C, E, F}	N/A
Rear Yard	10 FT	5 FT; 20 FT when bordering a public street.	N/A
<p>^A After 35ft in height there is an additional 1ft setback from the nearest property line for each foot over 35ft.</p> <p>^B 1 Ft of additional setback is required for each foot of building eave height over 20 FT above the base flood elevation.</p> <p>^C As measured from the street side property line.</p> <p>^D In the case of patio homes, one 10 FT side yard is required with a minimum of 10 FT between existing or proposed buildings.</p> <p>^E A 20 FT minimum is required between mobile homes parked parallel to a public street.</p> <p>^F A 10 FT side and 10 FT rear yard setback are required when a mobile home park or mobile home abuts an existing church, school, residential use or residential zone.</p>			

Section 113-157 **Other**

Section 113-158 **through Section 113-169 Reserved.**

DIVISION 3. COMMERCIAL DISTRICTS

Section 113-170 Purpose and Intent of Commercial Districts

I. *Commercial District One (C-1)*

The purpose of the Commercial District One (C1) 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.

II. *Commercial District Two (C-2)*

The purpose and function of the Commercial District Two (C2) 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.

III. *Commercial District Three (C-3)*

The purpose and function of the Commercial District Three (C3), 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 (C3) should limit businesses that do not absolutely require highway accessibility. Under certain conditions and criteria, detailed herein, mixed use developments are encouraged in the C-3 District.

Section 113-171 Table of Permitted Uses – Commercial Districts

- I. The Table of Permitted Uses by Zoning District provides a listing of the specific use classifications and an indication of the zoning district in which each use is permitted by-right, or in which the use requires a special use permit approved by the parish council by ordinance.
- II. Use of Symbols in Table of Permitted Uses. - The following is a list of the symbols used in the Table of Permitted Uses to represent the procedure required for the placement of the use within the designated zoning district:

P - Permitted. A use as defined in Article I permitted by-right in the designated zoning district.

S – Special Exception. A use as defined in Article I which may be permitted, pending review and approval by the Planning Director, based on the procedure and criteria in Section _____ of this ordinance

Blank. A blank cell indicates the use is prohibited in the designated zoning district

	St. John Parish Zoning - Commercial Districts			
Residential Uses	C-1	C-2	C-3	References
Assisted Living	P	P	P	
Bed and Breakfast	P	P	P	
Community or Group Home				
Manufactured Home Park				
Nursing Home	P	P	P	
Commercial Uses				
Adult Use				
Agriculture				
Amusement Place		P	P	
Automotive Repair, major		P	P	
Automotive Service Station		P	P	3
Automotive, Trailer and Mobile Home Sales			P	3
Bar		P	P	
Broadcast Studio		P	P	
Business/Professional Offices	P	P	P	1
Campground		P	P	
Car Share or Motor Vehicle Rental Facility	S	P	P	
Car Wash	S	P	P	
Check Cashing Establishment	P	P	P	
Children's Amusement Place	P	P	P	
Clinic	P	P	P	
Convenience Store	P	P	P	1
Country Club		P	P	
Day Care Center, adult	P	P	P	
Day Care Center, child	P	P	P	
Drive-Through Establishment		P	P	
Driving Range		P	P	
Employment Services	P	P	P	1
Farmers Market	S	S	P	
Flea Market	S	S	P	
Heavy Sales, Rental and Service			S	
Hospital	P	P	P	
Hospital, animal		P	P	
Hotels/Motel		P	P	
Financial Institution	P	P	P	1
Funeral Home	P	P	P	

Commercial Uses (cont.)	St. John Parish Zoning - Commercial Districts			References
	C-1	C-2	C-3	
Kennel		P	P	
Laundromat	P	P	P	
Live Performance Venue		S	P	
Micro-brewery	S	S	P	
Mini-storage		P	P	
Mixed-Use	S	S	S	
Motor Vehicle Dealership			P	3
Nursery	P	P	P	
Outdoor Amusement Facility		P	P	
Passenger Terminal			P	
Parking Building or Garage			P	
Pawn Shop	S	P	P	
Personal Services Establishment	P	P	P	
Pet Day Care Service		P	P	
Restaurant:				
Carry Out	P	P	P	
Drive-In		P	P	
Drive Thru		P	P	
Fast Food		P	P	
Full-Service	P	P	P	
Specialty	P	P	P	
Reception Hall		P	P	
Retail Goods Establishment	P	P	P	
Retail Sale of Alcoholic Beverages		P	P	
Private Athletic Club	P	P	P	
Stable				
Stadium			S	
Theater		P	P	
Theater, drive-in		P	P	
Trade Services Establishment	P	P	P	
Wholesale Trade				

Institutional Uses	St. John Parish Zoning - Commercial Districts			References
	C-1	C-2	C-3	
Amphitheater			P	
Auditorium			P	
Cemetery	P	P	P	
Community Center	P	P	P	
Community Garden	P	P	P	
Correctional Facility			S	
Cultural Facility	P	P	P	
Educational Facility				
Primary or Secondary	P	P	P	
University	P	P	P	
Vocational		P		
Government Offices	P	P	P	
Hospital		P	P	
Library	P	P	P	
Museum	P	P	P	
Park/Playground	P	P	P	
Place of Worship	P	P	P	
Private/Social Club or Lodge	P	P	P	
Accessory Uses				
Boathouse	P	P	P	
Carport	P	P	P	
Communication Equipment Shelter			P	
Garage (private)	P	P	P	
Home Occupation	P	P	P	3
Monopoles/Cell Towers			P	3
Parking Building or Garage		P	P	
Private Recreational Uses	P	P	P	
Recreational Facilities	P	P	P	
Outdoor Display, Repair or Storage		S	P	2, 3
(1) Not to exceed two thousand five hundred (2,500) square feet in gross floor area.				
(2) No more than 30% of the principle structure				
(3) Subject to requirements and restrictions found in <i>Article IV Supplementary Regulations</i>				

Section 113-172 Area Requirements – Commercial Districts

Commercial Height and Area Regulations			
	C-1	C-2	C-3
AREA REGULATIONS			
Minimum Lot Dimensions	Width: 50 FT Depth: 100 FT	None – if central sewerage available	Width: 100 FT Depth: 100 FT
Minimum Lot Area	5,000 Square Feet Total	6,000 Square Feet Total	10,000 Square Feet Total
Min. Residential Lot Area	Same as those in R-3	Same as those in R-3	Same as those in R-3
Maximum Building Height	None ^A	None ^A	None ^A
Minimum Yard Requirements			
Front Yard	20 FT ^B	20 FT ^B	20 FT
Interior Side Yard	5 FT	5 FT; If use abuts a school, church, or residential zone or use, side yards are to be provided as follows: 10 FT the first 100 FT of lot depth or width; an additional 5 FT for each additional 50 FT of lot depth or width or major fraction thereof.	5 FT; If use abuts a school, church, or residential zone or use, side yards are to be provided as follows: 10 FT the first 100 FT of lot width; an additional 5 FT for each additional 50 FT of lot depth or width or major fraction thereof.
Corner Side Yard	20 FT	20 FT	20 FT
Rear Yard	5 FT; 10 FT where a commercial use abuts a school, church, or residential zone or use.	5 FT; If use abuts a school, church, or residential zone or use, rear yards are to be provided as follows: 10 FT the first 100 FT of lot depth or width; an additional 5 FT for each additional 50 FT of lot depth or width or major fraction thereof.	5 FT; If use abuts a school, church, or residential zone or use, rear yards are to be provided as follows: A minimum of 10 Ft for the first 200 FT of lot depth and an additional 5 FT for each additional 50 FT of lot depth or major fraction thereof up to a minimum of 40 FT.
^A After 35ft in height there is an additional 1ft setback from the nearest property line for each foot over 35ft.			
^B On through lots the required front yard will be provided on both streets.			

Section 113-173 Locational Criteria and Performance Standards

I. **Commercial District One (C-1):**

- A. *Locational Criteria for rezoning to C-1:* In reaching recommendations and decisions as to rezoning land to a Commercial District One (C1) , the planning commission and parish council shall apply the following locational criteria standards and performance standards:
 - 1. *Relation to transportation facilities.*
 - a. Commercial District One (C1) or uses shall be so located within a 300-foot radius of the intersection of two residential collector roadways;
 - b. Within 200 feet along an existing major state highway or major parish roadway; and
 - c. The intersection is to be regulated by the use of a traffic semaphore (light).
 - 2. *Rezoning criteria:* The process and general criteria for all zoning amendments in all districts (rezonings) are found in *Article II, Division 3* of this zoning ordinance
- B. *Performance standards.* There shall be no more than one, two-way, accessway 35 feet or, two, one-way accessways 15 feet for each 50 feet of lot frontage or major fraction thereof.
- C. *Buffer requirements:* Where a Commercial District One (C-1) use abuts an existing school, church or residential use or zone, buffer zones shall be provided in the applicable abutting rear or side yard as follows: A 100 percent site-obscuring fence, constructed of wood or other approved alternative material, a minimum of six feet in height shall be provided.

II. **Commercial District Two (C-2):**

- A. *Locational Criteria for rezoning to C-2:* In reaching recommendations and decisions as to rezoning land to a Commercial District One (C1) , the planning commission and parish council shall apply the following locational criteria standards and performance standards:
 - 1. *Relation to transportation facilities.*
 - a. Commercial District Two (C-2) uses may be so located within a 1,000-foot radius of the intersection of two federal highways or the intersection of a federal and major state highway or the intersection of two state highways or the intersection of a state highway and major parish roadway, as long as the use does not create a hazard to existing residential uses by way of increased traffic or obnoxious lighting.;
 - b. Commercial District Two (C-2) districts or uses may be so located within 400 feet along a major state or federal highway; and
 - c. The intersection is to be regulated by the use of a traffic semaphore (light).
 - 2. *Rezoning criteria:* The process and general criteria for all zoning amendments in all districts (rezonings) are found in *Article II, Division 3* of this zoning ordinance
- B. *Performance standards.* There shall be no more than one, two-way, accessway 35 feet or, two, one-way accessways 15 feet for each 50 feet of lot frontage or major fraction thereof.
- C. *Buffer requirements:* Where a Commercial District Two (C-2) use abuts an existing school, church or residential use or zone, buffer zones shall be provided in the applicable abutting rear or side yard as follows: A 100 percent site-obscuring fence, constructed of wood or other approved alternative material, a minimum of six feet in height shall be provided.

III. Commercial District Three (C-3):

- A. *Locational Criteria for rezoning to C-3:* In reaching recommendations and decisions as to rezoning land to a Commercial District Three (C-3) , the planning commission and parish council shall apply the following locational criteria standards and performance standards:
 - 1. *Relation to transportation facilities.*
 - a. Commercial District Three (C-3) or uses shall be so located within 1,000 feet along a federal or major state roadway.
 - 2. *Rezoning criteria:* The process and general criteria for all zoning amendments in all districts (rezonings) are found in *Article II, Division 3* of this zoning ordinance
- B. *Performance standards.* There shall be no more than one, two-way, accessway 35 feet or, two, one-way accessways 15 feet for each 50 feet of lot frontage or major fraction thereof.
- C. *Buffer requirements:* Where a Commercial District Three (C-3) use abuts an existing school, church or residential use or zone, buffer zones shall be provided in the applicable abutting rear or side yard as follows: A 100 percent site-obscuring fence, constructed of wood or other approved alternative material, a minimum of six feet in height shall be provided.

Section 113-174 through Section 113-180 Reserved.

DIVISION 4. INDUSTRIAL DISTRICTS

Section 113-181 Purpose and Intent of Industrial Districts

I. *Industrial District One (I-1)*

The Industrial District One (I1) 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.

II. *Industrial District Two (I-2)*

The Industrial District Two (I2) 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

III. *Industrial District Three (I-3)*

The Industrial District Three (I3) 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.

Section 113-182 Table of Permitted Uses – Industrial Districts

- I. The Table of Permitted Uses by Zoning District provides a listing of the specific use classifications and an indication of the zoning district in which each use is permitted by-right, or in which the use requires a special use permit approved by the parish council by ordinance.
- II. Use of Symbols in Table of Permitted Uses. - The following is a list of the symbols used in the Table of Permitted Uses to represent the procedure required for the placement of the use within the designated zoning district:

P - Permitted. A use as defined in Article I permitted by-right in the designated zoning district.

S – Special Exception. A use as defined in Article I which may be permitted, pending review and approval by the Planning Director, based on the procedure and criteria in Section _____ of this ordinance

Blank. A blank cell indicates the use is prohibited in the designated zoning district

Commercial Uses	Industrial Districts				References
	I-1	I-2	I-3	B-2 Batture	
Adult Use			P		
Automotive Repair, major	P	P	P		1
Automotive Service Station	P	P	P		1
Automotive, Trailer and Mfg. Home Sales	P	P	P		
Bar	P				
Broadcast Studio	P				
Business/Professional Offices	P				
Campground					
Car Share or Motor Vehicle Rental Facility	P	P	P		
Car Wash	P	P	P		
Casino	P				
Cell Towers, monopoles, telecommunications		P	P		1
Check Cashing Establishment	P				
Children's Amusement Place					
Clinic	P				
Convenience Store	P				
Country Club					
Day Care Center, adult	P				
Day Care Center, child	P				
Drive-Through Establishment	P				
Driving Range	P				
Employment Services					
Farmers Market	S				
Flea Market	P	P			
Heavy Sales, Rental and Service	P				
Hospital, animal	P	P			
Hotels/Motel	P				
Financial Institution					
Funeral Home	P	P			
Kennel	P				
Laundromat	P				
Live Performance Venue	P				

Commercial Uses (cont.)	Industrial Districts				References
	I-1	I-2	I-3	B-2 Batture	
Marina, commercial	P				
Marina, recreational	P				
Mini-storage	P				
Marina, commercial	P				
Marina, recreational	P				
Mini-storage	P				
Motor Vehicle Dealership	P				
Nursery	P				
Outdoor Amusement Facility	P				
Outdoor Sales and Display	P	P			
Passenger Terminal	P	P	P	S	
Parking Building or Garage	P	P	P		
Pawn Shop	P				
Personal Services Establishment	P				
Pet Day Care Service	P				
Restaurant:					
Carry Out	P				
Drive-In	P				
Drive Thru	P				
Fast Food	P				
Full-Service	P				
Specialty	P				
Reception Hall	P				
Retail Goods Establishment	P				
Retail Sale of Alcoholic Beverages	P				
Stable	P				
Stadium	P				
Theater	P				
Theater, drive-in	P				
Trade Services Establishment	P				
Wholesale Trade	P				

Industrial Uses	Industrial Districts				References
	I-1	I-2	I-3	B-2 Batture	
Airport			P	S	
Artisan Workshop	P	P			
Agriculture	P	P			
Borrow Pit	P	P	P	S	
Brewery/Distillery	P	P	P		
Composting Facility		P	P		
Contractor Storage Yard	P	P	P		
Fabrication and Assembly	P	P	P		
Food Processing	P	P	P		
Freight Terminal	P	P	P	S	
Hazardous Waste Facility			P		
Junkyard	P	P	P		
Landfill			P		
Manufacturing, light		P	P	S	
Manufacturing, heavy			P	S	
Outdoor Storage Yard	P	P	P	S	
Pumping Station	P	P	P	P	
Solid Waste Facility			P		
Warehouse	P	P	P	S	

Institutional Uses	Industrial Districts				References
	I-1	I-2	I-3	B-2 Batture	
Amphitheater				S	
Auditorium					
Cemetery	P	P	P		
Community Center					
Community Garden					
Correctional Facility	P				
Cultural Facility					
Schools					
Primary or Secondary					
University					
Vocational	S	S	S		
Government Offices	P	P	P		
Hospital					
Library					
Museum					
Park/Playground					
Place of Worship					
Private/Social Club or Lodge	P				
Accessory Uses					
Carport	P	P	P		
Communication Equipement Shelter	P	P	P	P	1
Garage	P	P	P		
Monopoles/Antennas	P	P	P	P	1
Parking Building or Garage	P	P	P	P	
Private Recreational Uses	S			S	
Recreational Facilities	S	S	S	S	
(1) Subject to requirements and restrictions found in <i>Article IV, Supplementary Regulations</i>					

Section 113-183 Area Requirements – Industrial Districts

Industrial Height and Area Regulations			
	I-1	I-2	I-3
AREA REGULATIONS			
Minimum Lot Dimensions	Width: 50 FT Depth: 100 FT	Width: 50 FT Depth: None	Width: 100 FT Depth: 150 FT
Minimum Lot Area	5,000 Square Feet Total	10,000 Square Feet Total	15,000 Square Feet Total
Maximum Building Height	None ^A	None ^A	None ^A
MINIMUM YARD REQUIREMENTS			
Front Yard	20 FT [*]	25 FT [*]	30 FT [*]
Interior Side Yard	None required; If use abuts a school, church, or residential zone or use, side yards are to be provided as follows: 10 FT the first 100 FT of lot width; an additional 10 FT for each additional 150 FT or major fraction thereof.	None Required; If use abuts a school, church, or residential zone or use, side yards are to be provided as follows: 15 FT the first 100 FT of lot depth or width; an additional 10 FT each additional 100 FT of lot depth or width.	None Required; If use abuts a school, church, or residential zone or use, side yards are to be provided as follows: 15 FT the first 100 FT of lot depth or width; an additional 10 FT each additional 100 FT of lot depth or width.
Corner Side Yard	20 FT on both streets	25 FT on both streets	30 FT on both streets
Rear Yard	None required; If use abuts a school, church, or residential zone or use, rear yards are to be provided as follows: 20 FT the first 150 FT of lot depth; an additional 10 FT each additional 100 FT or major fraction thereof.	None; If use abuts a school, church, or residential zone or use, rear yards are to be provided as follows: 15 FT the first 100 FT of lot depth or width; an additional 10 FT each additional 100 FT of lot depth or width.	None; If use abuts a school, church, or residential zone or use, rear yards are to be provided as follows: 15 FT the first 100 FT of lot depth or width; an additional 10 FT each additional 100 FT of lot depth or width.
^A After 45ft in height there is an additional 1ft setback from the nearest property line for each foot over 45ft. [*] On through lots the front yard requirements shall be provided on both streets.			

Section 113-184 Locational Criteria for Rezoning to Industrial Districts

I. **I-1 Industrial District One**- Locational criteria for rezoning ; performance standards.

In reaching recommendations and decisions as to rezoning land to an industrial district one, the planning commission and parish council shall apply the following locational criteria and performance standards: In relation to major transportation facilities, an industrial district one or use therein, area shall be so located with respect to major parish roadways, state or federal highways and other transportation facilities such as rail lines and river access as to provide direct access to such industrial district one use area without creating or generating traffic along minor streets or commercial and residential collector roadways in residential areas or districts outside of the I-1 Light Industrial District or use area.

II. **I-2 Industrial District Two** - Locational criteria; performance standards.

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

A. *Locational criteria.*

1. *Relation to major transportation facilities.* An I-2 district or use area shall be so located with respect to major state or federal highways and other transportation facilities such as rail lines and river access as to provide direct access to such I-2 district or use area without creating or generating traffic along a minor street or residential collector roadway in areas outside of the I-2 district or use area.
2. *Relation to residential uses.* An I-2 district or use area shall be so located a minimum 1,000 feet away from a concentration of one dwelling unit per acre (du/ac) gross area.
3. *Relation to utilities, public facilities and services.* The industrial district two (I-2) or use 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.

B. *Performance standards.* All performance standards within an industrial district two (I-2) or use area 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 in an I-2 district 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 in an industrial district two (I-2) or use area 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. *Radiation.* No operation involving radiation hazards shall be conducted in an industrial district two (I-2) use area that violates the standards of the Nuclear Energy and Radiation Control Law regulated by the state office of environmental affairs.
 6. *Fire and explosive hazards.* All uses in an industrial district two (I-2) or use area district shall comply with applicable standards set forth in the rules and regulations of the state fire marshal.
- C. *Administration and enforcement.* As required by state law, the state department of natural resources will administer, monitor and enforce the requirements of subsection (3)f of this section exclusive of subsections (3)d, e and h of this section.
1. Prior to the issuance of a building permit by the parish council, additional buffer requirements may be necessary if noise, sight, sound and public safety factors relating to the proposed use warrant greater buffer requirements than is normally necessary under section 113-409. The secretary shall notify the applicant in writing if the proposed use may possibly warrant additional buffer requirements.
 - a. The secretary shall arrange for a public hearing before the planning commission on the possible need for additional buffer. The planning commission may request additional information on the proposed use of the property. Necessary studies by an independent consultant or institute at the expense of the applicant or legal property owner may be requested by the planning commission.
 - b. At the public hearing, the planning commission must decide if additional buffer requirements are necessary for the proposed use. The parish council shall consider the recommendations of the planning commission and make a final recommendation as to additional buffer requirements. Recommendations of the planning commission must be affirmed and denied in the same manner as any planning commission recommendation is denied or affirmed by the parish council. Additional buffer requirements, if any, shall become a part of the public record and the conditions under which the permit is issued; they must be indicated on the plans submitted as part of the permit application records. The permit may be issued only after a final decision on the requirement for additional buffer is made by the parish council.
- D. *Building permit acquisition.* 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:
1. *Office of environmental affairs, state department of natural resources;*
 2. *Department of environmental quality;*
 3. *Army Corps of Engineers;*

4. *State wildlife and fisheries*; and
5. *State fire marshal*. A certificate attesting to the state fire marshal's approval of plans for all construction and improvements pursuant to the state fire code must be provided to the department of engineering prior to the issuance of a building permit.

III. ***I-3 Industrial District Three*** - Locational criteria; performance standards

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

A. *Locational criteria for rezoning*.

1. *Relation to major transportation facilities*. An I-3 district or use area shall be so located with respect to major state or federal highways and other transportation facilities such as rail lines and river access as to provide direct access to such I-3 district or use area without creating or generating traffic along a minor street or residential collector roadway in areas outside of the I-3 district or use area.
2. *Relation to residential uses*. An I-3 district or use area shall be so located a minimum 2,000 feet away from a concentration of one dwelling unit per acre (du/ac) gross area.
3. *Relation to utilities, public facilities and services*. The industrial district three (I-3) or use 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.

B. *Performance standards*. All performance standards within an industrial district three (I-3) or use area 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 in an I-3 district 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 in an industrial district three (I-3) or use area 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. *Radiation.* No operation involving radiation hazards shall be conducted in an industrial district three (I-3) use area that violates the standards of the Nuclear Energy and Radiation Control Law regulated by the state office of environmental affairs.
6. *Fire and explosive hazards.* All uses in an industrial district three (I-3) or use area district shall comply with applicable standards set forth in the rules and regulations of the state fire marshal.
7. *Buffer Requirements:*
 - a. An I-3 use area shall be so located a minimum 2,000 feet away from adjacent residential uses with a concentration of one dwelling unit per acre (du/ac) gross area.
 - b. An I-3 use area shall be so located a minimum 2,000 feet away from scenic and historic byways, including LA Highways 44 and 18.

C. *Administration and enforcement.*

1. As required by state law, the state department of natural resources will administer, monitor and enforce the requirements of subsection (3)f of this section exclusive of subsections (3)d, e and h of this section.
2. Prior to the issuance of a building permit by the parish council, additional buffer requirements may be necessary if noise, sight, sound and public safety factors relating to the proposed use warrant greater buffer requirements than is normally necessary under section 113-409. The secretary shall notify the applicant in writing if the proposed use may possibly warrant additional buffer requirements.
 - a. The secretary shall arrange for a public hearing before the planning commission on the possible need for additional buffer. The planning commission may request additional information on the proposed use of the property. Necessary studies by an independent consultant or institute at the expense of the applicant or legal property owner may be requested by the planning commission.
 - b. At the public hearing, the planning commission must decide if additional buffer requirements are necessary for the proposed use. The parish council shall consider the recommendations of the planning commission and make a final recommendation as to additional buffer requirements. Recommendations of the planning commission must be affirmed and denied in the same manner as any planning commission recommendation is denied or affirmed by the parish council. Additional buffer requirements, if any, shall become a part of the public record and the conditions under which the permit is issued; they must be indicated on the plans submitted as part of the permit application records. The permit may be issued only after a final decision on the requirement for additional buffer is made by the parish council.

Section 113-185 Building permit acquisition for I-3 districts.

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.* A certificate attesting to the state fire marshal's approval of plans for all construction and improvements pursuant to the state fire code must be provided to the department of engineering prior to the issuance of a building permit.

Section 113-186 Other

Section 113-187 through Section 113-215 Reserved.

DIVISION 5. PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

Section 113-216 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.

Section 113-217 Permitted and prohibited uses.

- I. *Permitted Uses* - The following uses are permitted in the Planned Unit Development (PUD) district upon the approval of the parish council:
 1. Single-family dwellings, including cluster homes;
 2. Two-family dwellings or duplexes;
 3. Multiple-family dwellings, townhouses, garden apartments, etc.;
 4. Private clubs, community centers, civic and social or organizational facilities;
 5. Parks, playgrounds, golf courses, tennis and racquet clubs;
 6. Public utility buildings, structures and facilities necessary to service the surrounding neighborhood;
 7. Houses of worship, schools, nursing homes, childcare center, hospitals;
 8. Commercial uses which are determined at the time of approval for PUD to be compatible with the existing and future development of adjacent and nearby lands outside the PUD; and
 9. Other uses of a nature similar to those listed after determination and recommendation by the planning commission, and determination by the parish council at the time of approval that such use or uses is appropriate to the PUD development.
- II. *Prohibited uses* - No houses of detention, prisons, or any medical waste storage, treatment, or disposal facilities are permitted in a residential PUD development. No heavy industrial uses are permitted.

Section 113-218 Location standards.

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

- I. *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. Such a determination shall be made by the parish engineer or his designee.
- II. *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.

Section 113-219 Internal PUD parameters.

The following parameters shall apply within a PUD:

- I. *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.
- II. *Lot sizes.* Within the boundaries of the PUD, no minimum lot sizes or minimum yards shall be required.
- III. *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.
- IV. *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.
- V. *Sewerage disposal.* Central sewerage systems shall be provided to all structures in this district.
- VI. *Water system.* Central water system to provide adequate fire protection shall be provided to all structures in this district.

Section 113-220 Plan Approval.

- I. *Pre-application conference.* Prior to introducing an application for a PUD, a conference with a designated representative of the planning commission and parish engineer is required. The purpose of such pre-application 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.
- II. *Application and filing fee.* Applications with required supporting data should be filed with the department of planning and zoning. The filing fee shall be at current scale. Applications for PUD approval shall be processed in the same manner as any other request for a zoning change.
- III. *A concept plan.* A concept plan shall accompany the application and shall contain the following information:
 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. In addition, the planning commission or parish council may require additional material such as plans, maps, studies, and reports, which may be needed in order to make the necessary findings and determinations that the applicable standards and guidelines have been complied with.
- IV. *Planning commission findings and recommendations.* After public hearing, the planning commission may recommend to the parish council that the PUD request be granted subject to stated stipulations and conditions, or disapproved. In making its recommendations, the planning commission shall find that the plans, maps and documents submitted by the applicant and presented at the public hearing do or do not establish that the applicant has met the parameters and include the following:
1. The tract for the proposed PUD is suitable in terms of its relationships to the parish comprehensive plan and that the area surrounding the proposed PUD can continue to be developed in coordination and substantial compatibility with the PUD proposed.
 2. The desirable modifications of land use or PUD regulations as applied to the particular case, justify such modification of regulations, based on the design and amenities incorporated in the site development plan.
 3. The increased open space over conventional development is provided for the occupants of the proposed PUD and the general public and desirable natural features indigenous to the site are considered in the development plan presented.
- V. *Parish Council Approval.* The Parish Council, after review of the planning commission's recommendation, shall also hold a public hearing on the PUD request. The Parish Council shall then approve the request, approve with stipulations or conditions, or deny the request.
- VI. *Binding nature of approval for PUD.* All terms, conditions, safeguards, and stipulations made at the time of approval for PUD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, of safeguards shall constitute a violation of this division.
- VII. *Preliminary and final development plans.* Plans for development of land approved for a PUD shall be processed in accordance with procedures established in chapter 111, pertaining to subdivision regulations. The same information and data shall be furnished at each stage of plan approval as is required for standard subdivision development.

VIII. *Changes to the PUD.* Administrative approval by the Planning Director is allowed for minor changes to the PUD, while parish council approval is required for major changes. The term "major changes" means any changes that alter:

1. The use of land;
2. The use, bulk, and location of buildings and structures;
3. The quantity and location of common open space; and
4. The intensity of use or the density of residential units.

The modifications can occur only after finding by the council, after a duly advertised public hearing, that the development or its changes shall be considered minor changes and may be effected only after a letter of no objection from the planning commission is reviewed by the parish engineer.

IX. *Appeals.* Any affected party who feels grieved by the proposed changes either major or minor may petition for appeal before the parish council within 15 days of the enactment of said changes. This petition shall be submitted in writing to the parish council secretary to be placed on the agenda for discussion at the next parish council meeting.

Section 113-221 through Section 113-230 Reserved.

DIVISION 6. SPECIAL / OTHER DISTRICTS

Section 113-231 Non-Industrial Batture District (B1)

- I. *Purpose and Intent of Non-Industrial Batture District (B1)*
The purpose of the B-1 Non-Industrial Batture District is to preserve batture areas along the Mississippi River for specific commercial, non-industrial uses, as well as for the preservation of natural areas and vistas, and for recreational uses.
- II. *Permitted Uses in the B-1 Batture District.* Due to the sensitive and unique nature of the areas zoned *B-1 Batture District*, all proposed uses must be approved by the Parish Council under the procedure of the *Planned Unit Development (PUD)* process found in this Division, Section 113-219 through 113-220.
- III. *Area Regulations in the B-1 Batture District.* Due to the sensitive and unique nature of the areas zoned *B-1 Batture District*, all proposed area and other site development dimensions must be approved by the Parish Council under the procedure of the *Planned Unit Development (PUD)* process found in this Division, Section 113-219 through 113-220.

Section 113-232 Industrial Batture District (B2)

- I. *Purpose and Intent of the Industrial Batture District (B2)*
The purpose of the B-2 Industrial Batture District is to provide necessary access to the Mississippi River by heavy industrial uses while at the same time, making the areas compatible with adjacent nonindustrial areas and uses.
- II. *Permitted Uses in the B-2 Batture District.* Due to the sensitive and unique nature of the areas zoned *B-2 Batture District*, all proposed uses must be approved by the Parish Council under the procedure of the *Planned Unit Development (PUD)* process found in this Division, Section 113-219 through 113-220.
- III. *Area Regulations in the B-2 Batture District.* Due to the sensitive and unique nature of the areas zoned *B-2 Batture District*, all proposed area and other site development dimensions must be approved by the Parish Council under the procedure of the *Planned Unit Development (PUD)* process found in this Division, Section 113-219 through 113-220.

Section 113-233 Major Corridor Overlay District (MCOB)

I. *Purpose and Intent of the Major Corridor Overlay District*

The purpose of the Major Corridor Overlay District shall be to preserve and enhance the character of the urbanized areas of the parish along the major transportation corridors. These 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.

II. *Boundaries.*

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 and/or have access to any of the designated corridors shall be considered to be a parcel within the Major Corridor Overlay District and shall be subject to the regulations of this overlay district. The corridors that make up the Major Corridor Overlay District shall be:

1. U.S. Hwy. 61 between the 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.

III. *Major Corridor Overlay Site Development Regulations*

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

A. *Permitted Uses in the Major Corridor Overlay District*

The permitted uses, prohibited uses and special exception uses in the major corridor overlay district shall be in accordance with the uses permitted in the base zoning districts, with the following exceptions or stipulations: In the overlay district, nightclubs, bars, lounges, taverns and any other use that generates more than 50 percent of its revenue through the sale of alcohol may not locate within 250 feet of any school, church, recreation area or playground, or any residentially zoned district, as measured from the front property line of the business along the highway corridor in any direction.

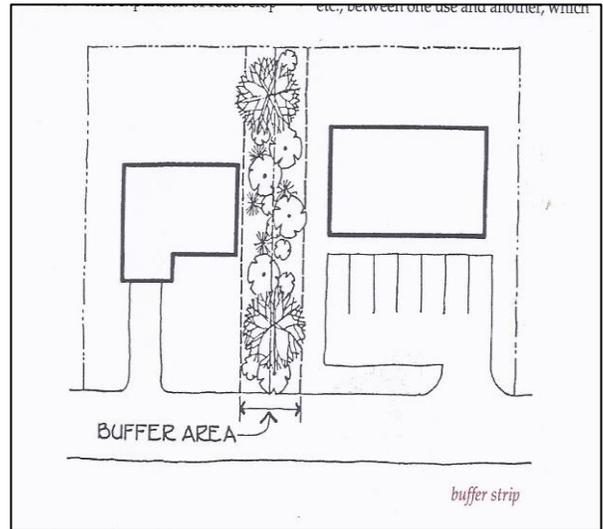
B. *Control of Access.* Each site in the overlay district shall be allowed one of the following;

1. One two-way driveway no more than 35 feet wide, or
2. Two one-way driveways, not more than 20 feet wide each per 100 feet of lot frontage or major fraction thereof. No more than two driveways per establishment are allowed.
3. If applicable, a driveway permit must be obtained from LA DOTD.

C. *Setbacks.*

1. *Building setbacks.* Front yard, side yard and rear yard building setbacks shall be those set forth in the underlying zoning district regulations.
 2. *Parking area setbacks.*
 - a. Front - Parking must be set back a minimum of ten feet from the property line abutting a street right-of-way. These parking area setbacks that abut a public right-of-way or street shall act as a landscape greenbelt or buffer area.
 - b. Side and Rear - A minimum parking area setback of five feet must be maintained on any interior side or rear property line up to the front building setback.
- D. *Landscaping in the Overlay District.* A landscaping plan must be submitted to the Parish Department of Planning for review at the time a building permit is applied for. All developments in the Overlay district must comply with the minimum requirements of *Article IV, Division 8 Landscaping*.
1. Additionally, where the following supplemental landscaping regulations for the overlay district differ, these supplemental landscape regulations supersede and take precedence over the landscaping regulations in the underlying zoning districts.
- E. *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
 - a. Trees shall be planted at the rate of one per 25 feet of street frontage.
 - b. These trees may be spaced evenly or planted in groups or clusters.
 - c. Trees should be planted so as to not obstruct visibility at driveways, signage, or to conflict with overhead power lines.
 - d. Preferred class A and class B trees can be found in *Article IV, Division 8 Landscaping* of this zoning ordinance
 - e. Trees shall be a minimum of 12 feet in height with a minimum two-inch caliper trunk size at the time of planting. Multi-trunk trees, such as wax myrtles and crepe myrtles, must be a minimum two-inch caliper trunk size and eight feet in height at the time of planting and cannot make up more than 50 percent of the total required trees.
 2. Shrubs.
 - a. Landscape areas with shrubs shall be installed in a mulched bed with a minimum of three square feet of bed per linear feet of street frontage.
 - b. Shrubs shall be a minimum height of two feet when planted.
 - c. Shrubs should be planted so as to not obstruct visibility at driveways or signage.
- F. *Interior Landscaping.* When a vehicular use area or parking lot 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 as all required paved parking areas including the aisles and driveways.

1. The total of all interior landscaped areas shall occupy at least ten (10) percent of the vehicular use area.
2. Each interior landscape area shall be at least 100 square feet in area with a minimum width of five feet.
3. The interior landscaped area shall be raised and curbed with permanent concrete curbing using a six-inch vertical section in order to protect the area from vehicular traffic.
4. Each interior landscaped area shall have at least one approved tree, and planted at a minimum ratio of one tree per 100 square feet of interior landscaped area.
5. Each interior landscaped area shall have shrubbery and be sodded.
6. Interior side and rear parking The required five-foot interior side or rear parking area setback will be counted as part of the minimum eight percent interior landscape area requirements. Plantings in these strips shall be one tree per 100 square feet of interior landscaped area.
7. *Buffer Areas* – When a commercial use or district abuts an existing school, church or residential use or zone, buffer areas shall be provided in the applicable abutting rear and side yards as follows: A 100 percent site-obscuring fence, constructed of wood or other approved alternative material, a minimum of six feet in height shall be provided.



G. No Certificate of Occupancy will be issued until all required landscaping and buffering are installed.

H. *Maintenance.* All required trees and landscaping in buffer zones, periphery and interior landscaped areas shall be preserved and maintained. Any cutting, clearing, removal or land filling which does not preserve and maintain the required trees and vegetation is prohibited. Any required trees or landscaping cut or removed to meet flooding or drainage requirements shall be replaced to meet the provisions of this section.

IV. *Height of Structures.* The following height regulations supersede and take precedence over any height regulations in the underlying zoning districts, unless otherwise stipulated:

- A. *Buildings.* The maximum height of any building in the overlay district shall be 35 feet when the property abuts a residential use or district. In the case of telecommunications towers, the height shall not exceed 150 feet.
- B. *Signs.* The maximum height of any detached or pole sign in the overlay district shall be 25 feet, measured from the street centerline.

C. *Lighting standard.* The maximum height of any lighting standard in the overlay district shall be 25 feet. Lighting standards must also project light downward.

V. *Signs.* Unless stipulated otherwise in this Section, all signs in the Overlay District must comply with all sign regulations in *Article IV, Division 4 Sign regulations*, of this ordinance. Additionally, where the following supplemental sign regulations differ, these supplemental sign regulations supersede and take precedence over the sign regulations in the underlying zoning districts:

A. Prohibited Signs Within the Overlay District.

1. Off-premises or billboard signs
2. Portable signs.
3. Readable message signs unless they are part of or incidental to the primary sign. The size of the of changeable message portion of the sign shall be limited to 25 percent of the total approved sign area.

VI. *Lighting.*

A. *Generally.*

1. All exterior lighting shall be oriented downward and minimize the amount of light spill into the night sky and onto adjacent streets, lots or sites.

B. *Buildings and Parking Areas.*

1. No light fixtures mounted on the exterior of a building shall be mounted above the fascia of the roof or above the top of any building parapet wall.
2. Building exterior lighting shall be adequately controlled downward, using a building detail or some type of shield or cutoff device, to prevent glare.
3. No security flood lighting shall be allowed in the Overlay District

VII. *Building Materials in the Overlay District.* The front elevation of all buildings in the overlay district must have an exterior surface of brick, stone, architectural block, stucco, glass, wood or vinyl siding. Architectural metal panel systems must be approved by the department of planning and zoning. Standard metal building panels are not acceptable. The architectural surface material must also be included on the front 20 feet or the front 20 percent of the side elevations, whichever is greater. In the case of telecommunications towers, only monopoles or specialized stealth facilities will be allowed.