

The City of Zachary is in the process of updating the Unified Development Code. A public meeting was held on Monday, August 5th for discussion purposes only, no official action was taken. City leaders are asking for your input as they move forward, revising and updating regulations. This first draft updates focuses on commercial uses and standards. The city recently hired Villavaso & Associates, a professional planning firm, which will work with the city's Planning Department during the revision of the UDC.

"Once completed, the new unified development code will modernize existing regulations, including zoning and subdivision regulations, along with other desired city regulations, such as design guidelines, sign guidelines, and floodplain and stormwater management," says Mayor David Amrhein.

Should you have any suggestions or comments during this process, please contact the City of Zachary Planning and Zoning Department at 225-654-1935 or email Marlon Lemond, Planning and Zoning Director at marlon.lemond@cityofzachary.org; or Villavaso and Associates, Stephen Villavaso, svillavaso1@cox.net or Fred Neal, Jr., frednealjr@gmail.com.

ARTICLE 1 ZONING DISTRICTS; USES AND ACCESSORY USES

Division 1.100 Purpose and Application of Article

Sec. 1.101 Purpose of Article

The purpose of this Article is to establish zoning districts and set out, generally, what is allowed and not allowed in each district. This Article also provides supplemental standards that control the development of buildings and structures on residential and nonresidential lots.

Sec. 1.102 Application of Article

A. **Generally.** In general, this Article:

1. Divides the City into zoning districts;
2. Sets out which land uses are allowed, and which are not allowed, in each zoning district; and
3. Provides standards for "limited" and "conditional" uses, which are subject to additional standards, and in the case of conditional uses, public hearing procedures.

B. **Zoning Districts.** [Division 1.200, Zoning Districts Established](#), establishes the districts that provide for the character and type of development that is allowed in various parts of the City. The zoning districts are shown on the Official Zoning Map, which is established in Section [1.202, Official Zoning Map](#).

C. **Permitted, Limited, Conditional, and Prohibited Uses.** [Division 1.300, Permitted, Limited, Conditional, and Prohibited Uses](#), establishes which uses are allowed and not allowed in each zoning district. In general, uses are permitted or prohibited in each zoning district. However, for some uses, there are other classifications:

1. Limited Uses, which are approved by the responsible official according to the procedures set out in [Article 14, Permits and Procedures](#), subject to special standards that ensure that the uses are compatible with their neighbors. These standards are set out in [Division 1.400, Limited and Special Use Standards](#); and
2. Conditional Uses, which are approved by the City Council, which applies general standards and special standards to ensure that the uses are compatible with their neighbors and the community as a whole.

D. **Uses That Are Not Specifically Listed.** Any use that is not listed in Section [1.302, Residential, Home, and Institutional Uses](#); Section [1.303, Commercial, Recreation, and Amusement Uses](#); Section [1.304, Industrial, Agricultural, and Special Uses](#); and Section [1.305, Temporary Uses](#); is prohibited. However, it is not the intent of the City Council to prohibit closely related uses or new uses that have impacts that are similar to those of uses that are allowed. As such, Section [1.307, Unlisted or Functionally Similar Uses](#), provides the rules for interpretation of unlisted or functionally similar uses, to determine whether they are allowed or not.

E. **Temporary Uses.** [Division 1.500, Temporary Uses](#), provides standards for the approval of temporary uses, including but not limited to garage sales, temporary buildings, and special events.

Division 1.200 Zoning Districts Established

Sec. 1.201 Zoning Districts

A. **Generally.** Ten zoning districts are established in four general use categories. The zoning districts are set out in Table 1.201A, *Zoning Districts*. The general use categories are agriculture, residential, commercial and mixed use, and industry and business. The comprehensive plan designation for each district is provided for reference.

Table 1.201A Zoning Districts			
District Name	District Code	Comprehensive Plan Designation	District Purpose and Description
Agriculture			
Agriculture and Forestry	AF	Rural	Generally. This district is a use-based district intended to permit agriculture and forestry to be the primary use of land, and restrict uses or activities that interfere with agriculture or where owners would be impacted by the noise, dirt, or odors associated with agricultural uses.
			Character. This district is rural in character. The agriculture and forestry uses around the City have trivial amounts of impervious surfaces and, thus, are considered an open space use.
			Uses. Agriculture and forestry are the primary use of the land. Residential uses may be accessory to the primary use. Other uses are limited to those that are supportive of or similar to the primary agricultural or forestry use.
			Infrastructure. Water and sewer may be provided on-site or by public systems.
Residential			
Estate	RE	Estate	Generally. This district is a very low density residential district. It is intended to provide for the use of areas that are not presently accessible to the City's urban services. It is intended that this land remain undeveloped until services can be extended, but the district provides a development option.
			Character. This district is semi-rural in nature, which is characterized by a balance between the landscape and buildings that favors the landscape. On-site landscaping and tree-lined streets shelter the buildings. Open space and low proportions of impervious surfaces characterize the built environment. Development clustering may be used to ensure an adequate amount of open space will be available upon build-out to enhance neighborhood character and the lifestyle of residents.
			Uses. This district is intended to allow residential neighborhoods. Recreational uses that serve the neighborhoods are permitted, but are restricted in scale to preserve the safety and integrity of the neighborhood streets.
			Infrastructure. Public water is required; sewer treatment may be provided on-site

Table 1.201A
Zoning Districts

District Name	District Code	Comprehensive Plan Designation	District Purpose and Description
Suburban	RS	Suburban	<p>Generally. This district is the primary residential district for the City. It is intended to permit a wide range of residential uses on larger lots, and to encourage a variety of housing types.</p> <p>Character. This district is suburban in nature, which is characterized by a balance between the landscape and buildings, with on-site landscaping and tree-lined streets that shelter the buildings. Open space and low proportions of impervious surfaces characterize the built environment. Development clustering will ensure an adequate amount of open space will be available upon build-out to enhance suburban character and the lifestyle of residents.</p> <p>Uses. This district is intended to allow residential neighborhoods, while permitting a range of housing types to meet all residential needs. Institutional and recreational uses that serve the neighborhoods are permitted, but are restricted in scale to preserve the safety and integrity of the neighborhood streets.</p> <p>Infrastructure. Public water and sewer are required.</p>
Urban	RU	Urban	<p>Generally. This district is the highest intensity residential district. It is intended to permit a wide range of residential uses and encourage a variety of housing types. It is located near the traditional downtown and near major shopping areas and employment centers.</p> <p>Character. This district has an urban character, which is characterized by residential buildings that cover a large percentage of the lot and are spaced closely enough to create a perception of street enclosure.</p> <p>Uses. This district is intended to create higher density residential neighborhoods to meet the community's housing needs for higher density and infill housing development. Institutional and recreational uses that serve this urban neighborhood environment are permitted and encouraged.</p> <p>Infrastructure. Public water and sewer are required.</p>
Neighborhood Conservation See Subsection B., Neighborhood Conservation Subdistricts	NC	See Table 1.201B, <i>Neighborhood Conservation Subdistricts</i> , below.	<p>Generally. This district is intended to preserve the character of the designated existing residential neighborhoods that were developed under prior zoning categories that are no longer used in this UDC, or of platted areas that may now be nonconforming. This district is intended to ensure that owners of property in designated established neighborhoods are not required to seek variances to improve existing homes that were either built before zoning regulations were adopted, or conformed to the regulations that were in effect when they were constructed. By retaining existing lot size and dimensional character of the areas as platted and built upon, nonconformities are avoided. Application of this district does not remove the unlawful status of uses, buildings, or improvements that were constructed without required permits or in violation of applicable regulations that were in effect at the time of construction.</p> <p>Applicability. This district shall only be applied to areas that have been subdivided before the effective date of this UDC, and that are generally surrounded with developed lots that are likely to be divided into no more than ten lots.</p> <p>Character. The NC district varies in character, from urban residential to estate residential. See Table 1.201B, <i>Neighborhood Conservation Subdistricts</i>, below.</p> <p>Uses. The district is intended to preserve existing residential character and discourage conversion of residential uses to other uses.</p> <p>Infrastructure. Public water and sewer are required.</p>

District Name	District Code	District Purpose and Description
<u>Suburban Neighborhood</u> Commercial	<u>CN</u>	Generally. This district is intended to provide for small-scale commercial uses that provide services to nearby neighborhoods, and for the adaptive re- use of residential buildings for commercial and office uses along specific corridors or at specific intersections where changes in traffic patterns have made the buildings less desirable for residential use.
		Character. The character of this district is <u>generally residential</u> . Standards are designed so that commercial uses are compatible with residential neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of nonresidential uses and associated parking areas so that they appear <u>residential</u> in character. The scale of buildings is restricted to permit only neighborhood- serving uses.
		Uses. The district allows for a range of retail and office uses, with the impacts of the uses limited through buffering and the small scale of the buildings. It also allows for live-work units.
		Infrastructure. Public water and sewer are required.
<u>Corridor</u> Commercial	<u>CC</u>	Generally. This district is intended to provide for commercial services that provide services to residents of the City of Zachary. primary commercial district. It accommodates highway service uses and community or regional commercial, office, and service uses.
Character. The character of this district is <u>commercial uses located on corridors that provide access to the residential neighborhoods of Zachary</u> . Standards are design to provide for a range of uses including <u>small service/retail, small commercial clusters and small mixed-use corridors</u> . The character of this district balances the <u>pedestrian-oriented environment with reasonable parking requirements</u> .		
Uses. This district is intended to provide a range of commercial uses that serve the residents of Zachary, including but not limited to <u>retail, office, restaurant and service</u> .		
Infrastructure. Public water and sewer are required.		
<u>General Commercial</u>	<u>CG</u>	Generally. This district is the primary commercial district. It accommodates highway service uses and community or regional commercial, office, and service uses.
		Character. This district has an auto-urban character. Landscape buffers and landscaping within parking areas are required to soften the impact of large areas of pavement and beautify the district. Building form regulations apply that encourage and require creativity in building design. These regulations are intended to prevent visual degradation that results from "logo building" architecture, and from very large buildings with large blank walls, little or no building articulation, and little or no attention to architectural detail or design elements.
		Uses. This district is intended to provide for a full range of community and regional scale commercial enterprises, including but not limited to <u>retail, office, restaurant, entertainment, and service</u> .
		Infrastructure. Public water and sewer are required.

Table 1.201A
Zoning Districts

District Name	District Code	Comprehensive Plan Designation	District Purpose and Description
Urban Center	UC	Urban	Generally. This district is for the downtown area, nearby redevelopment areas, and, in some cases, vertically mixed-use areas in Traditional Neighborhood Developments. It is intended to permit a range of ground floor retail and service uses, as well as residential-over-retail and office-over-retail uses.
			Character. This district has an urban character, which is characterized by multi-story connected buildings that define the street and create a sense of enclosure. Buildings are the dominant visual element. Landscaping is formal, with regular street trees, planters, and street furniture. Parking areas are generally located behind buildings, or otherwise screened from view from Main Street and Church Street. A minimum height of two stories and zero (or minimal) front and side setbacks are necessary to create the urban character.
			Uses. This district is intended to encourage mixed-use infill development and adaptive re-use. Retail, restaurants, and service businesses are desired on the street level. Upper levels should provide office and residential uses. A mix of uses that provides for the optimal 24-hour use of the land.
			Infrastructure. Public water and sewer are required.
Industry and Business			
Business Park	BP	Auto-urban	Generally. This district provides for a full range of office, research, light industrial, wholesale, distribution, and storage uses in a campus-like setting that attracts high-quality businesses. It is intended to provide few potential nuisances to neighboring residential areas.
			Character. The character of this district is auto-urban buildings, buffered from views outside of the district by landscape buffers and buildings with attractive architecture. Landscaped surfaces are required to provide an amenity for the businesses and to accommodate on-site or shared stormwater detention and treatment areas.
			Uses. This district is intended to provide for wide range of business uses. This includes offices, research, light industrial, wholesale, distribution and storage. Also permitted are commercial uses that support these businesses, such as restaurants and office supply businesses. Also permitted are uses that can share available parking in the evening. Outside storage is limited, and must be effectively screened.
			Infrastructure. Public water and sewer are required.
Industry	I	Auto-urban	Generally. This district provides for a range of heavier industrial uses that may be unsightly, or have higher potential for nuisance to adjoining residential neighborhoods than uses in Business Park (BP) districts. It is intended to protect land that has access to water or rail transportation that are critical to many of these uses.
			Character. The character of this district is a utilitarian auto-urban. Buildings and structures, outside storage, and uses that are basically machines (concrete mixing for example) are often unsightly. This district must be buffered from views outside of the district by extensive landscape buffers. Open spaces are required for on-site or shared stormwater detention and treatment areas.
			Uses. This district is intended to provide for industrial uses that are unsightly or have high nuisance potential. Very large buildings both in height and area are permitted in this district. These uses are generally poor neighbors to residential areas.
			Infrastructure. Public water and sewer are required.

B. Neighborhood Conservation Subdistricts. The Neighborhood Conservation (NC) district is divided into nine subdistricts, as set out in Table 1.201B, *Neighborhood Conservation Subdistricts*. All lots that existed as of the effective date of this UDC are conforming if they are located in any NC subdistrict, regardless of their area or lot width. The minimum lot size and minimum lot width that form the basis for the subdistricts are used to control further subdivision. Development standards for each subdistrict are set out in Section 2.301, *Single-Family Detached and Single-Family Detached Cluster Lot Standards*.

Table 1.201B
Neighborhood Conservation Subdistricts

Subdistrict	Standards Applicable to New Lots		Typical Neighborhood Characteristics	
	Minimum Lot Area	Minimum Lot Width	General Character	Predominant Building Type
NC _{2A}	2 acres	150 ft.	Estate	Single-Family Detached
NC ₂₀	20,000 sf.	100 ft.	Suburban	Single-Family Detached
NC ₁₅	15,000 sf.	100 ft.	Suburban	Single-Family Detached
NC _{10.5W}	10,500 sf.	80 ft.	Suburban	Single-Family Detached
NC _{10.5N}	10,500 sf.	70 ft.	Suburban	Single-Family Detached
NC _{5.4W}	5,400 sf.	60 ft.	Auto-urban	Single-Family Detached
NC _{5.4N}	5,400 sf.	50 ft.	Auto-urban	Single-Family Detached
NC ₄	4,050 sf.	45 ft.	Urban	Single-Family Detached
NC _{MH}	No minimum lot size or dimensions; existing density is allowed		Auto-Urban	Manufactured Homes

Sec. 1.202 Official Zoning Map

- General.** The boundaries of the zoning districts that are established by Section 1.201, *Zoning Districts*, are shown upon the map entitled "Official Zoning Map of the City of Zachary," (referred to hereinafter as "Zoning Map") which is attached hereto and made part of this Unified Development Code ("UDC"). At least two copies of the Zoning Map are on file and available for inspection and copying during regular business hours at City Hall Annex.
- Force and Effect.** The Zoning Map and all notations, references, and other information shown on it are a part of this UDC and have the same force as the UDC.
- Status of Official Zoning Map.** The Zoning Map that is on file in the City Hall shall control in the event of a conflict between the map that is on file and any other reproduction of said map.

Sec. 1.203 Interpreting the Official Zoning Map

- Generally.** The precise location of any zoning district boundary line shown on the Zoning Map shall be defined by the rules of this Section.
- Identifiable Features.** Where zoning district boundary lines appear to follow identifiable features, their location shall be determined by applying the rules of this subsection in order from 1. to 4.:
 - Rights-of-Way.** Boundary lines shown as following, or approximately following, streets, alleys, railroad tracks, or utility lines shall be construed as following the centerline of the right-of-way. Where streets or alleys on the ground differ from streets or alleys shown on the Zoning Map, the streets or alleys on the ground control.
 - Property Lines.** Boundary lines shown as following, or approximately following, lot lines or other property lines shall be construed as following such lines.
 - Watercourses.** Boundaries shown as following, or approximately following, the centerline of streams or other watercourses shall be construed as following the channel centerline. In the event

of a natural change in the location of such streams or other watercourses, the zoning district boundary shall be construed as moving with the channel centerline.

4. *Parallel to Features.* Boundaries shown as separated from and parallel, or approximately parallel, to any of the features listed in paragraphs 1. through 3., above, shall be construed to be parallel to such features and at such distances as are shown on the Zoning Map.

C. **Un-subdivided Land or No Identifiable Feature.** On un-subdivided land, or where a district boundary follows no identifiable feature, the location of district boundaries shall be determined by applying the following rules in order from 1. to 3., until the boundaries are known:

1. *Legal Description.* The boundary shall be according to the legal description in the ordinance establishing the district boundaries.
2. *Text Dimensions.* The boundary shall be located by reference to dimensions shown in text on the Zoning Map, if any.
3. *Map Scale.* The boundary shall be located using the map scale appearing on the Zoning Map.

Sec. 1.204 Annexed or Undesignated Land

A. Annexed Land.

1. Generally, if property is annexed from East Baton Rouge Parish into the City, it shall be zoned AF upon incorporation. Property owners may petition the City for rezoning pursuant to the procedures of Article 14, *Permits and Procedures*.
2. Property that is owned by petitioners for annexation shall be zoned according to Table 1.204, *Zoning Upon Successful Annexation Petition*, except that owners may enter into an annexation agreement with the City that assigns alternative zoning, if the alternative zoning has a lesser maximum density and lesser maximum intensity than the district allowed by Table 1.204.

Table 1.204
Zoning Upon Successful Annexation Petition

Parish Zoning	Zachary Zoning
RE / A 1; RE/A 2; RE/A 3	RE
A1	RS
A2; A2.1; A2.5; A2.6; A2.7; A2.9; A3.1; A3.2; A3.3; A4; A5	RU
R	AF
B1; NO; NC; NC-AB; C1; LC1	CN, CC
LC2; LC3; C-AB-1; C-AB-2	CG
GOL; GOH; C2	BP
CW; CW1; CW2; CW3; M1; M2	I

3. Property that is zoned TND in the Parish prior to the effective date of this UDC shall be assigned one or more zoning districts that allows for the density and intensity of development set out in the approved TND Master Plan. The zoning that is assigned may be conditioned so that it allows not more than five percent more units than are approved in the TND Master Plan.

C. Undesignated Land. It is the intent of the City Council that all land within the City be zoned. Therefore any land that is not assigned a zoning district on the Zoning Map is zoned AF.

Division 1.300 Permitted; Limited; Conditional; and Prohibited Uses

Sec. 1.301 Interpretation of Use Tables

- A. **Generally.** The tables in Section [1.302, Residential, Home, and Institutional Uses](#), through Section [1.305, Temporary Uses](#), list uses in rows and zoning districts in columns. Where rows and columns intersect, a letter indicates if the use is permitted, limited, conditional, or prohibited in the district.
- B. **Symbols.** All the tables use the following symbols:
 1. "P" means that the use is **Permitted**. Permitted uses are approved by the issuance of use permits pursuant to [Article 14, Permits and Procedures](#).
 2. "L" means that the use is a **Limited Use**. Limited uses are permitted by right, subject to the standards of [Division 1.400, Limited and Conditional Use Standards](#), for that specific use.
 - a. The notation "L(T)" means that it is a limited use that is restricted to Traditional Neighborhood Developments. The use must also meet the standards in [Division 1.400, Limited and Conditional Use Standards](#). L(T) uses are approved by City Staff, but Traditional Neighborhood Development master plans must be approved by the Planning and Zoning Commission.
 - b. The notation "L(#)" or "L(M)" with is found only in the NC column, and limits the use to the designated NC subdistrict. A number relates to the numerical designation of the NC subdistrict in which the use is allowed. "M" relates to the NC_{MH} subdistrict. See [Table 1.201B, Neighborhood Conservation Subdistricts](#).
 - c. The notation "L(E)" means that the use is limited by the following standards:
 - i. It is limited to existing lots and buildings that contain the use as of the effective date of this UDC; and
 - ii. The use or buildings may be improved, expanded, or reconstructed, but, in the case of residential uses, additional units may not be added.
 3. "C" means that the use is a **Conditional Use**, subject to the standards in [Division 1.400, Limited and Conditional Use Standards](#), and Section [14.501, Conditional Use Requirements](#), which apply to all Conditional Uses.
 4. "-" means that the use is **Prohibited** in that district.

Sec. 1.302 Residential, Home, and Institutional Uses

Table 1.302, *Residential, Home, and Institutional Uses*, sets out which residential, home, and institutional uses are permitted, limited, conditional, and prohibited in each zoning district.

Table 1.302
Residential, Home, and Institutional Uses

See Sec. 1.301, Interpretation of Use Tables, for interpretation of codes in individual cells.

Land Use	Zoning District										Limited / Conditional Use Standard	
	RE	RS	RU	NC	AF	CN	CC	CG	UC	BP		
Residential Uses												
Housing Types												
Single-Family Detached	P	P	P	P	P	L(E)		L(E)	L(E)	-	-	
Single-Family Attached	-	-	P	L(E)	-	-		-	-	-	Sec. 1.301B.2.c.	
Multifamily	-	L(T)	P	L(E)	-	L		L	L	-	Sec. 1.301B.2.c. Sec. 1.401	
Manufactured Home	L(E)	L(E)	L(E)	L(E)	L(E)	-		-	-	-	Sec. 1.301B.2.c.	
Neighborhood Types												
Single-Family Detached Cluster	P	P	-	-	P	-		-	-	-	N/A	
Conservation or Preservation Subdivision	P	P	-	-	P	-		-	-	-	N/A	
Mixed Housing Neighborhood or TND	-	L	L	-	-	-		-	L	-	Sec. 1.401	
Manufactured Home Park or Subdivision	-	C	C	L(M)	L	-		-	-	-	Sec. 1.301B.2.b. Sec. 1.401	
Special Housing Types												
Community Homes	-	L(T)	P	L(E)	-	L		L	L	-	Sec. 1.301B.2.c.Sec. 1.401	
Live/Work Units	-	L(T)	L(T)	-	-	P		P	P	L	-	
Home Uses												
Home Office	L	L	L	L	L	L ¹		L ¹	L ¹	-	-	
Home Occupation	C	C	C	-	L	L ²		L ²	L ²	-	-	
Home Business	C	C	C	-	C	L ²		L ²	L ²	-	-	
Family Child Day Care Home	C	C	C	C	C	L		L	L	L	-	
Bed and Breakfast	C	C	C	-	C	L ²		L ²	L ²	-	-	
Institutional Uses												
Cemetery	C	C	-	L(E)	P	-		-	-	-	Sec. 1.403	
College / University / Vo-Tech	-	-	-	-	L	-		P	P	P	L	
Hospitals	-	-	-	-	-	-		P	P	P	-	
Institutional Residential	-	L	L	L(E)	L	-		L	-	-	-	
Places of Public Assembly	C	C	C	L(E)	L	P		P	P	P	-	
Private Club	C	C	C	L(E)	C	P		P	P	-	-	
Protective Care	-	-	-	-	C	-		-	-	-	-	
Public Service	L	L	L	L	-	P		P	P	P	P	
Residential Eldercare Facilities	L	L	P	L	L	P		P	L	-	-	

TABLE NOTES:

¹ Allowed only in existing dwelling units (any type).

² Allowed only in existing single-family detached dwelling units.

³ Limited to a Center Sub-District

Sec. 1.303 Commercial, Recreation, and Amusement Uses

Table 1.303, *Commercial, Recreation, and Amusement Uses*, sets out which commercial, recreation, and amusement uses are permitted, conditional, and prohibited in each zoning district.

Table 1.303
Commercial, Recreation, and Amusement Uses

See Sec. 1.301, *Interpretation of Use Tables*, for interpretation of codes in individual cells.

Land Use	Zoning District										Limited / Conditional Use Standard	
	RE	RS	RU	NC	AF	CN	CC	CG	UC	BP		
Commercial Uses												
Agricultural Support / Other Rural Services	-	-	-	-	P	-		-	-	C	P	N/A
Alcoholic Beverage Sales	-	4(T)	4(T)	-	-	C	C	C	C	-	-	Sec. 1.404
<u>Art Gallery/Studio</u>						P	P	P	P	P		
<u>Bar</u>								C	C	C		
<u>Brewery</u>								C	C	C		
<u>Campgrounds</u>	C	-	-	-	P	C		-	-	-	-	Sec. 1.405
Car Wash	-	-	-	-	-	C	C	P	C	P	C	Sec. 1.404
<u>Commercial Amusement/Recreation Indoor</u>	-		C	-	-	C	P	P	P	P	-	Sec. 1.405
<u>Commercial Amusement/Recreation, Outdoor</u>	-		C	-	P	C	C	C	C	P	-	Sec. 1.405
Commercial Retail	-		C	-	-	P	P	P	P	P	C	Sec. 1.404
<u>Distillery</u>								C	C	C		
Drive-in / Drive Through Facility	-		-	-	-	C	C	P	C	P	C	Sec. 1.404
<u>Financial Institution</u>			C			P	P	P	P	P		
<u>Gas Station</u>						C	P	C	P	P		
Heavy <u>Commercial</u>	-	-	-	-	-	-	P	C	P	C		Sec. 1.404
<u>Hotel</u>							C	P	P	P		
<u>Kennel (add Pet Day Care)</u>	-		C	-	P	C	P	P	C	P	-	Sec. 1.404
Light Automobile Service	-			-	-	C	P	P	C	P	P	Sec. 1.404
<u>Mini-Warehouse/Self-Storage</u>			C			C	C	P	C	P	P	
Mixed Use	-			-	-	C	P		P	-	-	Sec. 1.404
<u>Nursery or Greenhouse</u>			-	-	P	C	P	P	C	P	-	Sec. 1.404
Office	-		C	-	-	P	P	P	P	P	P	Sec. 1.404
<u>Parks and Playgrounds</u>	C	C	C		P	P	P	C	C	C		
<u>Pawn Shop</u>							C	P		P		
<u>Restaurant, Café</u>						P	P	P	P	P	C	
<u>Restaurant, Fast Food</u>						C	C	P	P	P		
<u>Restaurant, Full-Service</u>	-			-	-	C	P	P	P	P	C	Sec. 1.404
<u>Services (Personal)</u>	-			-	-	P	P	P	P	P	-	Sec. 1.404
Shopping Center	-		-	-	-	C	P	P	P	P	-	N/A
<u>Tattoo Parlor</u>							C	P	C	C		
<u>Truck Stop</u>								C		C	P	
Vehicle Sales, Rental, and Service	-	-	-	-	-	C	P	-	P	C		Sec. 1.404
Veterinarian	-		C	-	P	P	P	P	P	L	P	-

TABLE NOTES:

¹Limited to a Center Sub-District

Sec. 1.304 Industrial, Agricultural, and Special Uses

Table 1.304, *Industrial, Agricultural, and Special Uses*, sets out which industrial, agricultural, and special uses are permitted, conditional, and prohibited in each zoning district.

Table 1.304
Industrial, Agricultural, and Special Uses

Land Use	Zoning District										Limited / Conditional Use Standard
	RE	RS	RU	NC	AF	CN	CC	CG	UC	BP	
Industrial Uses											
Disposal	-	-	-	-	-	-	-	-	-	C	Sec. 1.406
Extraction	-	-	-	-	C	-	-	-	-	C	Sec. 1.406
Heavy Industry	-	-	-	-	-	-	-	-	-	P	NA
Light Industry	-	-	-	-	-	-	-	-	P	P	NA
Recycling / Salvage	-	-	-	-	-	-	C	-	C	P	Sec. 1.406
Utilities, Community	C	C	C	C	C	C	C	C	P	P	Sec. 1.406
Utilities, Neighborhood	P	P	P	P	P	C	C	C	P	P	Sec. 1.406
Warehousing and Transportation	-	-	-	-	-	-	C	-	P	P	Sec. 1.406
Agricultural Uses											
Agriculture or Forestry	C	C		-	P	-	-	-	-	-	Sec. 1.407
Commercial Stables	C	C	-	-	P	-	-	-	-	-	Sec. 1.407
Special Uses											
<u>Adult Uses</u>										C	
Airports	-	-	-	-	C	-	-	-	C	C	Sec. 1.408
Parking (stand alone lot) and Transit Facilities	-	-	-	-	-	-	P	C	P	P	Sec. 1.409
<u>Private Residential Recreation Facilities</u>	P	P	P		=	=			=	=	Sec. 1.405
Wireless Telecommunications Facilities	C	C	C	C	C	C	C	C	C	C	Sec. 1.410
TABLE NOTES:											
¹ Only in connection with a community garden and only as an accessory building											

Sec. 1.305 Temporary Uses

Table 1.305, *Temporary Uses*, sets out which temporary uses are permitted, limited, conditional, and prohibited in each zoning district.

Land Use	Zoning District										Limited / Conditional Use Standard
	RE	RS	RU	NC	AF	CN	CC	CG	UC	BP	
Construction and Storage											
Temporary Manufactured Buildings	L	L	L	L	L	L		L	L	P	P
Model Homes and On-Site Real Estate Sales Offices	L	L	L	-	-	-		C	-	-	-
Portable Storage Units	L	L	L	L	L	L		L	L	L	L
Community and Neighborhood Events											
Public Interest or Special Events	C	C	C	C	C	C		C	C	C	-
Garage Sales	L	L	L	L	L	L		-	-	-	-
Commercial Events											
Commercial Outdoor Sales Event	-	L(T) ¹	-	-	-	L		L	L(T) ¹	-	-
Sidewalk Sales; Truckload Sales; and Farmers' Markets	-	L(T)	L(T)	-	L	L		L	L	-	-
Farm Stands	-	-	-	-	P	-		-	-	-	-
TABLE NOTES:											
¹ Limited to a Center Sub-District											

Sec. 1.306 Prohibited Uses in All Districts

The following uses are prohibited in all zoning districts:

1. Intensive agriculture.
2. Disposal facilities involving radioactive materials.
3. Uses that are prohibited by state law, or that necessarily involve operations or products that are prohibited by state law.
4. Uses that are prohibited by federal law, or that necessarily involve operations or products that are prohibited by federal law.

Sec. 1.307 Unlisted and Functionally Similar Uses

A. **Generally.** If a proposed use is not listed in Section 1.302, *Residential, Home, and Institutional Uses*; Section 1.303, *Commercial, Recreation, and Amusement Uses*; Section 1.304, *Industrial, Agricultural, and Special Uses*; or Section 1.305, *Temporary Uses*; or if the definition of a use is not obvious as applied to a proposed use, then the responsible official shall decide whether the proposed use is either a subcategory of a permitted, limited, or conditional use, or a use that is functionally comparable to a permitted, limited, or conditional use. In making this determination, the responsible official shall apply the following criteria:

1. A proposed use is a subcategory of a permitted, limited, or conditional use if:
 - a. Its North American Industrial Classification System (NAICS) code is a subset of an NAICS code for a permitted, limited, or conditional use; and
 - b. With regard to each of the decision criteria enumerated in subsection B., the proposed use's impacts are not materially greater than the permitted, limited, or conditional use with the more general NAICS code.
2. A proposed use is functionally comparable to a permitted, limited, or conditional use if, with regard to each of the decision criteria enumerated in subsection B., the proposed use has no greater impacts than the permitted, limited, or conditional use with which it is functionally similar.

B. **Decision Criteria.** The following decision criteria shall be evaluated when the responsible official decides whether a proposed use is a subcategory of, or is functionally comparable to, a permitted, limited, or conditional use:

1. Parking demand;
2. Average daily and peak hour trip generation (cars and trucks);
3. Water demand;
4. Solid waste generation;
5. Impervious surface;
6. Noise;
7. Lighting;
8. Dust;
9. Odors;
10. Potentially hazardous conditions, such as projectiles leaving the site;
11. Use and storage of hazardous materials;
12. Character of buildings and structures;
13. Character of operation; and
14. Hours of operation.

C. **Effect of Responsible Official's Determination.**

1. If the responsible official approves an application for a decision pursuant to this Section, then the use is allowed as a permitted, limited, or conditional use, with the same restrictions as the use to which it was compared for the purposes of the favorable decision.
2. If the responsible official determines that a proposed use is not a subcategory of, or functionally comparable to, a permitted, limited, or conditional use, then the proposed use is a prohibited use.

Division 1.400 ~~Limited and Conditional~~ Use Standards

Sec. 1.401 Residential Limited and Conditional Use Standards

A. **Generally.** The standards of Table 1.401, *Residential Limited and Conditional Use Standards*, apply to residential uses that are specified in Table 1.302, *Residential, Home, and Institutional Uses*, as "L," "L(T)," or "C."

B. **How to Use Table 1.401, *Residential Limited and Conditional Use Standards*.**

1. The columns in Table 1.401, *Residential Limited and Conditional Use Standards* establish the standards that apply to each of the limited and conditional residential uses. They are interpreted as follows:
 - a. *Use.* The first column, use, lists the residential use to which the standards specified in the same row apply.
 - b. *District.* The second column, district, lists the district in which the standards specified in the same row apply. For example, in the first row, the use is "multifamily" and the district is "RS," while in the second row, the use is the same, but the districts are "CS" and "CG." This means that different standards apply to the use, depending upon the district in which it is located.
 - c. *Location.* The third column, location, specifies where the use may be located; for example, in an existing building that is put to the use or on the upper floors of a mixed-use building. This column may also restrict the location of a particular component of the use, for example, the residential uses of a Traditional Neighborhood Development.
 - d. *Required Access Type.* The fourth column, required access type, specifies the classification of street from which access to the use must be provided.
 - e. *Spacing from Same Use.* The fifth column, spacing from same use, specifies the shortest distance from parcel line to parcel line that is required between the limited or conditional use and other parcels put to the same use (regardless of the district in which the other instance of the same use is located).
2. A dash "-" in a table cell means that the requirement of the column does not apply to the use indicated in the row.

Table 1.401
Residential Limited and Conditional Use Standards

Use	District	Location	Required Access Type	Spacing from Same Use
Multifamily	RS	Permitted in the "Center" subdistrict of a TND or as a permitted housing type in a mixed-housing neighborhood.	-	-
Multifamily	CS CG CN CG	Permitted only on upper floors of mixed-use buildings.	As required by nonresidential component of mixed-use building.	-
Multifamily	UC	Allowed on upper floors of mixed-use buildings; or in residential-only buildings in which access to individual units is internal; or in the Center subdistrict of a TND; or as a permitted housing type in a mixed-housing neighborhood.	-	-
Mixed Housing Neighborhood or TND	RE RS RU	-	Primary access to the neighborhood shall be from an arterial, except that mixed-housing neighborhoods with 80 or fewer units may take primary access from a collector. The number of required access points is regulated by Article 8, <i>Streets, Sidewalks, Trails, and Utilities</i> .	-
Mixed Housing Neighborhood or TND	UC	The location of residential uses is restricted as follows: frontages along Church Street, Main Street, and High Street shall not be put to ground floor residential use, nor used for private residential yards.	-	-
Manufactured Home Park or Subdivision ¹	AF RS RU	-	Collector	1,000 feet
Community Home	RS	Allowed in mixed housing neighborhoods and TNDs	-	1,000 feet ²
Community Home	CN CG CS CG	Permitted only on upper floors of mixed-use buildings.	-	1,000 feet ²
Community Home	UC	Allowed on upper floors of mixed-use buildings; or in residential-only buildings in which access to individual units is internal; or in the Center subdistrict of a TND; or as a permitted housing type in a mixed-housing neighborhood.	-	1,000 feet ²
Live/Work Units	RS RU	Permitted in the "Center" subdistrict of a TND and in the "General" subdistrict of a TND within one block of the "Center" subdistrict.	-	-

Live-Work Units	BP	Permitted in groups of 10 or more.	Access shall be taken from local streets, except that clusters of live-work units may share a parking lot or structure that is accessed by a collector or arterial.	-
TABLE NOTES:				
¹ Manufactured home parks and subdivisions are subject to design standards. See Division 11.200, Manufactured Home Design Standards .				
² This spacing is a requirement of RS 28:478, <i>Promotion of Community Based Homes</i> and not an independent requirement of the City of Zachary.				

Sec. 1.402 Home Limited and Commercial Uses

- A. **Generally.** The standards of Table 1.402, *Residential Limited and Special Use Standards*, apply to residential uses that are specified in Table [1.302, Residential, Home, and Institutional Uses](#), as "L" or "C".
- B. **How to Use Table 1.402, *Home Use Standards*.** The columns in Table 1.402, *Home Use Standards* establish the standards that apply to each of the limited and conditional home uses. Classifications of home uses are listed in columns, and standards are set out in rows. The rows are interpreted as follows:
 - 1. *Minimum Lot Area.* The first row, minimum lot size, establishes the minimum lot size for the use.
 - 2. *Maximum Floor Area.* The second row, maximum floor area, limits the amount of the principal building that can be used for home uses.
 - 3. *Signage.* The third row, signage, establishes limitations on the signage related to the home use.
 - 4. *Separate Access or Entrance.* The fourth row, separate access or entrance, sets the standards for the type of access to the business. It is either a single access through the front door to the dwelling unit, or a separate access to the home use. Unless the use is in an accessory building or structure, there shall be internal connectivity between the home and business.
 - 5. *Outdoor Storage.* The fifth row, outdoor storage, regulates whether any materials used in the business may be stored outdoors.
 - 6. *Commercial Vehicles.* The sixth row, commercial vehicles, controls the parking of commercial vehicles and vehicles that advertise the business.
 - 7. *Street Frontage.* The seventh row, street frontage, limits the type of street from which the use must take vehicular access.
 - 8. *Parking.* The eighth row, parking, sets the standards for parking of home uses. These standards are in addition to the parking requirements for the dwelling unit itself.
 - 9. *Retail Sales.* The ninth row, retail sales, governs the sales or products from the use.
 - 10. *Prohibited Nonresidential Uses.* The tenth row, prohibited nonresidential uses, lists the nonresidential uses that are not allowed in conjunction with the specified home use.

Table 1.402
Home Use Standards

Classification of Home Use	Home Office	Home Occupation	Home Business	Family Child Day Care Home	Bed and Breakfast
Min. Lot Area (for uses that are located in a residential or agricultural zoning district)	-	5 acres 33% of floor area of principal building	20 acres	6,000 sf.	10,000 sf.
Max. Floor Area	20% of floor area of principal building		50% of floor area of principal building	33% of floor area of principal building	75% of floor area of principal building
Signage	Not Allowed	Not Allowed	Not Allowed	Not Allowed	4 sf. wall-mounted sign; 8 sf. monument sign permitted if the lot is larger than 10 acres
Separate Access or Entrance	Not Allowed	Not Allowed	Allowed	Allowed	Allowed
Outdoor Storage	Not Allowed	Not Allowed	Must be screened by buildings and 6-foot high opaque masonry or shadowbox fence.	Limited to play equipment in play area	Not Allowed
Commercial Vehicles	Not Allowed	Allowed only if stored in an enclosed garage	Allowed only if stored in an enclosed garage	Not Allowed	Not Allowed
Street Frontage	Any	Any	Collector	Any	Collector
Parking	-	-	1 additional space per non-family employee	2 additional spaces or circular driveway	1 additional space per bedroom that is available for rental
Retail Sales	No	Off-site deliveries only	Limited to products produced on-site	No	No
Prohibited Nonresidential Uses	Home office is allowed in conjunction with other uses, but standards for other uses must be met independently	Family child day care home; bed and breakfast	Family child day care home; bed and breakfast	Any other nonresidential use except home office in an area of the home that is not used for family child day care	Any other use except home office

C. **Outdoor Displays.** Outdoor displays that are not signage, but are used to advertise the business, are not allowed for any home use.

D. **Deliveries.** No home use shall take deliveries or ship products from the dwelling unit by any means other than personal vehicles, commercial parcel services, or postal service.

Sec. 1.403 Institutional Limited and Conditional Uses

A. **Generally.** The standards of Table 1.403, *Institutional Limited and Special Use Standards*, apply to institutional uses that are specified in Table 1.302, *Residential, Home, and Institutional Uses*, as "L" or "C."

B. **How to Use Table 1.403, *Institutional Limited and Conditional Use Standards*.**

1. The columns in Table 1.403, *Institutional Limited and Conditional Use Standards* establish the standards that apply to each of the limited and conditional institutional uses. They are interpreted as follows:
 - a. *Use.* The first column, use, lists the residential use to which the standards specified in the same row apply.
 - b. *District.* The second column, district, lists the district in which the standards specified in the same row apply. For example, in the second row, the use is "College / University / Vo- Tech" and the district is "AF," while in the third row the use is the same, but the district is "I." This means that different standards apply to the use, depending upon the district in which it is located.
 - c. *Street Frontage.* The third column, street frontage, specifies the classification of street that must provide access to the use.
 - d. *Use and Scale Limitations.* The fourth column, use and scale limitations, specifies any limitations on the operation or scale of the use. Floor area limitations may also be applicable. See [Article 2, District Intensity and Bulk Standards](#).
 - e. *Spacing from Same Use.* The fifth column, spacing from same use, specifies the shortest distance from parcel line to parcel line that is required between the limited or conditional use and other parcels put to the same use.
 - f. *Spacing from Other Use.* The sixth column, spacing from other use, specifies the shortest distance from parcel line to parcel line that is required between the limited or special use and specified other uses.
 - g. *Buffering.* The seventh column, buffering, specifies additional buffering that must be provided around the use.
2. A dash "-" in a table cell means that the requirement of the column does not apply to the use indicated in the row.

Table 1.403
Institutional Limited and Conditional Use Standards

Use	District	Street Frontage	Use and Scale Limitations	Spacing from Same Use	Spacing from Other Uses	Buffering
Cemetery	RE RS	Collector or higher	-	-	-	Type A along street; Type C along borders with residential
College / University / Vo-Tech	AF	-	Agricultural or forestry research and teaching facilities	-	-	-
College / University / Vo-Tech	I	Arterial or Collector	Laboratory facilities and vocational schools only	-	-	-
Institutional Residential	AF RS	Arterial or Collector	Limited to community homes, residential facilities, and Alzheimer's special care units	1,000 ft.	-	Type B along street; Type C along borders with residential
Institutional Residential	RU	Arterial or Collector	Limited to community homes, residential facilities, and Alzheimer's special care units	1,000 ft.	-	Type A along street; Type C along borders with residential
Institutional Residential	CG	Collector or Local	-	1,000 ft.	300 ft. from residential; 600 ft. from schools	Type A along street
Place of Public Assembly	RE RS	Uses larger than 5,000 sf. must front on collector or arterial streets; Uses larger than 10,000 sf. must front on arterial streets	All parking shall be provided on-site	-	-	Type A along lot lines
Place of Public Assembly	RS UC "Center" and "General" subdistrict of TND		This zoning designation permits municipal offices, fire stations; libraries; museums; community meeting facilities; post offices; places of worship; philanthropic institutions, cultural and civic facilities, movie theater, dinner theater, educational facilities child care; and recreation facilities such as a YMCA			
Place of Public Assembly	RU	Collector	All parking shall be provided on-site	600 ft.	-	Type A along lot lines

Place of Public Assembly	AF	Uses larger than 5,000 sf. must front on collector or arterial streets; Uses larger than 10,000 sf. must front on arterial streets	All parking shall be provided on-site; lot may also include one single-family home	-	-	Type A along lot lines within 100 ft. of building used for public assembly
Private Club	RE RS	-	Limited to residents and guests of development in which the private club is located	-	-	Type B along lot lines
Private Club	RS UC "Center" and "General" subdistrict of TND	-	-	-	-	-
Private Club	RU	-	Limited to residents and guests of development in which the private club is located	-	-	Type A along lot lines
Private Club	AF	Uses larger than 5,000 sf. must front on collector or arterial streets; Uses larger than 10,000 sf. must front on arterial streets	All parking shall be provided on-site; lot may also include one single-family home	-	Use shall be set back 50 feet from residential lot lines	Type A along lot lines within 100 ft. of building used for public assembly

Table 1.403
Institutional Limited and Conditional Use Standards

Use	District	Street Frontage	Use and Scale Limitations	Spacing from Same Use	Spacing from Other Uses	Buffering
Protective Care	AF	Any	90% open space ratio; principal building set back at least 125 feet from all lot lines	2 miles	1,320 ft. from places of public assembly	Type E on all sides; internal fencing as required for security
Public Service	RE RS RU NC	Arterial or Collector	Buildings limited to 12,000 sf.; post offices allowed on arterial frontages only; no outdoor storage for any public service use	-	-	Type C around fleet parking areas and along lot lines shared with residential; Type A along street
Public Service	RS UC "Center" and "General" subdistrict of TND	-	-	-	-	-
Residential Eldercare Facilities	RE RS NC AF	Local Street	Limited to single-family home used for 4 or fewer client residents	600 feet	-	-

Residential Eldercare Facilities	RS "Center" and "General" subdistrict of TND	Collector or Arterial Street	Building location in "General" subdistrict shall be residential in character; see Division 11.300, Traditional Neighborhood Development-	-	-	Type A along street; Type B along other lot lines
Residential Eldercare Facilities	UC "Center" and "General" subdistrict of TND	Any	Facilities for ambulatory residents only Building location in "General" subdistrict shall be residential in character; see Division 11.300, Traditional Neighborhood Development	-	-	-

Sec. 1.404 Commercial ~~Limited and Conditional~~ Use Standards

A. **Generally.** The standards of Table 1.404, *Commercial Use Standards*, apply to commercial uses that are specified in Table 1.302, *Commercial, Recreation, and Amusement Uses*.

B. **How to Use Table 1.404, Commercial Use Standards.**

1. The columns in Table 1.404, *Commercial Limited and Conditional Use Standards* establish the standards that apply to each of the limited and conditional commercial uses. They are interpreted as follows:
 - a. *Use.* Lists the residential use to which the standards specified in the same row apply.
 - b. *District.* Lists the district in which the standards specified in the same row apply. This means that different standards may apply to the use, depending upon the district in which it is located.
 - c. *Use and Design Standards.* Specifies any limitations on the operation of the use and Specifies any limitations on the scale and design of the building or site

Table 1.404
Commercial Limited and Conditional Use Standards

Use	District	Use and Design Standards
<u>Alcoholic Beverage Sales – Secondary Use</u>	<u>ALL</u>	<p>1. <u>Alcoholic Beverages Sales – Secondary Use is considered a separate principal use. Alcoholic Beverages Sales–Secondary Use may only be established when allowed within a zoning district and in conjunction with the following principal uses: Restaurant, Café; Restaurant, Standard, Commercial Retail, Commercial Amusement/Recreation, Indoor, Commercial Amusement/Recreational, Outdoor, Gas Station, Hotel, XXX</u></p> <p>2.1.</p> <p>2. <u>According to beverage license; service of alcohol allowed at restaurants with following characteristics only: (1) all food prepared on premises; (2) not less than 60% of food eaten on premises; (3) bar closes not more than 1 hour after kitchen; and (4) facility accommodates at least 25 patrons. At least 60% of revenues from non-alcohol sources (independent records shall be kept); hours of operation restricted by Sec. 6-32 Zachary Code of Ordinances.</u></p> <p>3. <u>Not less than 300 ft. from playground; school; or place of public assembly, unless sales occur in an overnight accommodations use.</u></p>
<u>Bar</u>	<u>ALL</u>	<p>1. <u>A bar shall submit a security and operation plan to the City of Zachary for approval, which includes the provision of exterior security cameras. If the bar contains a brewing or distilling facility on-site, a floor plan indicating the area reserved for brewing or distilling, a description of the facility and capacity shall be included in the security and operation plan.</u></p> <p>2. <u>A bar shall submit a noise abatement plan to the City of Zachary for approval.</u></p> <p>3. <u>Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.</u></p> <p>4. <u>If the bar use plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plan shall be updated and resubmitted for approval. A revised security and operation plan shall be approved prior to the issuance of any permits.</u></p> <p>5. <u>Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval.</u></p> <p>6. <u>On-site micro-brewing and micro-distillery facilities are allowed.</u></p> <p>7. <u>Complies with Sec. 6-32 Zachary Code of Ordinances</u></p> <p>8. <u>Not less than 300 ft. from playground; school; or place of public assembly.</u></p>
<u>Brewery</u>	<u>ALL</u>	<p>1. <u>Complies with Sec. 6-32 Zachary Code of Ordinances.</u></p>
<u>Campgrounds</u>	<u>ALL</u>	<p>1. <u>Residential Use Prohibited. No recreational vehicle or tent shall be used as a permanent place of residence.</u></p> <p>2. <u>Density. The overall density shall not exceed five campsites or RV sites per acre for the entire site.</u></p> <p>3. <u>Open space for common areas shall be planned and provided for at convenient, centralized locations to provide at least 100 sf. per recreational vehicle space. Such open space may include play yards, pools, and recreation buildings, but do not include public facilities and open areas that are not accessible to the tenants.</u></p> <p>4. <u>Sites. Campsites and RV spaces must be between 1,600 and 2,400 sf.</u></p> <p>5. <u>Utilities. All utilities shall be installed underground, and shall be provided to sites as follows:</u></p> <p>6. <u>All RV spaces shall be served with sanitary sewer, water, and electricity.</u></p> <p>7. <u>All tent campsites shall be served with water and electricity.</u></p> <p>8. <u>Improvement. Each parking space shall be improved with crusted stone or comparable permeable surface in order to maintain a dust-free condition and still water to infiltrate into the ground.</u></p> <p>9. <u>Buffers. This use shall have a minimum of a Type C bufferyard on all sides, except that the bufferyard shall be Type D if the adjoining property is in residential use.</u></p> <p>10. <u>Floodplain. No campsites shall be allowed in the 100-year floodplain.</u></p> <p>11. <u>Site Area. The minimum area of a parcel proposed for development as a campground is 20 acres.</u></p> <p>12. <u>Commercial Amusement/Recreation Indoor and Outdoor are considered separate primary uses and are subject the use requirements of the zoning district.</u></p>

Table 1.404
Commercial Use Standards

<u>Use</u>	<u>District</u>	<u>Use and Design Standards</u>
<u>Car Wash</u>	<u>ALL</u>	1. Entrances and exits shall not face abutting streets or residential uses unless screened by a 6-foot tall masonry wall located within the building envelope, or type C bufferyard located at the lot line
<u>Commercial Amusement / Recreation, Outdoor</u>	<u>ALL</u>	1. An amphitheater is permitted in this zoning district. 2. The premises shall be closed between 9:30 p.m. and 7:00 a.m.; or portions of the use, such as an athletic field, that are open later than 9:30 p.m. shall be located at least 300 feet from any property that is used for residential purposes.
<u>Distillery</u>	<u>ALL</u>	1. Complies with Sec. 6-32 Zachary Code of Ordinances.
<u>Drive-in / Drive-Through Facility</u>	<u>ALL</u>	1. No drive-in or drive-through sales of alcoholic beverages. 2. Exterior drive through facilities that are located within 30 feet of a single family residential lot line shall be screened with a 5-6 foot masonry wall
<u>Drive-in / Drive- Through Facility</u>	<u>CN</u>	1. No drive-in or drive-through sales of alcoholic beverages. 2. Exterior drive through facilities that are located within 30 feet of a single family residential lot line shall be screened with a 5-6 foot masonry wall 3. Hours of operation limited to 7 AM to 7 PM; no drive-in or drive-through sales of alcoholic beverages. 4. Menu boards and ordering stations shall not face abutting streets; ordering stations that are located within 30 feet of residential lot lines shall be screened with a 6 foot masonry wall; access may be taken only from arterial, collector, or internal circulation in shared parking area. City may prohibit access from arterial if such access would create unsafe condition due to street conditions, level of service, and intersection configuration.
<u>Financial Institution</u>	<u>CN</u>	No drive thru permitted.
<u>Gas Station</u>	<u>ALL</u>	1. Gas station canopies shall be designed with lighting recessed under the canopy to minimize light pollution. 2. All gas station driveways shall be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets. Gas stations are limited to two (2) curb cuts. For a corner lot, curb cuts are restricted to one (1) curb cut on each street. 3. Gas stations may offer convenience items for sale. Alcoholic Beverage Sales is a separate principal use and is only permitted when allowed in the zoning district. 4. All structures shall comply with the building design standards of the zoning district. Public entrances shall face the street. Attendant structures shall include windows to allow visibility to all parts of the site. 5. In addition, gas stations may be included accessory to a "Light Automotive Service" establishment. However, "Light Automotive Service" areas are subject to the provisions of this Section. 6. A minimum five (5) foot front landscape yard shall be provided along a public right-of-way. The site shall meet all applicable landscaping and open space requirements of this ordinance. 7. Gas stations shall be effectively screened from view at the edges of sites adjacent to residential properties in order to minimize the impact of exterior site lighting and headlight glare. Such screening shall consist of a masonry wall, a solid fence, or dense evergreen hedge at least six (6) feet in height. Plant materials shall be installed along the fence or wall to provide a softening effect. 8. The volume on any audio component shall be maintained at a level so as not to be audible in adjoining residential districts. The volume on any audio component shall comply with all local noise regulations. 9. All underground storage tanks and fuel delivery systems shall meet or exceed minimum requirements, as regulated by EPA and DOT, for leak detection and preventative measures.

Table 1.404
Commercial Use Standards

<u>Use</u>	<u>District</u>	<u>Use and Design Standards</u>
<u>Heavy Commercial</u>	<u>ALL</u>	<p>1. Type C buffer around outside storage</p>
<u>Kennel/Pet Day Care</u>	<u>ALL</u>	<p>1. Dogs runs may be used only from 8 AM to 7 PM</p> <p>2. No outdoor dog runs within 200 feet of a residential zoning district except where the runs are screened by the building or a masonry wall 8 feet in height; building must be soundproofed</p>
<u>Restaurant, Cafe</u>	<u>ALL</u>	<p>1. There shall be no cover charge to enter a restaurant.</p> <p>2. Hours of operation shall be posted on or near the restaurant entrance visible to the public.</p> <p>3. For restaurants with an outdoor component, the restaurant shall submit a security and operations plan the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises</p> <p>Drive-through facilities and live entertainment – secondary uses are considered separate principal uses and subject to separate approval.</p>
<u>Restaurant, Cafe</u>	<u>CN</u>	<p>1. There shall be no cover charge to enter a restaurant.</p> <p>2. Hours of operation limited to 6am – 6 pm; other hours may be approved through the conditional use process. There shall be no cover charge to enter a restaurant.</p> <p>3. Hours of operation shall be posted on or near the restaurant entrance visible to the public.</p> <p>4. For restaurants with an outdoor component, the restaurant shall submit a security and operations plan the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises</p> <p>Drive-through facilities and live entertainment – secondary uses are considered separate principal uses and subject to separate approval.</p>
<u>Restaurant, Fast Food</u>	<u>ALL</u>	<p>1. There shall be no cover charge to enter a restaurant.</p> <p>2. Hours of operation shall be posted on or near the restaurant entrance visible to the public.</p> <p>3. For restaurants with an outdoor component, the restaurant shall submit a security and operations plan the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises</p> <p>Drive-through facilities are considered separate principal uses and subject to separate approval.</p>
<u>Restaurant, Full Service</u>	<u>ALL</u>	<p>1. There shall be no cover charge to enter a restaurant.</p> <p>2. Hours of operation shall be posted on or near the restaurant entrance visible to the public.</p> <p>3. For restaurants with an outdoor component, the restaurant shall submit a security and operations plan the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.</p> <p>4. Drive-through facilities are considered separate principal uses and subject to separate approval.</p> <p>5. If a restaurant contains a brewing or distilling facility on-site, a floor plan must be submitted indicating the area reserved for brewing or distilling and a description of the facility and capacity. On-site micro-brewing and micro-distillery facilities are only allowed in full service restaurants.</p> <p>6. Average monthly revenue from food and nonalcoholic beverages shall exceed sixty percent of the total average monthly revenue from the sale of food, nonalcoholic beverages and alcoholic beverages.</p>

Table 1.404
Commercial Use Standards

<u>Use</u>	<u>District</u>	<u>Use and Design Standards</u>
<u>Truck Stop</u>	<u>ALL</u>	<ol style="list-style-type: none"> <u>1. All truck stops shall submit a development plan for review by the City of Zachary.</u> <u>2. A minimum front yard of twenty (20) feet shall be provided. Parking is prohibited in the setback. The setback shall be landscaped with evergreen trees at a rate of one (1) for every twenty-five (25) feet of linear frontage, supplemented with shrubs and groundcover.</u> <u>3. A solid fence a minimum height of seven (7) feet in height is required for any outside storage areas adjacent to a public right-of-way, residential, or commercial district.</u> <u>4. All vehicular use areas adjacent to public right-of-ways shall be screened by a berm, masonry wall, hedge, or a combination thereof a minimum of thirty (30) inches in height and within a perimeter yard a minimum of four (4) feet in width.</u> <u>5. Parking lots of thirty (30) or more parking spaces shall provide landscaped interior parking islands at a rate of one (1) for every twenty (15) parking spaces. The parking islands shall be at least five (5) feet in width.</u> <u>6. Loading operations shall be screened and designed so that no vehicle blocks the passage of other vehicles on any public right-of-way.</u> <u>7. All truck stops with video draw poker facilities are regulated by the Louisiana Gaming Control Board and are subject to the Louisiana Administrative Code regulations.</u>
<u>Vehicle Sales, Rental and Service</u>	<u>ALL</u>	<ol style="list-style-type: none"> <u>1. Service bays shall not face abutting streets or residential uses; service bays and car wash areas are set back 50 feet from residential uses</u> <u>2. All driveways shall be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.</u> <u>3. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.</u> <u>4. Flags shall not be strung to span between light poles; temporary signs that are legible from the street shall not be placed on cars</u> <u>5. Type B buffer along street; may include 3 vehicle stands per 100 feet, provided that the vehicle standards are not higher than 3 feet</u>
<u>Veterinarian</u>	<u>ALL</u>	<ol style="list-style-type: none"> <u>1. No on-site services for livestock or large animals; all services provided within enclosed building</u> <u>2. Soundproofing required; kennels may be included as an accessory use, subject to use standards for kennels</u>

Sec. 1.405 Recreation and Amusement Limited and Conditional Uses Reserved

Sec. 1.406 Industrial Limited and Conditional Uses

- A. **Generally.** The standards of this Section apply to industrial uses that are specified in Table 1.302, *Industrial, Agricultural, and Special Uses*, as "L" or "C," as set out herein.
- B. **Disposal.** Disposal is permitted as a conditional use only in the I district, provided that compliance with the following standards is demonstrated:
 1. *Agency Approvals.*
 - a. Applications for approval of waste disposal facilities shall provide:
 - i. Copies of all permits required by state and federal law for the type of disposal facility proposed.
 - ii. Copies of all environment impact assessment reports required by state and/or federal agencies.

- iii. A facility plan, which must include a drainage plan to prevent ponding that could promote waste decay and carry unstable organic materials into nearby water supplies.
- b. No permits will be issued by the City for a disposal facility until:
 - i. All other required permits are issued;
 - ii. All pertinent "Right to Know" documents are submitted pursuant to 42 U.S.C. §116, *Emergency Planning and Community Right-to-Know Act*;
 - iii. The City Engineer has approved the facility plan; and
 - iv. The Planning and Zoning Commission has approved the site plan and facility plan.
- 2. *Bond.* All local permits will require a two-year bond. If any regulated pollutants are found in excess of state and/or federal standards, the bond funds will be used towards corrective measures as determined by the state and/or federal agencies with legal jurisdiction.
- 3. *Size, Separation and Buffering, Generally.* The following standards apply to disposal facilities that do not process or store automobiles.
 - a. Minimum lot size: 40 acres.
 - b. The facility shall be separated from other uses as follows:
 - i. 1,320 feet from property with residential or mixed-use zoning; and
 - ii. 600 feet from property with commercial zoning.
 - c. All collection and processing facilities must have Type C buffer around all activities, in addition to any other buffering that may be required by [Article 10, Landscaping](#).
 - d. All containers shall be clearly marked to identify type of material that may be deposited and in accordance with state and federal requirements.
 - e. Truck access shall be from an arterial or collector street, and the site shall be located such that trucks may travel from an arterial to the site without passing through areas that are zoned for residential use.
- 4. *Size, Separation and Buffering, Automotive Disposal or Scrap Metal Processing.* The following standards apply to automotive disposal or scrap metal processor facilities:
 - a. Minimum lot size: 20 acres.
 - b. The facility shall be separated from other uses as follows:
 - i. 300 feet from property with residential or mixed-use zoning; and
 - ii. 100 feet from property with commercial zoning.
 - c. All collection and processing facilities must have a Type C buffer around all activities, in addition to any other buffering that may be required by [Article 10, Landscaping](#).
 - d. Vehicles shall not be stacked to heights greater than twelve feet.
 - e. Truck access shall be from an arterial or collector street, and the site shall be located such that trucks may travel from an arterial to the site without passing through areas that are zoned for residential use.
- 5. *Operation and Inspection.*
 - a. All disposal facilities shall be maintained free of litter, rodents, and other undesirable material and/or pests; and will be inspected for cleanliness at least once a year by the City.

- b. A notice shall be displayed on all facilities prohibiting dropping off of materials outside of appropriate enclosures or containers.

6. *Prohibited Practices.*

- a. No radioactive waste or materials shall be accepted or deposited at any disposal facility, transfer site, or transfer station.
- b. It shall be unlawful for any person to set fire or allow fire to be set to any solid waste at a transfer site or transfer station.
- c. No person shall cause or allow open burning of solid waste at a solid waste disposal facility without Federal, State, and local permits as required for such operations.
- d. No person shall discard or deposit solid waste onto the ground at or on property adjacent to a transfer site or transfer station.

C. **Extraction.** Extraction is permitted as a conditional use in the AF and I districts, provided that compliance with the following standards is demonstrated:

- 1. *Wellhead Protection Zone.* Extraction uses are prohibited in areas that are within a cone of influence around a wellhead.
- 2. *Spacing.* Extraction uses shall not be located closer than 1,000 feet to any existing residential occupancy or place of public assembly.
- 3. *Hours of Operation.* Extraction uses shall restrict hours of operation to 7:00 a.m. to 6:00 p.m., weekdays.
- 4. *End Use Plan.* An end use plan shall be submitted providing the following:
 - a. The ground surface shall be restored to:
 - i. A condition permitting one of the following uses: agriculture, forestry, or to support building construction; or,
 - ii. A waterbody with sufficient peripheral land for residential or recreational development. The City may require a sketch plan showing how this is to be accomplished (see c., below).
 - b. Either an escrow account or an annual fee shall be required, as approved by the City Attorney and City Council, to ensure that there are sufficient funds set aside to guarantee the restoration.
 - c. If future recreational use is identified, management of such use shall be established. Risks from any subsurface materials to future uses shall be identified.
 - d. Monitoring and post-closure wells and maintenance plans shall be submitted and adequate funding provided to continue their operation and maintenance.
- 5. *Buffers.* All buffers shall contain berms.
 - a. The buffer must be at least 100 feet wide, and either put to an agricultural use or forested.
 - b. Noise studies shall be conducted to establish the minimum required berm height, based on the equipment operated at the site. The berm shall ensure that noise is not generated at a level greater than 55 dBA at the property line.
- 6. *Ground and Surface Water.* Different types of extraction uses have different potential impacts on groundwater. The following standards shall be applied to the review and approval of these uses:
 - a. The depth of natural soil and type of soil shall be reviewed. The City may impose requirements

for drainage systems, monitoring, and pumping systems to prevent potential ground and surface water pollution or ground water depletions that would interfere with private water wells.

- b. Any processing which results in waste materials shall provide information about the pollution potential of the waste materials. The City shall deny any plans that have a substantial risk of polluting ground or surface waters due to residual or waste materials from extraction.
- c. Monitoring wells may be required.
- d. An emergency response plan must be reviewed and approved. The City may impose fees or require security to ensure that an adequate emergency response fund is available.

D. **Recycling and Salvage.** Recycling and Salvage is permitted as a limited use in the CG, BP, and I districts, provided that compliance with the following standards is demonstrated:

1. *Reverse Vending Machines.* Reverse vending machines may be located in parking areas, according to the following standards:
 - a. Setbacks:
 - i. At least 30 feet from entrances to commercial/industrial structures
 - ii. At least 15 feet from lot lines
 - b. No obstruction of pedestrian or vehicular traffic.
 - c. No occupation or blocking of parking spaces required by primary use.
 - d. Machines shall not be larger than:
 - i. 50 sf. in area; and
 - ii. Eight feet in height.
 - e. Construction shall be of durable, waterproof, and rustproof material.
 - f. Machines shall be clearly marked to identify type of material to be deposited, operating instructions, and the phone number of the operator.
 - g. The area in which the machines are located shall be maintained in a clean litter-free condition on a daily basis.
2. *Collection Facilities.* Collection facilities are permitted according to the following standards:
 - a. All materials shall be stored in containers.
 - b. Containers shall be constructed of durable, waterproof, and rustproof material.
 - c. Collected materials shall be covered when site is not attended, and secured from scavenging.
 - d. In the CG and BP districts, the facility shall be of a capacity that is sufficient to accommodate materials collected during a bi-weekly collection cycle.
 - e. If the facility is located within 1,000 feet of residentially-zoned land, any power-driven equipment shall not operate between 7:00 p.m. and 7:00 a.m.
3. *Automotive Salvage Yards.* Automotive salvage yards are only permitted in the I district, and only according to the following standards:
 - a. The salvage yard shall be surrounded by a Type D bufferyard.
 - b. Inoperable vehicles shall not be visible from public rights-of-way.

- c. The use shall be spaced from other districts as follows:
 - i. From residential or mixed-use zoning districts: 300 feet.
 - ii. From commercial zoning districts: 100 feet.
- d. The facility shall be maintained free of litter, rodents, and other undesirable material and/or pests; and will be inspected for cleanliness at least once a year by the City.

4. *Processing Facilities.* Processing facilities are only permitted in the I district, if it is demonstrated that, in addition to the other standards of this UDC:

- a. All outside storage of materials shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition, or shall be baled or palletized.
- b. No storage, excluding trucks, shall be visible above the height of the buffer area if located within 1,000 feet of residentially zoned land.
- c. The power-driven processing facility shall not operate between 7:00 p.m. and 7:00 a.m.

5. *Composting Facility.* Composting facilities are only permitted in the I district, and only according to the following standards:

- a. Located on a site that is a minimum of five acres in size.
- b. Surrounded by a type E bufferyard.
- c. Composting facilities shall be spaced from other districts as follows:
 - i. From residential or mixed-use zoning districts: 900 feet.
 - ii. From commercial zoning districts: 300 feet.

6. *Prohibited Practices.* No hazardous or radioactive waste or materials shall be accepted or deposited at any recycling or salvage facility.

E. **Utilities, Community.** Community Utilities are permitted as a conditional use in the RE, RS, RU, NC, and UC districts, and as a limited use in the AF and CG districts, provided that compliance with the following standards is demonstrated:

- 1. *Demonstration of Need.* The applicant shall demonstrate that the intended use cannot be located in a district in which it has been established as a permitted use, and is therefore required to be located in one of the above districts for essential service reasons.
- 2. *Required Buffers.*
 - a. A Type D bufferyard shall be provided on all sides in all districts except the UC District.
 - b. In the UC district, the design of the community utilities shall be compatible with the urban environment. Masonry walls, rather than fences, shall be used to screen the facility. The street faces shall be improved to provide an expansion of the sidewalk areas with landscaping and seating to make the utility a useful part of the streetscape.

F. **Utilities, Neighborhood.** Neighborhood Utilities shall comply with the following standards:

- 1. *Substations.*
 - a. Utility substations shall be accessed from arterial or collector streets, or within 1/2 block of arterial or collector streets, unless such location is not practical.
 - b. Utility substations are screened from view from public rights-of-way and abutting properties by:

- i. Enclosure in structures that are designed to appear to be buildings; or
- ii. A Type C bufferyard, which may include a fence if necessary for safety or security reasons.

2. *Other Facilities.* Lift stations, telephone switches, ground-mounted transformers, and similar facilities are screened from view from public rights-of-way and abutting properties by:
 - a. Enclosure within a building; or
 - b. Enclosure by a hedge composed of shrubs planted 36 inches on center and maintained at a height that is at least equal to the utility facility. A fence may be located behind the hedge if necessary for safety or security reasons. An opening on one side of the facility of a size that is sufficient to provide access is permitted, provided that it does not face a public right-of-way, unless otherwise required by the City Engineer in the case of public facilities which require such access.

G. **Warehousing and Transportation.** Warehousing and Transportation is permitted as a limited use in the BP district, provided that compliance with the following standards is demonstrated:

1. *Zoning of Abutting Property.* The zoning designation of abutting property and property across abutting streets is either BP or I.
2. *Truck Routing.* A truck routing plan shall be submitted for approval by the City Engineer to prevent trucks from using streets that are residential in character.
3. *Use Restrictions.* The warehousing and transportation use:
 - a. Does not involve hazardous materials; and
 - b. Occupies no more than 60% of a building that is used for related light industrial purposes.

Sec. 1.407 Agricultural Limited and Conditional Uses

- A. **Generally.** The standards of this Section apply to agricultural uses that are specified in Table 1.304, *Industrial, Agricultural, and Special Uses*, as "L" or "C," as set out herein.
- B. **Agriculture or Forestry.** Agriculture and forestry uses are permitted as a limited use in the RE, RS, and RU districts, provided that:
 1. *Time of Establishment.* The agriculture or forestry use was established as of the effective date of this UDC; and
 2. *Operations.* The agriculture or forestry use is operating in accordance with generally accepted agricultural or forestry practices or traditional farm practices. The use is presumed to be operating in accordance with generally accepted agricultural or forestry practices or traditional farm practices unless the contrary is demonstrated.
- C. **Commercial Stables.** Commercial stables are permitted in the RE district, provided that compliance with the following standards is demonstrated:
 1. *Limitation on Use.* The stables are provided for the primary use by residents of an equestrian development in which:
 - a. Not all lots are large enough to accommodate horses; and
 - b. Riding trails through the development's open spaces are provided.
 2. *Minimum Land Area.* The minimum land area is 2 acres per horse.
- D. **Nursery or Greenhouse.** Nurseries and greenhouses are permitted in the CG district, provided that

compliance with the following standards is demonstrated:

1. *Access.* Access to the use is provided from an arterial or collector street.
2. *Spacing.* Active areas of the nursery are spaced not less than 100 feet from residential uses.

Sec. 1.408 Special Limited or Conditional Uses; Airports

A. Airports. Airports are permitted as provided in Article III, *Airport Location and Vicinity Compatible Land Use Zoning Ordinance*, and Article IV, *Noise Impact Zones and Restrictions*, both set out in Chapter 90, *City of Zachary Code of Ordinances*.

A.B. Adult Uses. Adult uses must comply with the following standards:

1. *Separation.* The separation and radius standards set out below shall be measured in a straight line from the closest points between property lines, without regard to intervening structures or objects, for adult uses that are located on a single tenant parcel. If said establishment is located within a multi-tenant building, the measurement shall be from the property line of the entire multi-tenant premises to the property line of other uses specified below, without regard to the intervening structures or objects.
 - a. No adult use shall be located within a 1,000 ft. radius of any other adult use.
 - b. No adult use shall be located within a 1,000 ft. radius of any parcel located in a residential zoning district or development, whether inside or outside of the corporate boundaries of the City of Zachary
 - c. No such use shall be located within a 1,000 ft. radius of any parcel put to any of the following uses:
 - i. A school or other place of public assembly (including places of worship);
 - ii. Outdoor recreation;
 - iii. Indoor recreation;
 - iv. Indoor commercial amusement; or
 - v. Other public facility typically catering to minors or at which minors typically congregate
 - d. No adult use shall be located within 1,000 feet of an entryway or gateway to the City of Zachary.
2. *No Residential Occupancy on Same Block.* No adult use shall be allowed on either side of the same block as a residential occupancy.
3. *Single Use Within Premises or Building.* Not more than one adult use shall be located in one building or on one parcel or lot, whichever measurement is more restrictive.
4. *Adult Use Not an Accessory Use.* No adult use shall be permitted to operate as an accessory use, although more than one sub-type of adult use may be combined in the same establishment.
5. *Conduct of Business.* No adult use shall be conducted in any manner that permits the observation of any material depicting, describing, or relating to specified anatomical areas and or specified sexual activities by display, decorations, signage, show window, or other opening from outside of the building.
6. *Signage.* Signage for such establishments shall not display any pictures, photographs, silhouettes, drawing, or other pictorial representations of a sexually-oriented nature.

Sec. 1.409 Special Limited or Conditional Uses; Parking and Transit Facilities

- A. **Generally.** Parking and transit facilities are permitted as a limited use in the UC district according to the standards of this Section.
- B. **Parking Facilities.** Parking lots and parking structures are permitted as a principal use in the UC district if it is demonstrated that:
 - 1. The parking lot or structure will contribute to the development of a pedestrian-friendly urban environment in the UC district by reducing the impact of required parking (and related access) on individual sites; and
 - 2. The parking lot or structure is screened from view from Main Street and Church Street by buildings or a Type A bufferyard.
- C. **Transit Facilities.** Transit facilities are permitted as a principal use in the UC district if it is demonstrated that:
 - 1. Buses will not be stored on-site;
 - 2. Associated parking is designed according to the standards of Subsection B., above; and
 - 3. The facilities are located on the edge of the UC district.

Sec. 1.410 Special Limited or Conditional Uses; Wireless Telecommunication Facilities

- A. **Generally.** Wireless telecommunication facilities are permitted as a conditional use in all districts, subject to the requirements of this Section.
- B. **Application.** A report shall be submitted to the City describing the type of proposed wireless telecommunications facility, its effective range, and the technical reasons for its design and placement. If the proposed facility cannot be accommodated on an existing or approved facility within a one mile search radius of the proposed site, the report shall specify the reasons and conditions along with supporting proof. And in an effort to promote long-range planning to minimize the number of towers and their impact on the community, providers of commercial wireless telecommunications service shall include a plan delineating existing and any proposed or anticipated facilities within five miles of the City of Zachary.
- C. **Structure.** Stealth or monopole structures are preferred. Applications for [guyed towers](#) or [lattice towers](#) shall demonstrate why a stealth or monopole structure is not feasible.
- D. **Location and Setbacks.** Location preference for new wireless telecommunications facilities shall be given to publicly owned structures used for public safety communications, co-location sites, and industrial or commercial sites. Preference shall also be given to locations for wireless telecommunications facilities attached to or sited adjacent to existing structures. Appropriate types of existing structures may include, but not be limited to buildings, water tanks, telephone and utility poles, signage and sign standards, traffic signals, light standards, and roadway overpasses.

1. *Residential Districts and UC District.* New wireless telecommunications facilities should avoid sites located within or near residential districts or the UC district unless the application includes information sufficient to demonstrate all of the following:
 - a. The location and type of preferred sites which exist within the proposed or technically feasible coverage area.
 - b. Good faith efforts and measures must be taken by the carrier to secure the indicated preferred sites

outside of residential districts or the UC district. Specific reasons must be provided which demonstrate why such efforts and measures were unsuccessful and why the location of the proposed facility site is essential to meet the service demands of the applicant.

- c. That the proposed facility is a stealthed facility.
2. *Co-Location Provisions.* Any new co-located wireless telecommunications tower shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the tower is more than 100 feet in height and for at least one additional user if the tower is more than 60 feet in height but less than 100 feet in height.
 - a. The tower owner shall allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.
 - b. The conditions and terms for shared use shall be submitted to the City of Zachary. If the land for the tower is leased, a copy of the relevant portions of a signed lease allowing the tower owner to add additional users and associated facilities on the tower shall be submitted at the time of application to the City for tower erection.
3. *Yards and Setbacks.*
 - a. Towers shall be sited within the rear yard unless located on a vacant lot or parcel.
 - b. Monopole type towers shall provide a minimum setback of the tower designed fail area plus 10% of the tower height.
 - c. Guyed and lattice type towers shall provide a minimum setback of the tower designed fail area plus 25% of the tower height.
 - d. Communications ancillary buildings shall comply with the setback requirements for accessory structures that apply in the district in which the tower is located.

E. Cessation of Use and Removal.

1. *Prior Notification.* The operator of the facility shall provide a copy of the notice to the Federal Communications Commission of intent to cease operations of subject facility when any intended cessation of operations on the site is expected to exceed a 90-day period.
2. *Removal.* The operator shall remove all obsolete or unused facilities from the site within 120 days of termination of its lease with the property owner or cessation of operations.
3. *Bond.* All applicants will furnish a surety bond or make an equivalent cash deposit in an amount to be determined by the Planning and Zoning Commission to be necessary to remove an abandoned facility in the event the persons responsible for such removal default.

F. Identification. The operator shall provide signage that includes the current name and telephone numbers of the utility provider, for use in case of an emergency. The signs shall be visibly posted at the communications equipment/structure.

G. Safety.

1. *Antenna Capacity/Wind Load.* Wireless telecommunications facilities shall be certified by a qualified and licensed professional engineer in the State of Louisiana to conform to the latest structural standards and wind loading requirements of the Building Code.
2. *Security Fence.* Ground ancillary buildings and towers shall have a security fence erected within the visually screened area.

3. *Liability Insurance.* Proof of adequate liability insurance shall be filed with the City of Zachary annually.
- H. **Aesthetic Design and Treatment.** All proposed wireless telecommunications facilities shall be designed so as to minimize their visual impact to the maximum extent feasible.
 1. *Architectural Integration.* All façade-mounted wireless telecommunications facilities shall be positioned and designed to appear as an integral part of the structure.
 - a. Identical paint colors, alone, are not sufficient to meet this requirement.
 - b. Façade-mounted antennas shall be integrated architecturally with the style and character of the structure or otherwise made as unobtrusive as possible. If possible, antennas should be located entirely within an existing or newly created architectural feature so as to be completely screened from view.
 - c. To the extent feasible, façade-mounted antennas should not be located on the front or most prominent facade of a structure and should be located out of the pedestrian line-of-sight, unless stealthing techniques reasonably eliminate visual impacts.
 - d. Whenever possible, equipment structures, back-up generators, and other equipment associated with building-mounted antennas should be installed within the existing building compound. If this is not feasible, the equipment shall be screened, fenced, or landscaped to minimize its appearance from off-site locations and to visually blend with the surrounding natural and built environment. Equipment buildings should be designed in an architectural style and constructed of exterior building materials that are consistent with surrounding development and/or land use setting (if applicable).
 - e. Roof-mounted antennas and associated equipment shall be located as far back from the edge of the roof as technically possible to minimize visibility from street level locations. Where appropriate, construction of a rooftop parapet wall or other appropriate screening may be required to hide the facility.
 2. *Signage.* No advertising signage or identifying logos shall be displayed on any wireless telecommunications facility, except for small identification plates used for emergency notification or hazardous or toxic materials warning.
 3. *Stealth Design.* The applicants are encouraged to consider providing architectural treatments and to use "stealth techniques" to reduce potential visual impacts for all wireless telecommunications facilities, and especially for those proposed in areas easily visible from a major traffic corridor, commercial center or residential area. Stealth techniques can be required as conditions of approval when determined to be necessary to mitigate adverse visual impacts.
 4. *Colors and Materials.* The colors and materials of wireless telecommunications facilities shall be chosen to minimize the visual impact of the facilities.
 5. *Screening.* The lowest ten feet of any accessory building and tower shall be visually screened on a year-round basis with suitable vegetation or nearby buildings. The scale and nature of vegetation shall be of sufficient density to conform with the above requirements within three years, as determined by the Planning and Zoning Commission.
 6. *Lighting.* The use of lighting shall not be allowed on wireless telecommunications facilities except as a required public safety measure by the Federal Aviation Agency. However, when incorporated into the approved design of the tower, light fixtures used to illuminate athletic fields, parking lots, or similar areas may be attached to the tower.

Division 1.500 Temporary Uses

Sec. 1.501 General Standards for All Temporary Uses

A. **General Standards.** All temporary uses except garage sales and portable storage units shall be reviewed for compliance with the following criteria:

1. *Traffic Circulation.*
 - a. The temporary use shall have adequate sight distances for safe vehicular ingress and egress.
 - b. It shall have adequate turn lanes or provide for police control to move traffic in and out of the use.
 - c. The adjacent street shall have adequate capacity to handle the anticipated additional flow of traffic.
2. *Public Convenience and Litter Control.*
 - a. Adequate on-site restroom facilities may be required to handle the demands of the expected attendance.
 - b. Adequate waste containers are required, along with a written guarantee that all litter generated by the event (on the site and adjoining rights-of-way) will be removed at no expense to the City.
3. *Signs.* A sign permit is not required; however, the responsible official shall review and approve all signage. The responsible official may approve signs up to 50 percent larger than would be permitted in [Article 6, Signs](#), and may also approve attention getting devices such as flags. The number, type, and size of signs and attention getting devices shall be determined using the following criteria:
 - a. The need for obvious way-finding information, based on the location of the event and its likelihood of attracting visitors who are unfamiliar with the area, who may lose their way or become confused if signs are limited to the sign area otherwise allowed by this Code.
 - b. The type, length, and scale of the proposed event or use.
 - c. Sight distances, other signage in the area or on the property, sidewalks, traffic volumes, and travel speed of the street upon which the signage is proposed to be posted.
 - d. Other lighting in area, neighboring uses, ambient light intensity, and glare potential.
 - e. Logical travel routes to the site.

B. **Additional Conditions.** The responsible official may establish additional conditions that are desirable to ensure land use compatibility or minimize potential adverse impacts on neighboring properties, public streets, or the City as a whole. These may include, but are not limited to, the following:

1. Modification or restrictions on hours of operation or duration of the event.
2. Posting of a performance bond to ensure clean up and removal of signage.
3. Arrangements satisfactory to the City for the provision of special or extraordinary services or equipment, such as traffic control or security personnel, or equipment that is needed to ensure safe operation of the use or event. This may also include liability insurance.
4. The responsible official may refuse to issue a permit if the event is too large to be safe for the site, neighborhood, street, or other infrastructure, or may place limits on attendance to ensure it can be properly managed.

Sec. 1.502 Standards for Temporary Uses in Temporary Structures

- A. **Generally.** The standards of Table 1.502, *Temporary Uses in Temporary Structures*, apply to temporary uses that are specified in Table 1.305, *Temporary Uses*, as "L" or "C."
- B. **How to Use Table 1.502, Temporary Use Standards.** The columns in Table 1.502, *Temporary Uses in Temporary Structures* establish the standards that apply to each of the limited and conditional temporary uses that occupy temporary structures. Classifications of temporary uses are listed in rows, and standards are set out in columns. The columns are interpreted as follows:
 1. *Temporary Use.* The first column, temporary use, refers to the use.
 2. *District.* The second column, district, refers to the district in which the standards of the row apply.
 3. *Time of Installation.* The third column, time of installation, refers to when the temporary building in which the temporary use will be conducted may be installed (or, in the case of temporary storage, dropped off).
 4. *Time of Removal.* The fourth column, time of removal, refers to when the temporary use must be removed or converted to a permanent building housing a permitted use.
 5. *Setbacks.* The fifth column, setbacks, refers to the setbacks that are required between the temporary building and the lot lines.
 6. *Landscaping.* The sixth column, landscaping, refers to the landscaping that must be installed with the temporary building.

Table 1.502
Temporary Uses in Temporary Structures

Temporary Use	District	Time of Installation	Time of Removal	Setbacks	Landscaping
Temporary Manufactured Buildings	RE RS RU NC AF CS CG UC	Later of: final plat; or development plan approval which indicates location of temporary building; or issuance of curb cut permit for the development	For construction trailers and offices, 10 days after issuance of CO for final building in the development; or, For residential subdivisions, after framing of last house in development; or, for other uses; or For other uses (e.g., schools), 3 years, which may be renewed or extended by the City Council for good cause shown.	20 feet from all property lines, unless applicant demonstrates to City that such location interferes with construction staging	Temporary buildings shall be screened with foundation plantings, which may be in containers, provided that the containers are braced to avoid toppling in the wind.
Model Homes and On-Site Real Estate Sales Offices	RE RS RU	After the roads and all utilities are installed and the subdivision plat is recorded or a guarantee in the form of a letter of credit or other similar instrument is filed with the City	After the last house is framed. Removal not required if the model home or office structure is converted to a use permitted in the district within 10 days after the issuance of a certificate of occupancy for the final unit or building in the development to which the sales office or model relates	Per district requirements for principal buildings	As required for residential uses in the district
On-Site Real Estate Sales Offices	CG	After the roads and all utilities are installed and the subdivision plat is recorded or a guarantee in the form of a letter of credit or other similar instrument is filed with the City	Completion of first multi-tenant building	Per district requirements for principal buildings, unless applicant demonstrates to City that such location interferes with construction staging	Temporary buildings shall be screened with foundation plantings, which may be in containers, provided that the containers are braced to avoid toppling in the wind
Portable Storage Units	RE RS RU NC AF CS CG BP I	Any time	Within three days of the date that they are placed and if they are set back at least two feet from all lot lines; or Within 30 days of the date that they are placed if they are set back according to the requirements for accessory buildings; or Upon completion of construction on the site if they are on-site to support construction activities.	(See previous column)	-
Portable Storage Units	UC	Any time	15 days	Must be located behind principal building. If no principal building, must be set back at least 50 feet from rights-of-way and 5 feet from other lot lines.	-

Sec. 1.503 Public Interest or Special Events

- A. **Generally.** Special events in athletic stadiums or City parks shall be regulated separately by the City and are not limited by this section. All other special events shall comply with the standards of this Section.
- B. **Frequency.** Special events shall not be held on a parcel or lot more than two times per calendar year.
- C. **Duration.** Special events shall not last more than four consecutive days.
- D. **Access.** If deemed necessary by the Police Department, property access shall be controlled by special traffic personnel paid for by the applicant. Prior to receiving a permit, the applicant must provide written communication from the Police Department indicating adequate provisions have been made for access and traffic control.
- E. **Sanitation.** The City, or another applicable department or agency, shall approve the sanitary provisions. Prior to receiving a permit, the applicant must provide written communication from the applicable department or agency indicating adequate provisions have been made.
- F. **Electrical Service and Lighting.** The City shall review electric and lighting facilities for electrical code compliance and compliance with the standards for lighting set out in Section [9.501, Nonresidential Lighting Standards](#), prior to issuing a permit for the special event.
- G. **Noise.** Maximum noise levels may be established. The levels shall be based on the distance of the site to adjoining residential uses and any history of complaints about similar events.
- H. **Surety.** The applicant shall provide surety for complete site restoration upon the termination of the event.

Sec. 1.504 Garage Sales

- A. **Generally.** Garage sales, porch sales, yard sales [shall comply with the following](#) standards.
- B. **Household Goods Only.** No merchandise other than that normally found in the household may be sold. New merchandise may not be sold.
- C. **Duration.** The sale shall not last more than three consecutive days.
- D. **Number of Annual Sales.** Not more than three sales per year are allowed on a lot or parcel.
- E. **Joint Sales.** In the event that more than one household desires to conduct a joint garage sale, porch sale or yard sale, then each participant in the multiple-owner sale shall be considered to have had an individual sale. Neighborhood or community garage sales that involve more than ten parcels upon which sales will take place, or more than one acre of common open space upon which sales will take place shall be permitted pursuant to Section [1.503, Public Interest or Special Events](#), and shall not count as an individual garage sale.
- F. **Signs.** Signs shall not be placed in rights-of-way. All garage sale signs shall be removed when the garage sale ends.

Sec. 1.505 Commercial Outdoor Sales Events

- A. **Generally.** Commercial outdoor sales events shall only be permitted when hosted by a shopping center as a center-wide event, where the owner or operator of the center has submitted a plan for the location and types of merchandise to be sold. Such events shall comply with the standards of this Section.
- B. **Site Area.** The minimum site area for shopping centers applying for this use is three acres.
- C. **Sale Area.** Outdoor sales events shall be permitted only where no more than two percent of the

required parking area is used for the staging of the event.

- D. **Setback.** No outdoor sales event shall be located closer than 35 feet to any public road frontage.
- E. **Frequency and Duration.** Each shopping center is permitted three temporary use permits for commercial outdoor sales events per year. One such permit shall terminate after 72 hours from

Sec. 1.506 Sidewalk Sales and Farmers' Markets

- A. **Generally.** A City-designated farmers' market may be established by the City and permit issued after review by the responsible official. Individual businesses may hold sidewalk sales within the UC and CG districts without an individual permit on sales event days when established by the City for specific weekends or weeks.
- B. **Sidewalks.**
 - 1. There shall be not less than four feet of unobstructed sidewalk width during the sales event to ensure safe pedestrian circulation.
 - 2. Small, temporary displays for items such as groceries, hardware, books, etc. may be allowed in the optional sidewalk finish area, provided the display does not impede persons passing side by side comfortably on the sidewalk. Such items shall be brought inside at the close of business each day.
- C. **Parking Area Closures.** The City may temporarily close part of a parking area for an event in the UC district, or may approve the temporary closure of parking areas for events within the "Center" subdistrict of a TND, which may be used for sales in accordance with a City-approved plan.
- D. **Duration.** Individual sales shall be limited to a total of 10 days each calendar year, with no more than three applications per year. City-designated sales events shall not count against individual events.

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ARTICLE 2 DISTRICT INTENSITY AND DEVELOPMENT STANDARDS

Division 2.100 Purpose and Application of Article

Sec. 2.101 Purpose of Article

- A. **Generally.** The purpose of this Article is to establish the general standards for the intensity and character of development that is allowed within each zoning district.
- B. **Standards Applicable to Parcels Proposed for Development.** This Article establishes general regulations for the character of entire parcels proposed for development through the use of limitations on density (and, in some cases, intensity); minimum requirements for open space or landscaped surface area; a minimum area requirement for the parcel proposed for development (which is based on the proposed use and zoning district); minimum requirements for the provision of utilities; in the case of traditional neighborhood developments and mixed housing neighborhoods, the minimum required mix of housing types; and the averaging of lot sizes.
- C. **Standards Applicable to Individual Lots.** The character of development of individual lots is regulated by minimum requirements for building height, lot dimensions, setbacks, building coverage, floor area ratios (in limited cases), and open space or landscaped surface ratios (if the individual lot is the entire parcel proposed for development). This Article also provides standards for the design and location of accessory uses and structures, and for common incidental uses of residential and nonresidential lots (e.g., parking of commercial vehicles).

Sec. 2.102 Application of Article

- A. **Generally.** The Divisions of this Article apply as set out in this Section.
- B. **Standards for Parcels Proposed for Development.** *Division 2.200, Standards for Parcels Proposed for Development* applies to parcels of land that either have not been subdivided, or are proposed for re-subdivision (replatting) or modifications to an existing subdivision.
- C. **Residential Lot, Yard, and Height Standards.** After the standards of *Division 2.200, Standards for Parcels Proposed for Development*, are applied (or if a subdivision in a zoning district other than NC had been approved before the effective date of this UDC), then the standards of *Division 2.300, Residential Lot, Yard, and Height Standards*, are applied to the development of individual lots in the subdivision. If the mixed housing requirements of Section *2.202, Mix of Housing Types in TNDs and Mixed Housing Neighborhoods*, apply, then the selection of lot sizes shall implement those requirements.
- D. **Special Standards for Neighborhood Conservation Districts.**
 - 1. All buildings that lawfully existed or were the subject of an active building permit on the effective date of this UDC are "conforming" buildings with respect to the height and setback requirements of this UDC if they are located in an NC district. However, this Section does not make the following buildings conforming:
 - a. Buildings that were constructed without required permits; and

- b. Buildings that were constructed in violation of permit requirements.
- 2. All lots that lawfully existed on the effective date of this UDC are "conforming" with respect to lot width and lot area if they are located in the NC district. The lot width and lot area requirements of *Division 2.400, Special Standards for Neighborhood Conservation Districts*, apply only to the subdivision or combination of existing lots or parcels within the NC district after the effective date. See Example 2.102, *Application of Lot Width and Area Requirements in the NC₁₅ District*.

Example 2.102 Application of Lot Width and Area Requirements in NC₁₅ District		
<p>This example uses the requirements of the NC₁₅ District (15,000 square foot minimum lot area and 100 foot minimum lot width) for illustrative purposes only. All of the other NC subdistricts are applied in the same way.</p>		
Lawfully Existing Lot #1: NC ₁₅ District, 10,000 square feet in area, 90 feet wide This lot is "conforming" because it is lawfully existing on the effective date of this UDC. Since it is smaller than the minimum lot size (and narrower than the minimum lot width), it cannot be subdivided further.	Lawfully Existing Lot #2: NC ₁₅ District, 35,000 square feet in area, 190 feet wide This lot is "conforming" because it is lawfully existing on the effective date of this UDC. Even though it is more than twice as large as the minimum lot area for the NC ₁₅ District, it cannot be subdivided unless the new lots are configured to meet the minimum lot width requirement.	Lawfully Existing Lot #3: NC ₁₅ District, 35,000 square feet in area, 250 feet wide This lot is "conforming" because it is lawfully existing on the effective date of this UDC. This lot could be subdivided into two lots, provided that each lot meet the minimum lot area and minimum lot width requirements of the NC ₁₅ District.

- 3. Neighborhood Conservation districts are not subject to the standards of *Division 2.200* and *Division 2.300*, but are subject to the general residential standards of *Division 2.500, General Residential Standards*, except where specifically exempted within that Division.
- F. **Nonresidential Lot, Yard, and Height Standards.** After the standards of *Division 2.200, Standards for Parcels Proposed for Development*, are applied (or if a nonresidential subdivision had been approved before the effective date of this UDC), then the standards of *Division 2.600, Nonresidential Lot, Yard, and Height Standards*, are applied to the development of buildings on the parcel or its individual lots.
- G. **Accessory Uses and Supplemental Standards.** In addition to the standards that may apply to a particular use or building, there are standards that apply to all residential and nonresidential uses. These standards cover accessory uses and accessory buildings; fences; vehicle storage; pools; tennis courts; the keeping of animals; and the like. See *Division 2.500, General Residential Standards* and *Division 2.700, General Nonresidential Standards*.

Division 2.200 Standards for Parcels Proposed for Development

Sec. 2.201 Residential Density, Open Space, and Parcel Standards

- A. **Generally.** The open space, density, utility, and minimum parcel area standards that are applicable residential development are provided in Table 2.201, *Residential Parcel Standards*.
- B. **How to Use Table 2.201, Residential Parcel Standards.** The columns in Table 2.201, *Residential Parcel Standards* establish the open space, density, utility, and minimum parcel areas that apply to each of the residential development types. They are interpreted as follows:

1. The first column, district and development type (average lot size), reflects the zoning districts (shaded in orange) and the residential development types that are permitted in the district. The average lot size listed in parentheses is for informational purposes only (it is the basis for the calculations in the table), and is not a regulatory requirement.
2. The second column, min. OSR, reflects the minimum open space ratio. Open space is required only for development that contains five or more dwelling units. OSR is calculated as set out in Section 17.203, *Open Space Ratio*. The third column, gross density, contains the maximum gross density for the use.
3. The third column, gross density, contains the maximum gross density. This is generally expressed in dwelling units per acre. Where "rms" (rooms) is used, the word refers to individual sleeping rooms, and rooms such as kitchens, storage, laundry, and common areas are not included. Gross density is calculated as set out in Section 17.205, *Density*.
4. The fourth column, net density, contains the maximum net density, which is used in the site capacity calculations in Article 3, *Open Space and Environmental Quality*. Where "rooms" is used, the word refers to individual sleeping rooms, and rooms such as kitchens, storage, laundry, and common areas are not included. Net density is calculated as set out in Section 17.205, *Density*.
5. The fifth column, required utilities, indicates if public water and sewer utilities are required. The requirement for public utilities, either from the City or from an approved utility provider, is indicated by "Public," whereas "On-Site" indicates that on-site potable water and individual sewer systems are permitted (public systems may also be used, and must be used instead of on-site systems if lines are available within 300 feet of the development).
6. The sixth column, min. area of parcel proposed for development, indicates the minimum area of the parcel proposed for development that is required for the development of the specified use.

Table 2.201
Residential Parcel Standards

District and Development Type (average lot size)	Min. OSR	Gross Density	Net Density	Required Utilities	Min. Area of Parcel Proposed for Development
RE					
Single-Family Detached (3 acre average lot area)	N/A	0.30	0.30	On Site (see B.5., above)	N/A
Single-Family Detached Cluster (1 acre average lot area)	50%	0.42	0.85	On Site (see B.5., above)	40 acres
Conservation Subdivision (0.5 acre average lot area)	65%	0.57	1.63	Public	40 acres
Preservation Subdivision (0.33 acre average lot area)	75%	0.57	2.28	Public	40 acres
Mixed Housing Neighborhood (10,000 sf. average lot area)	80%	0.62	3.10	Public	80 acres
Residential Eldercare Facilities	90%	2 rms / ac.	20 rms / ac.	Public	10 acres

Table 2.201
Residential Parcel Standards

District and Development Type (average lot size)	Min. OSR	Gross Density	Net Density	Required Utilities	Min. Area of Parcel Proposed for Development
RS					
Single-Family Detached (12,000 sf. average lot area)	10%	2.01	2.23	Public	N/A
Single-Family Detached Cluster (9,500 sf. average lot area)	35%	2.47	3.80	Public	15 acres
Mixed-Housing Neighborhood (5,000 sf. average lot area)	45%	2.70	4.91	Public	40 acres
TND (mixed use, mixed-housing)	20%	3.60	4.50	Public	100 acres
Manufactured Home Park or Subdivision (6,000 sf. average lot area)	40%	2.54	4.23	Public	minimum area: 15 acres maximum area: 30 acres
Institutional Residential	25%	8 rms / ac.	10.66 rms / ac.	Public	1 acre
Residential Eldercare Facility	25%	10 rms / ac.	13.33 rms / ac.	Public	1 acre
RU					
Single-Family (5,000 sf)	10%	4.09	4.54	Public	N/A
Attached Single-Family (2,600 sf.)	20%	7.68	9.60	Public	1 acre
Multifamily	20%	15.67	19.59	Public	minimum area: 4 acres maximum area: 10 acres
TND (mixed use 2,200 sf.)	10%	6.33	7.03	Public	15 acres
Manufactured Home Park or Subdivision (6,000 sf. average lot area)	30%	2.97	4.24	Public	10 acres
Institutional Residential	30%	17.46 rms / ac.	26.34 rms / ac.	Public	20,000 sf.
Residential Eldercare Facility	30%	18.40 rms / ac.	27.13 rms / ac.	Public	20,000 sf.
AF					
Single-Family Detached (10 acre average lot area)	N/A	0.09	0.09	On Site (see B.5., above)	N/A
Single-Family Detached Cluster (5 acre average lot area)	40%	0.10	0.18	On Site (see B.5., above)	200 acres
Conservation Subdivision (1 acre average lot area)	60%	0.34	0.85	On Site (see B.5., above)	160 acres
Preservation Subdivision (0.5 acre average lot area)	75%	0.39	1.57	On Site (see B.5., above)	160 acres
Institutional Residential	95%	2 rms / ac.	20 rms / ac.	On Site (see B.5., above)	20 acres
Manufactured Home Park or Subdivision (6,000 sf. average lot area)	80%	1.00	5.00	Public	40 acres

Sec. 2.202 Mix of Housing Types in TNDs and Mixed Housing Neighborhoods

A. Generally.

1. The following types of development shall include a mix of housing types pursuant to this Section.
 - a. Mixed-housing neighborhoods; and
 - b. TNDs.
2. Individual housing types that may be included in the mix are set out in Section [2.301, Single-Family Detached and Single-Family Detached Cluster](#), through Section [2.308, Cottage Homes](#).

B. Housing Type Mix Requirements.

Table 2.202, *Housing Type Mix Requirements*, sets out the mix of housing types that are required for mixed housing neighborhoods and TNDs. When calculating the percentage of each housing type in a proposed development, normal rounding is allowed.

Table 2.202
Housing Type Mix Requirements

Number of Dwelling Units in Mixed Housing Neighborhood or TND	Min. No. of Housing Types	Max. % Any Housing Type	Min. % Any Housing Type ¹
Less than 40	1	100	20
40 - 89	2	75	25
90-149	3	55	20
150- 220	4	50	12
More than 220	5	30	10

TABLE NOTE:

¹This requirement applies even if more than the minimum number of housing types are provided.

C. Phasing.

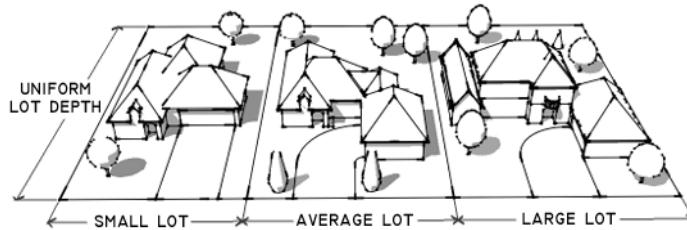
When a development is to be phased, the maximum residential development capacity of the entire site shall be used for calculating the required mix. When a parcel is to be subdivided and developed as multiple mixed housing neighborhoods or TNDs over time, the City may impose a mix based on the original property size to ensure an adequate mix of housing types.

Sec. 2.203 Residential Lot Averaging and Distribution of Averaged Lots

A. Generally.

Lot averaging is a design technique which replaces a minimum lot with an average lot width and a requirement that certain percentages of lots fall into one of three lot area groups: small lots, average lots, and large lots. See Figure 2.203, *Lot Averaging*. Lot averaging shall be applied as required in subsection B., and is optional in other cases.

Figure 2.203
Lot Averaging



B. Applicability.

1. Lot averaging shall be applied:
 - a. To a housing type when there are more than 40 units of the housing type in a mixed housing development or TND (e.g., if there are 50 single family detached homes, 45 patio homes, and 30 standard townhomes in a development, lot averaging must be applied to the single family detached and patio homes, but is not required for the townhomes).
 - b. To any of the following types of development that contains more than 40 dwelling units: single family detached, single family detached cluster, conservation cluster, and preservation cluster developments.
2. Lot area groups for each housing type are provided in the tables of *Division 2.300, Residential Lot, Yard, and Height Standards*.
3. Where lot averaging is not required, but the tables of *Division 2.300, Residential Lot, Yard, and Height Standards*, indicate three lot area groups, the average lot area group shall be used to establish minimum lot area and minimum lot depth for the housing type.
- C. **Identifying Lots in Each Group.** Lots within each size group are identified by lot width. Small lots shall meet the minimum lot width for small lots, and their lot width may be up to (but not including) the lot width of the average lot category. Average lots shall meet the minimum lot width for average lots, and their lot width may be up to (but not including) the lot width of the large lot category. Large lots must meet the minimum lot width for large lots, and their width is not limited.
- D. **Calculating the Required Number of Lots of Each Lot Area Group.** In the tables of *Division 2.300, Residential Lot, Yard, and Height Standards*, that provide for variable lot sizes, the column titled "percent in width type," indicates the minimum proportion of each lot area group that must be provided. The minimum number of small and average lots shall be rounded up to the nearest whole number. The large lot category is always listed as "remainder" because after the minimum proportions for small and average lots are met, the remainder of the lots may be large lots.
- E. **Distribution of Averaged Lots.** Lots in the three lot area groups shall be distributed as follows:
 1. Lots in each of the three lot area groups (small lots, average lots, and large lots) shall be mixed on each block or cul-de-sac so that they are spread evenly through the development (except as provided in D.2., below). Concentrating lots of a single lot area group in separate areas of a development is not allowed.

2. TND and mixed housing neighborhood plans may designate a mix of housing types or diverse single-family house sizes on a single block or block face. The Planning and Zoning Commission may approve such developments even if they do not strictly comply with subsection D.1., above, if it finds that the overall distribution of housing types in the development does not unreasonably concentrate small lots.

Sec. 2.204 Nonresidential Districts and Mixed-Use Parcel Standards

- A. **Generally.** The standards that are applicable nonresidential development are provided in Table 2.204, *Nonresidential and Mixed Use Standards*. The table includes provisions for density, intensity, utility requirements, and minimum area for the parcel proposed for development.
- B. **How to Use Table 2.204, Nonresidential and Mixed Use Development Standards.** The columns in Table 2.204, *Nonresidential and Mixed Use Development Standards*, establish the landscape area, floor area, utility, and parcel area standards that apply to each of the nonresidential uses. They are interpreted as follows:
 1. The first column, district and development type, reflects the zoning districts (shaded in orange) and the nonresidential or mixed uses that are allowed.
 2. The second column, LSR, reflects the minimum landscape surface ratio for the development type. LSR is calculated as set out in Section 17.204, *Landscape Surface Ratio*.
 3. The third column, maximum floor area, contains the maximum floor area for the use, which may be expressed as an absolute maximum, a maximum size for individual buildings, a gross floor area ratio, or no maximum ("N/A").
 4. The fourth column, required utilities, his column indicates if public water and sewer utilities are required. Requirement for public utilities, either from the City or from an approved public utility provider, is indicated by "Public," whereas "On-Site" indicates that on-site potable water and individual septic systems are permitted.
 5. The fifth and sixth columns, minimum and maximum area of parcel proposed for development, indicates the area of land that is required for the development of the specified use (minimum) and the maximum area of land that is allowed for the specified use in the district (maximum).
- C. **How to Use Table 2.204a, Development Standards in Non-Residential Districts.** The columns in Table 2.204a, *Nonresidential and Mixed Use Development Standards*, establish the landscape area, floor area, utility, and parcel area standards that apply to each of the nonresidential uses. They are interpreted as follows:
 1. The first column, district and development type, reflects the zoning districts (shaded in orange) and the nonresidential or mixed uses that are allowed.
 2. The second column, Min Permeable Open Space, reflects the minimum permeable open space for the parcel.
 3. The third column, maximum floor area, contains the maximum floor area for the use, which may be expressed as an absolute maximum, a maximum size for individual buildings, a gross floor area ratio, or no maximum ("N/A").
 4. The fourth column, required utilities, his column indicates if public water and sewer utilities are required.
 5. The fifth column, minimum parcel area, indicates the minimum area of land that is allowed for the specified use in the district.

Table 2.204
Nonresidential and Mixed Use Parcel Standards in Residential Districts

District and Development Type	Min. LSR	Maximum Floor Area	Required Utilities	Area of Parcel Proposed for Development	
				Minimum	Maximum
RE					
Cemetery	70%		Public	2 acres	N/A
Place of Public Assembly	60%		Public	30,000 sf.	N/A
Private Club	60%	Primary access to use provided by local street: 10,000 sf.; Primary access to use provided by collector street: 25,000 sf.; No maximum where primary access is provided by arterial street	Public	3 times average residential lot within 1,000 ft. in RE district	N/A
All Other Nonresidential Uses ¹	70%		Public	10 acres	N/A
RS					
Cemetery	70%		Public	2 acres	N/A
Place of Public Assembly	40%		Public	30,000 sf.	N/A
Private Club	40%	Primary access to use provided by local street: 10,000 sf.; Primary access to use provided by collector street: 25,000 sf.; No maximum where primary access is provided by arterial street	Public	3 times average residential lot within 1,000 ft. in RS district	N/A
Nonresidential Components of TND	See Division 11.300, Traditional Neighborhood Development				
All Other Nonresidential Uses ¹	50%	Primary access to use provided by local street: 10,000 sf.; Primary access to use provided by collector street: 25,000 sf.; No maximum where primary access is provided by arterial street	Public	5 ac.	N/A
RU					
Nonresidential Components of TND	See Division 11.300, Traditional Neighborhood Development				
Place of Public Assembly	15%		Public	Conforming Lot	N/A
Private Club	15%	Primary access to use provided by local street: 10,000 sf.; Primary access to use provided by collector street: 25,000 sf.; No maximum where primary access is provided by arterial street	Public	2 times average residential lot within 500 ft. in RU district	N/A
All Other Nonresidential Uses ¹	15%		Public	30,000 sf.	N/A
NC					
All Nonresidential Uses(NC ₄ ; NC _{5,4N} ; NC _{5,4W} subdistricts)	15%		Public	4 times the minimum lot area of the district	N/A
All Nonresidential Uses(NC _{10,5N} ; NC _{10,5W} ; NC ₁₅ ; NC ₂₀ subdistricts)	30%	Primary access to use provided by local street: 10,000 sf.; Primary access to use provided by collector street: 25,000 sf.; No maximum where primary access is provided by arterial street	Public	3 times the minimum lot area of the district	N/A
All Nonresidential Uses(NC _{2A} subdistrict)	50%		Public	8 acres	N/A
AF					
All Nonresidential Uses(except agriculture and forestry)	90%	0.02 Gross FAR	On-Site	20 acres	N/A

Table 2.204a
Parcel Standards in Non-Residential Districts

<u>District and Development Type</u>	<u>Min. Permeable Open Space</u>	<u>Maximum Total Floor Area</u>	<u>Required Utilities</u>	<u>Min. Area</u>
CN				
Single-Family Detached – must comply with RS standards in Table 2.204	<u>See relevant RS Standard</u>	<u>See relevant RS Standard</u>	<u>See relevant RS Standard</u>	<u>See relevant RS Standard</u>
All Other Residential – must comply with RU standards in Table 2.204	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>
Non-Residential CN uses	<u>20%</u>	Individual buildings shall not exceed 5,000 sf. for freestanding buildings; or 9,000 sf. for multi-tenant buildings with separate entrances. Any increase in maximum floor area only allowed through conditional use approval.	<u>Public</u>	<u>N/A</u>
CC				
Single-Family Detached – must comply with RS standards in Table 2.204	<u>See relevant RS Standard</u>	<u>See relevant RS Standard</u>	<u>See relevant RS Standard</u>	<u>See relevant RS Standard</u>
All Other Residential – must comply with RU standards in Table 2.204	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>
Non-Residential CN uses	<u>20%</u>	<u>N/A</u>	<u>Public</u>	<u>N/A</u>
CG				
All Residential – must comply with RU standards in Table 2.204	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>
Non-Residential CG Uses	<u>20%</u>	<u>N/A</u>	<u>Public</u>	<u>N/A</u>
UC				
Residential – must comply with RU standards in Table 2.204	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>	<u>See relevant RU Standard</u>
Non-Residential Uses	<u>10%</u>	<u>N/A</u>	<u>Public</u>	<u>N/A</u>
BP and I				
All Uses	<u>20%</u>	<u>N/A</u>	<u>Public</u>	<u>N/A</u>

Sec. 2.205 Nonresidential Lot Regulations

Table 2.205, *Nonresidential Bulk Requirements*, sets out nonresidential lot, setback, and height standards for each district and development type. These standards may be modified for a traditional neighborhood development, according to the standards of Division 11.300, *Traditional Neighborhood Development*.

Table 2.205
Nonresidential Bulk Requirements

District and Use	Minimum					Maximum Height (ft.)
	Lot Width (ft.) ¹	Build-to Line (ft.) ²	Front Setback (ft.) ²	Side Yard Min. / Total (ft.) ²	Rear Setback (ft.) ²	
RE						
Place of Public Assembly and Private Clubs	150	N/A	30	15 / 40	35	35
All Other Nonresidential Uses	500	N/A	75	30 / 60	100	28
RS						
Institutional Residential	300	na.	50	10 / 20	35	28
All Other Uses	300	na.	50	25 / 50	50	28
RU						
Institutional Residential	250	na.	20	30 / 60	50	28
All Other Uses	125	na.	20	20 / 40	50	35
NC						
All uses	Two times the yards for single-family					35
CN						
CN Uses	50	na.	20	10 / 20	25	35
CC						
CC Uses	50	20	na.	10/20	10	35
CG						
CG Uses	50	20	na.	10/20	10	50
UC						
Mixed Use	66	0 ³	na.	0	0	50
All Other Uses	22	0 ³	na.	0	0	50
BP I						
All other uses	na.	na.	na.	15	30	4 stories or 50 ft., whichever is lower

TABLE NOTES:

¹ Along arterials, frontages in excess of the minimum lot width may be required. See Division 9.400, *Access Management and Circulation*.

² If a larger bufferyard is required, the setback or build-to line shall be the width of the bufferyard.

³ Buildings shall be constructed to a build-to line that allows enough room for a 10 foot wide attached sidewalk. If the 10-foot wide sidewalk can be constructed entirely within the right-of-way, then the build-to line shall be the property line.

Division 2.300 Residential Lot, Yard, and Height Standards

Sec. 2.301 Single-Family Detached and Single Family Detached Cluster Lot Standards

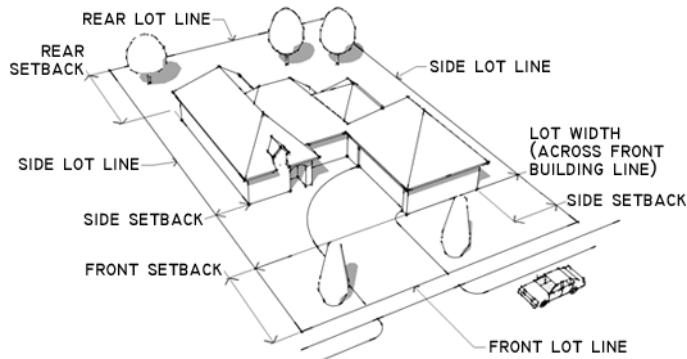
A. Generally.

1. The single-family detached housing type consists of a single-family residence located on a privately-owned lot with private yards on each side of the unit. Lot standards that are set out in this Section are illustrated in Figure 2.301, *Single-Family Detached Lot Standards*, and measured and calculated according to Article 17, *Calculations*.
2. Subsection C., below, applies to:
 - a. All single-family development in the RE and AF districts;
 - b. All lot splits, lot combinations, new development of vacant lots, and redevelopment of lots in the NC district; and
 - c. All single-family development in subdivisions of 40 or fewer lots in the RS and RU districts.
3. Subsection D., below, applies to Subdivisions that include more than 40 single-family lots that are located in the RS or RU districts.

B. Where Permitted.

Single-Family Detached housing is permitted as provided in Section 1.302, *Residential, Home, and Institutional Uses*. In TNDs, it is permitted only in the "General" and "Edge" subdistricts.

Figure 2.301 Single-Family Detached Lot Standards



C. Lot Standards for RE, and AF Districts, and Small Subdivisions in RS and RU Districts.

Lot and building standards for single-family detached units are set out in Table 2.301A, *Single-Family Detached Lot and Building Standards (RE / RS / RU / AF)*. See subsection A., above, for applicability.

Table 2.301A
Single-Family Detached Lot and Building Standards (RE / RS / RU / AF)

Zoning District and Development Type	Minimum					Maximum	
	Lot Area	Lot Width (ft.)	Front Setback ¹ (ft.)	Side Setback Min. / Total (ft.) ²	Rear Setback (ft.)	Height (ft.)	Building Coverage Ratio (%)
RE							
Single Family Detached	3 acres	200	75	20 / 60	50	35	15%
Single Family Detached Cluster	1 acre	150	75	15 / 40	40	35	15%
Conservation Subdivision	1/2 acre	100	50	10 / 25	40	35	40%
Preservation Subdivision	1/3 acre	80	30	6 / 16	40	35	45%
RS							
Single Family Detached	12,000 sf.	85	25	10 / 25	35	35	30%
Single Family Detached Cluster	9,500 sf.	85	25	5 / 12	30	35	45%
RU							
Single Family Detached	5,000 sf.	50	12	5 / 10	25	35	45%

Table 2.301A
Single-Family Detached Lot and Building Standards (RE / RS / RU / AF)

Zoning District and Development Type	Minimum					Maximum	
	Lot Area	Lot Width (ft.)	Front Setback ¹ (ft.)	Side Setback Min. / Total (ft.) ²	Rear Setback (ft.)	Height (ft.)	Building Coverage Ratio (%)
AF							
Single Family Detached	10 acres	400	75	30 / 80	75	35	5%
Single Family Detached Cluster	5 acres	300	75	25 / 70	75	35	5%
Conservation Subdivision	1 acre	150	40	15 / 40	50	35	20%
Preservation Subdivision	1/2 acre	100	30	10 / 25	50	35	35%

TABLE NOTES:

¹ Street yard refers to all yards on a street front, side, or rear.

² The first number is the minimum side yard. The second number is the sum of the two side yards.

D. General. The lot and building standards for single-family detached units in large subdivisions in the RS and RU districts are set out in Table 2.301B, *Single-Family Lot and Building Standards; Large Subdivisions (RS / RU)*. The table requires three classifications of lot area (lot area groups) and width in order to ensure variety within the neighborhood. See subsection A., above, for applicability.

Table 2.301B
Single-Family Detached Lot and Building Standards; Large Subdivisions (RS / RU)

Zoning District and Development Type / Lot Area Group	Minimum						Maximum	
	Lot Area (sf.)	Lot Width (ft.)	Percent in Category	Front Setback (ft.)	Side Setback Min. / Total (ft.) ¹	Rear Setback (ft.)	Height (ft.)	Building Coverage (%)
RS	Single Family Detached							
Small Lot	10,800	72	Remainder	25	6 / 16	35	35	24%
Average Lot	12,000	80	50%	25	6 / 16	35	35	30%
Large Lot	13,200	88	25%	25	6 / 16	35	35	30%
RS	Single Family Detached Cluster							
Small Lot	8,500	75	25%	25	5 / 12	30	35	27%
Small Lot (2017 Update) ³		50	Not to exceed 10% of the small %					
Average Lot	9,500	85	50%	25	5 / 12	30	35	34%
Large Lot	10,500	95	Remainder ³	25	5 / 12	30	35	34%
RU	Single Family Detached							
Small Lot	4,400	44	25%	10	5 / 12	25	32	40%
Average Lot	5,000	50	50%	10	5 / 12	25	32	45%
Large Lot	5,600	56	Remainder ²	10	5 / 12	25	32	45%

Table Notes:

¹The first number is the minimum side yard. The second number is the sum of the two side yards. For example, 15 / 40 means that if one side yard is 15 feet, the other must be 25 feet (15 + 25 = 40).

² See Section 2.203, Residential Lot Averaging and Distribution of Averaged Lots, subsection C.

³ Allow for an additional Lot Area Group of Lot Widths of 50 ft. (feet) for the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts, but such 50 ft lots shall be contiguous to each other and shall not exceed 10% of the allotted Percent in Category for Small Lot Groups, and shall proportionally increase the Percent in Category of the development allowed for Large Lot Group Areas of 25% to 30%.

Sec. 2.302 Reserved (Lot-Line House moved to Design Appendix)**Sec. 2.303 Reserved (Patio House moved to Design Appendix)****Sec. 2.304 Reserved (Duplex Houses moved to Design Appendix)****Sec. 2.305 Townhouses; (Weak-Link and Standard moved to Design Appendix)**

A. **Generally.** Townhouse are attached-single-family uses. Table 2.305 contains Townhouse Units Lot and Building Standards.

Table 2.305
Townhouse Lot and Building Standards

Development Type	Townhouse
Min. Lot Area per du (sf.)	2,400
Min. Lot Width per du (ft.)	24
Min. Street Setback (building / garage) (ft.)	15
Min. Building Separation (ft.)	15
Rear Setback (ft.)	20
Min. Number of Attached du's	4
Max. Number of Attached du's	8
Max. Height (ft.)	35
Max. Building Coverage Ratio	50%

B. Design Requirements.

1. There shall be a unifying architectural theme for an entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, and colors around the entire structure.
2. For developments of only one group of connected townhouses, the minimum lot area shall 15,000 square feet.
3. Building separation may be common open space if linked to other common areas.
4. Generally, a row of connected townhouses shall include at least four units. When the townhouse lots are part of a development with a number of townhouse pads on separate lots, the average should be four or more, but two and three unit rows are permitted as long as the average of four or more is maintained.
5. All front-loaded garages and driveways must be paired when there is an even number of connected units.
6. Façade Treatments
 - a. Façade articulation should reflect the rhythm of nearby residential areas with porches, projecting eaves and overhangs, and other traditional architectural elements which provide residential scale and help to break up building mass.
 - b. Dwelling entries such as stoops and porches should be the predominant facade feature.
 - c. Additional architectural features such as bay windows and chimneys are encouraged

- d. Projections should extend beyond facade (2 feet minimum recommended).

Sec. 2.306 Reserved (Roof Deck and Duplex Townhouses moved to Design Appendix)

Sec. 2.307 Multi-Family (Multiplex moved to Design Appendix)

- A. **Generally.** Multi-Family includes multiplex. The multi-family housing type may also be a residential component of mixed-use buildings. Lot standards are set out in Table 2.307, *Multiplex and Multi-Family Lot and Building Standards*.

Table 2.307 Multiplex and Multi-Family Lot and Building Standards	
Development Type	Multi-family
Min. Site Area per Building (sf.)	15,000
Min. Lot Area per du (sf.)	1,800
Min. Street Setback ² (ft.)	15
Min. Rear Setback (ft.)	20
Min. Building Separation (ft.)	20
Max. Height (ft.)	50
Max. Building Coverage Ratio	40%

- B. **Vertically Mixed-Use Exception to Table 2.307, *Multiplex and Multifamily Lot and Building Standards*.** Where multifamily is a component of a vertically mixed-use building, the lot standards that apply to the ground floor use shall control instead of the standards of Table 2.307.

Sec. 2.308 Reserved (Cottage Homes moved to Design Appendix)

Sec. 2.309 Manufactured Homes

- A. **Generally.** The manufactured home housing type consists of a manufactured home that is located on a privately-owned or rented lot in a manufactured home subdivision or manufactured home park. The width of the lots depends upon whether the unit to be placed on the lot will be single- wide or double-wide construction. Manufactured home units have small private yards on each side. See Figure 2.309, *Manufactured Home Unit*. Standards for manufactured homes are set out in Table 2.309, *Manufactured Home Lot and Building Standards*.

Figure 2.309
Manufactured Home Unit

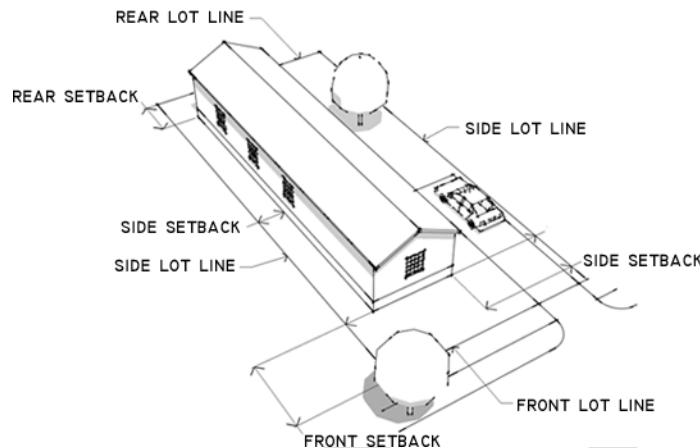


Table 2.309
Manufactured Home Lot and Building Standards

Zoning District / Lot Type	Minimum					Maximum	
	Lot Area (sf.) ²	Lot Width (ft.)	Front Setback (ft.) ¹	Side Setback min. / total (ft.) ³	Rear Setback(ft.)	Height(ft.)	Building Coverage Ratio (%)
RS RU AF							
Single-Wide Lot	4,500	45	15	6 / 20	10	20	0.40
Double-Wide Lot	6,000	60	15	6 / 20	10	20	0.40
NC MH Subdistrict Only							
All types	6.000 ⁴	60	15	6 / 20	10	20	0.45

TABLE NOTES:

¹Street yard refers to front yard of lot.

²Minimum lot area also applies to the area of rented lots in a manufactured home park.

³The first number is the minimum side yard. The second number is the sum of the two side yards.

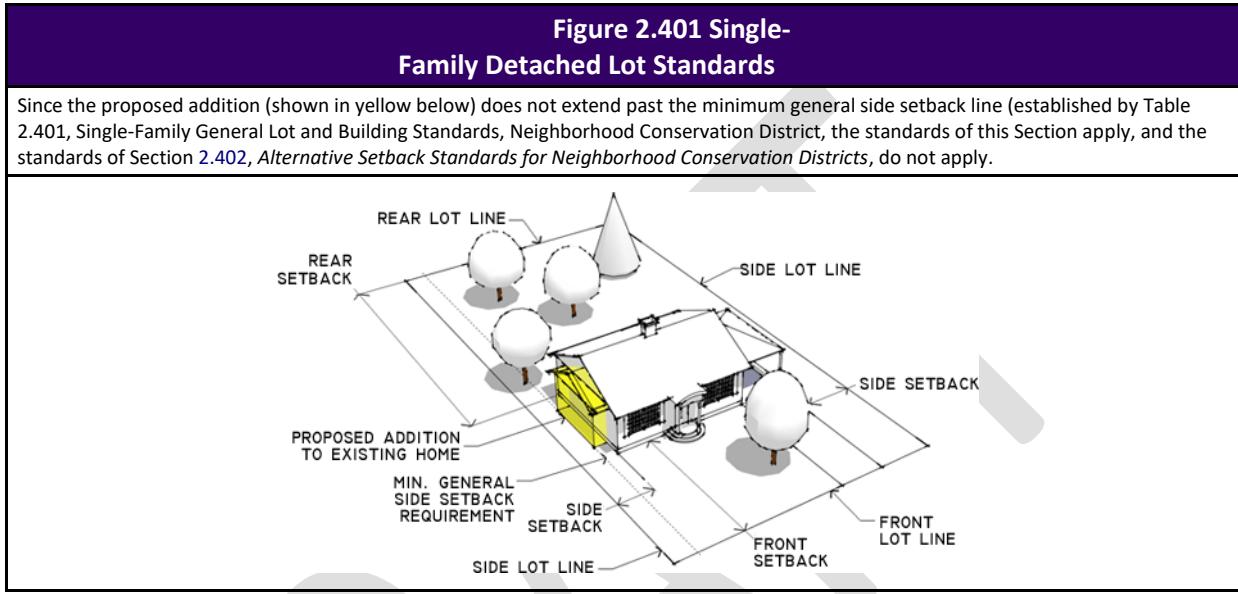
⁴If served by individual sewerage, it shall be on a one acre lot, with a minimum width of 120 feet and front setback of 30 feet.

B. Where Permitted. Manufactured homes are permitted as set out in Section 1.302, *Residential, Home, and Institutional Uses*.

Division 2.400 Special Standards for Neighborhood Conservation Districts

Sec. 2.401 Single-Family General Lot and Building Standards, Neighborhood Conservation District

A. **Generally.** This Section sets out the standards for redevelopment, new development, and expansion of existing single-family homes in the NC district.



B. **Standards.** The lot and building standards for single-family homes in each neighborhood conservation subdistrict are set out in Table 2.401, *Single-Family General Lot and Building Standards, Neighborhood Conservation District*. These standards do not make existing development nonconforming. If an expansion of an existing single-family home would not comply with the standards of this Section, the proposed expansion will be evaluated pursuant to Section 2.402, *Alternative Setback Standards for Neighborhood Conservation Districts*.

Table 2.401
Single-Family General Lot and Building Standards, Neighborhood Conservation District

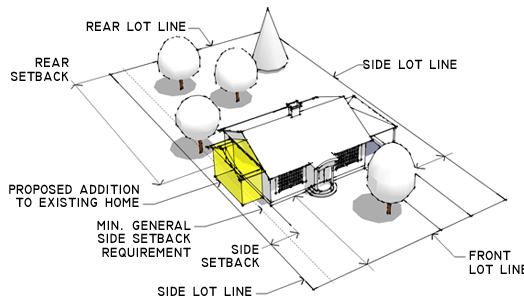
NC	Minimum				Maximum	
Subdistrict	Lot Width and Lot Area	Front Setback (ft.)	Side Setback Min. / Total (ft.)	Rear Setback (ft.)	Height (ft.)	Building Coverage (%)
NC ₄	See Table 1.201B	10	5 / 10	15	35	50%
NC ₅	See Table 1.201B	20	5 / 10	20	35	50%
NC _{5.4N}	See Table 1.201B	20	5 / 10	20	35	50%
NC _{5.4W}	See Table 1.201B	20	5 / 10	20	35	50%
NC _{10.5N}	See Table 1.201B	20	5 / 10	20	35	45%
NC _{10.5W}	See Table 1.201B	20	5 / 10	20	35	45%
NC ₁₅	See Table 1.201B	25	10 / 20	20	35	30%
NC ₂₀	See Table 1.201B	30	10 / 20	35	35	25%
NC _{2A}	See Table 1.201B	35	10 / 20	35	35	15%

Sec. 2.402 Alternative Setback Standards for Neighborhood Conservation District

A. **Generally.** In the Neighborhood Conservation subdistricts, rigid adherence to inflexible building setback requirements is often not practical. This Section provides an alternative set of standards for development, redevelopment, and expansion of existing buildings (as indicated below) within these subdistricts when the new construction would encroach into the setbacks that are established by Section 2.401, *Single-Family General Lot and Building Standards, Neighborhood Conservation District*. See Figure 2.402A, *Single-Family Detached Lot Standards*.

Figure 2.402A Single-Family Detached Lot Standards

Since the proposed addition (shown in yellow below) extends past the minimum general side setback line established in Table 2.401, *Single-Family General Lot and Building Standards, Neighborhood Conservation District*, the alternative setback standards of this Section would apply instead of the minimum general standards.



B. **Alternative Building Setback Standards; All Setbacks.** Alternative setbacks shall be applied only if it is demonstrated that the standards of the applicable subsection of this Section are met, and the proposed construction:

1. Does not interfere with planned expansion of right-of-way, and if right-of-way expansion is planned, the application is evaluated as if the right-of-way has been expanded;
2. Does not result in interference with a utility easement;
3. Does not cause more or faster drainage onto abutting properties or rights-of-way than the condition that existed before the proposed construction;
4. Does not result in a nonconformity with respect to the building code on either the applicant's lot or the abutting property;
5. Is built to building code standards (e.g., fire ratings) that would allow construction of the abutting lot to be built to the same standard along the same setback line;
6. Conforms to building coverage limitations of Section 2.401, *Single-Family General Lot and Building Standards, Neighborhood Conservation District*; and
7. Does not reduce the area provided for parking to fewer than two paved off-street parking spaces (one or both may be in a garage or carport).

C. **Alternative Building Setback Standards; Front Setbacks.**

1. *New Development; Redevelopment; and Building Expansion.* For new development,

redevelopment, or building expansion, front setbacks may be reduced from the standards set out in Section [2.401, Single-Family General Lot and Building Standards, Neighborhood Conservation District](#), if it is demonstrated that the proposed new front building setback:

- a. Is equal to not more than 10 percent less than the average actual setback of the other homes on the same side of the same block; and / or
- b. For an attached or detached garage, is equal to the average actual front setback to an attached or detached garage with comparable garage door orientation with respect to the street (e.g., door faces the street or door is perpendicular to the street) on the same side of the same block.

2. *Building Expansion Only.* For building expansions only, front setbacks may be reduced from the standards set out in Section [2.401, Single-Family General Lot and Building Standards, Neighborhood Conservation District](#), if compliance with any of the following options is demonstrated:

- a. Option #1. The reduction is 10 percent or less of the required front setback, and the encroachment will not reduce the depth of a driveway to less than 21 feet in length to the edge of the sidewalk or ditch or street pavement, whichever edge is closest to the building;
- b. Option #2. The reduction is more than 10 percent of the required front setback, but less than 25 percent of the required front setback, and:
 - i. No garage doors that face the street are located in the reduced setback area;
 - ii. The improvement is not more than 20 feet in height;
 - iii. If the encroachment is more than 10 feet wide (measured parallel to the front building line), then it is screened from view from the public right-of-way by a canopy tree or evergreen tree; and
 - iv. The encroachment is not more than 30 feet wide or 50 percent of the lot width, whichever is smaller.
- c. Option #3. The existing building encroaches upon the setback set out in Section [2.401, Single-Family General Lot and Building Standards, Neighborhood Conservation District](#), on the effective date, and:
 - i. The proposed construction will not reduce the depth of a driveway to less than 21 feet in length to the edge of the sidewalk or ditch or street pavement, whichever is closest to the building;
 - ii. The proposed construction will be set back not less than 90 percent of the setback to the existing building; and
 - iii. The proposed construction will not create the appearance of a monolithic building frontage by substantially reducing the articulation of the building as viewed from the street.

D. Alternative Building Setback Standards; Interior Side Setbacks.

1. *New Development; Redevelopment; and Building Expansion.* For new development, redevelopment, or building expansion, interior side setbacks may be reduced from the standards set out in Section [2.401, Single-Family General Lot and Building Standards, Neighborhood Conservation District](#), if it is demonstrated that the proposed side building setback is equal to not more than the average actual side building setback of the other

homes on the same side of the same block.

2. *Building Expansion Only.* For building expansion only, interior side setbacks may be reduced from the standards set out in Section [2.401, Single-Family General Lot and Building Standards, Neighborhood Conservation District](#), up to 40 percent if it is demonstrated that the proposed construction meets all of the following standards:
 - a. Limit of Encroachment
 - i. If the lot that abuts the proposed building expansion is used for residential purposes, then:
 - a. The building expansion is screened from view from the public street by at least one tree per story of the building expansion, unless it projects into the required side setback less than one foot further towards the lot line than the existing building;
 - b. Building expansions that are 12 feet in height (measured from the average grade across the side of the proposed construction facing the abutting lot) or less are set back at least 42 inches from the side lot line (see, e.g., Figure 2.402B, Limit of Encroachment, One-Story Addition); and
 - c. Building expansions that are more than 12 feet in height (measured from the average grade across the side of the proposed construction facing the abutting lot) are set back at least five feet from the side lot line (see, e.g., Figure 2.402C, Limit of Encroachment, Two-Story Addition).
 - ii. If the lot that abuts the proposed building expansion is used for nonresidential purposes or permanent open space that is at least 20 feet in width, then the building expansion is set back at least 42 inches from the side lot line.

Figure 2.402B
Limit of Encroachment, One-Story Addition

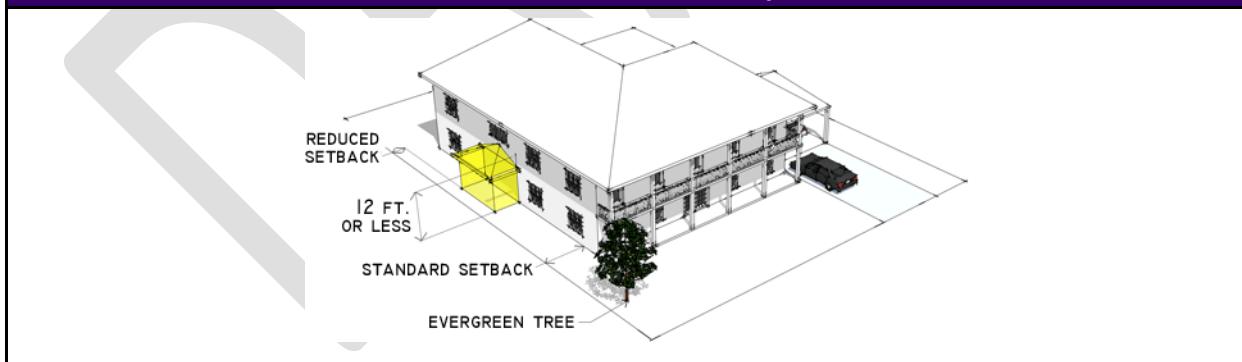
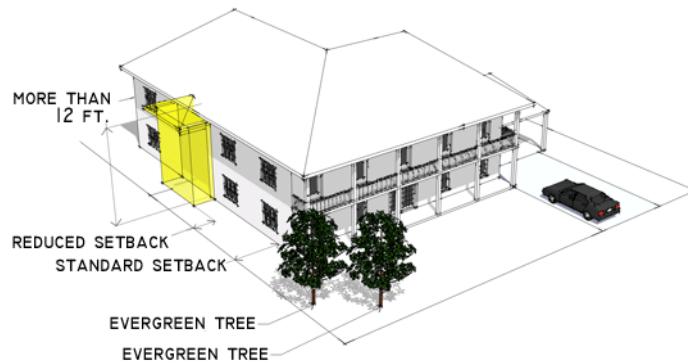


Figure 2.402C
Limit of Encroachment, Two-Story Addition



- b. Horizontal Dimension. The building expansion, combined with the existing building, does not create a horizontal dimension of more than 50 feet without an offset in the building wall of at least three feet.
- c. Windows. The building expansion does not include a window that is located directly across from another window on a residential building that is closer than 20 feet away, unless:
 - i. The window is on the first floor and an opaque fence is installed between the two buildings to a height of six feet; or
 - ii. The window is not operational and is made of glass block or frosted glass.

F. Alternative Building Setback Standards; Rear Setbacks.

- 1. Rear setbacks may be reduced on any lot if it is demonstrated that the proposed rear building setback is equal to not more than 10 percent less than the average actual setback of the other homes on the same side of the same block.
- 2. Rear setbacks may be reduced on lots with rear lot lines that abut permanent open space, and through lots with fences or walls that screen rear yards from arterials and collectors, according to the following standards:
 - b. For construction, or portions of construction, that is 18 feet or less in height (measured from the average grade across the side of the proposed construction facing the rear lot line), the rear setback may be reduced by up to 50 percent if it is demonstrated that:
 - i. The proposed construction will not create the appearance of a monolithic building by substantially reducing the articulation of the building as viewed from abutting property, open space, or public rights-of-way; or
 - ii. The proposed construction is located behind an opaque fence or garden wall that is at least five feet in height, and one evergreen or canopy tree is planted in the rear yard for each 12 feet of width of the encroaching portion of the proposed construction.
 - c. For construction, or portions of construction, that is more than 18 feet in height (measured from the average grade across the side of the proposed construction facing the rear lot line), the rear setback may be reduced up to 30 percent if it is demonstrated that the standards of subsection E.1.a., above, are met.

Sec. 2.403 Accessory Buildings and Fences in NC Districts

- A. **Generally.** The standards of this Section and not Section [2.502, Fences, Garden Walls, and Hedges](#), or Section [2.503, Accessory Buildings and Structures](#), shall apply to residential lots within the NC district.
- B. **Detached Garages.**
 - 1. On lots that are less than 10,500 square feet in lot area, garages and carports shall be sized for not more than four vehicles, and all vehicles shall be used by the occupants of the premises.
 - 2. Lots that are larger than 10,500 square feet in lot area may be developed with a garage or carport of any size, but all vehicles shall be used by the occupants of the premises.
- C. **Accessory Building Setbacks.** Accessory buildings that are located less than 10 feet from a principal building shall have the same side yards as are required for the principal building.
- D. **Fence Location.** Fences that are more than 30 percent opaque and other visual obstructions shall not be located within 30 feet of a street intersection. Fences shall not be installed over City servitudes or outside of the applicant's lot.
- E. **Accessory Dwelling Units.** Accessory dwelling units are not allowed.

Division 2.500 General Residential Standards

Sec. 2.501 Exceptions to Residential Lot Standards

- A. **Generally.**
 - 1. Table 2.501, *Permitted Projections into Required Residential Yards*, sets out structures and building projections that may be located within required yards (between the setback lines and the lot lines).
 - 2. Measurements in the table are taken from:
 - a. The setback line (A);
 - b. From the lot line (B); or
 - c. Into the right-of-way (C). See Figure 2.501, *Illustrative Measurement of Residential Encroachments*.
 - 3. Where a measurement is indicated for "(A) Into Yard" and "(B) From Lot Line," then the measurement that results in the larger setback from the lot line controls.
 - 4. Where a measurement is indicated for "(A) Into Yard" and "(C) Into Right-of-Way," then the measurement that allows the smallest encroachment into the right-of-way controls.

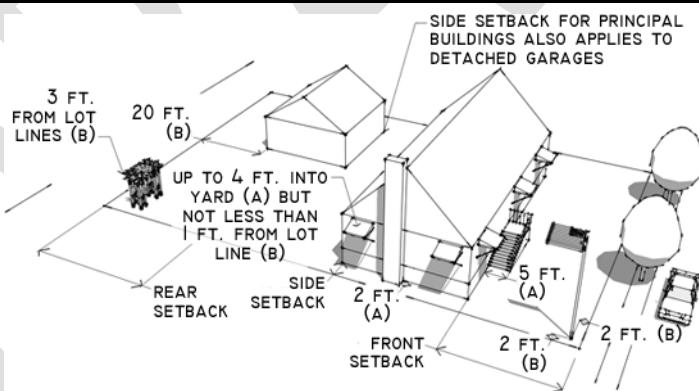
Table 2.501
Permitted Projections into Required Residential Yards

Location / Projection	Permitted Encroachments		
	(A) Into Yard	(B) From Lot Line	(C) Into Right-of-Way
All Yards			
Awnings and canopies without supports that extend to ground	4 ft.	1 ft.	Not Allowed
Steps, 4 feet or less above grade, which are necessary for access to a permitted building, or for access to a lot from a street or alley.	5 ft. for building access; as needed for access to lots	0 ft.	Not Allowed
Chimneys	2 ft.	1 ft.	Not Allowed
Arbors and trellises	N/A	3 ft.	Not Allowed
Flagpoles	N/A	2 ft.	Not Allowed
Fences, garden walls, and hedges	N/A	<i>See Section 2.502, Fences, Garden Walls, and Hedges</i>	Not Allowed
Front Yard			
One-story bay windows	3 ft.	5 ft.	Not Allowed
Overhanging eaves and gutters	4 ft.	0 ft.	UC District Only: 1 ft., subject to Planning and Zoning Commission approval.
Patios	10 ft., subject to Section 2.504, Decks, Balconies, Patios, and Porches.	2.5 ft.	Not Allowed
Open porch, 40 square feet or less of floor area encroaching	4 ft., subject to Section 2.504, Decks, Balconies, Patios, and Porches	2.5 ft.	Not Allowed
Balconies	Generally: 4 ft. RU Districts: 6 ft. All are subject to Section 2.504, Decks, Balconies, Patios, and Porches	0 ft.	RU District: 3 ft., but not closer than 2 ft. from back of curb, subject to Planning and Zoning Commission approval.
Side Yard			
Overhanging eaves and gutters	4 ft.	Generally: 1 ft. Lot Line Homes: may encroach onto abutting lot if appropriate easements are recorded prior to construction	UC District Only: 1 ft., subject to Planning and Zoning Commission approval.
Air conditioning units	5 ft., if screened from view by a garden wall or hedge that is one foot taller than the equipment	2.5 ft.	Not Allowed
Driveways	N/A	Generally: 1 ft. Shared access drives may cross lot lines if appropriate easements are recorded prior to construction	Permitted perpendicular connections only
Decks, less than four feet above grade	N/A	3 ft., subject to Section 2.504, Decks, Balconies, Patios, and Porches; but 0 ft. if the adjacent lot is permanent open space	Not Allowed
Decks, four feet or more above grade	6 ft.	6 ft.	Not Allowed

Table 2.501
Permitted Projections into Required Residential Yards

Location / Projection	Permitted Encroachments		
	(A) Into Yard	(B) From Lot Line	(C) Into Right-of-Way
Rear Yard			
Overhanging eaves and gutters	4 ft.	1 ft.	UC District Only: 1 ft., subject to Planning and Zoning Commission approval.
Paved off-street parking spaces	N/A	3 ft., except driveway parking	Not Allowed
Rear-load garage	N/A	20 ft.	Not Allowed
Side-load garage	N/A	5 ft.	Not Allowed
One-story bay windows	3 ft.	8 ft.	Not Allowed
Air Conditioning Units	6 ft., if screened from view by a garden wall or hedge that is one foot taller than the equipment	2.5 ft.	Not Allowed
Decks, less than four feet above grade	N/A	3 ft., subject to Section 2.504, <i>Decks, Balconies, Patios, and Porches</i>	Not Allowed
Decks, four feet or more above grade	12 ft.	5 ft., subject to Section 2.504, <i>Decks, Balconies, Patios, and Porches</i>	Not Allowed

Figure 2.501
Illustrative Measurement of Residential Encroachments



B. Limitations. No projection shall cross a lot line:

1. Into separately owned property, unless a recorded document provides for access to and maintenance of the projection; or
2. Into public property, rights of way, or access easements, except as provided in Table 2.501, *Permitted Projections into Required Yards* and approved by the Planning and Zoning Commission and City Engineer; or

3. Into utility easements, unless the design of the improvement and a recorded agreement allows access to the utility and allows the utility or the City to efficiently remove the encroachment at the property owner's expense.

Sec. 2.502 Fences, Garden Walls, and Hedges

- A. **Generally.** The provisions of this Section apply to all residential development, except in NC zoning districts, which are subject to the standards set out in Section 2.403, *Accessory Buildings and Fences in NC Districts*.
- B. **Fence Height.** No fence shall exceed the height set out in Table 2.502A, Fence Height. See Illustration 2.502, Fence Height and Setbacks.

**Table 2.502A
Fence Height**

Location of Lot	Maximum Height of Fence In . . .				
	Front Yard	Street Side Yard	Interior Side Yard	Rear Yard	Yards Abutting Nonresidential District
All residential districts	3.5 Feet	Local Street: 4 feet Arterial or Collector Street: 6 feet	6 feet	6 feet	8 feet
TNDs	3.5 feet	3.5 feet	6 feet	5 feet	8 feet

- C. **Fence Setbacks.** No fence shall be set back from lot lines less than the distance set out in Table 2.502B, Fence Setbacks. See Illustration 2.502A, Fence Height and Setbacks. Notwithstanding the setbacks in Table 2.502B, Fence Setbacks, no fence shall be constructed over an easement or servitude.

**Table 2.502B
Fence Setbacks**

Location of Lot	Minimum Setback of Fence From . . .				
	From Streets	From Sidewalks	Interior Lot Lines	Intersection of Street Lot Lines	Alley Right-of-Way
All residential districts	5 feet	18 inches	0 feet	20 feet	Fence > 40% opaque: 3 feet Fence < 40% opaque: 1 foot See Figure 2.502B, <i>Fence Opacity</i> .
TNDs	5 feet	18 inches	0 feet	As required for visibility	0 feet

Figure 2.502A
Fence Height and Setbacks

Illustration of fence height and setback requirements in residential districts (not TNDs)

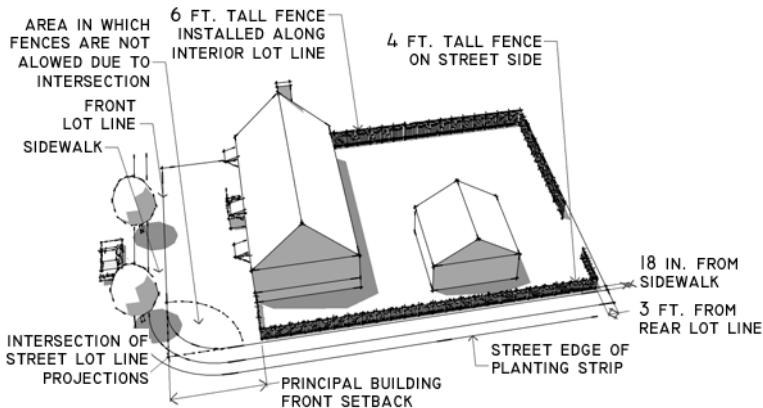


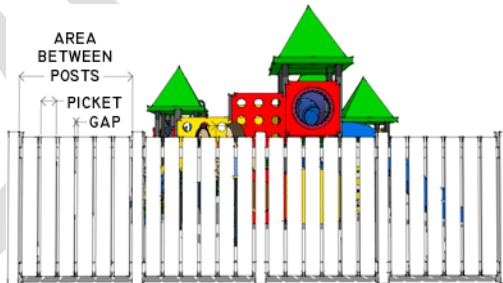
Figure 2.502B
Fence Opacity

Opacity is measured as the total width of pickets (or other fence components) between posts, divided by the distance between posts; or in the case of horizontal fence types, the total width of horizontal fence elements divided by the height of the fence.

Fence with 40% opacity (60% of area between posts is gaps)



Fence with 80% opacity (20% of area between posts is gaps)

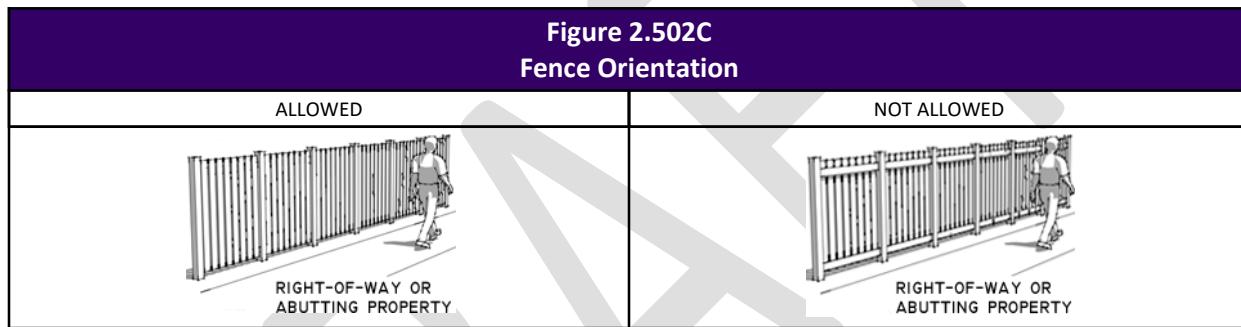


D. Fence Materials and Design.

- Materials shall be durable, and of a character commonly used in residential applications, including: weather resistant wood species, split rail, pressure-treated wood, ornamental wrought iron or powder-coated metal, vinyl, composite materials, brick, and stone.

2. Chain link fences are permitted only in interior side yards and rear yards (including rear yards that face alleys) that are not also street yards.
3. The following materials are prohibited: plywood; sheet metal; plastic; fiberglass sheets; barbed wire, spikes, nails, or other sharp point or instrument on top or sides of a fence (except as provided in subsection C.4., below); welded wire; agricultural fencing; and poultry mesh (chicken wire) or hardware cloth.
4. Barbed wire cradles facing inward toward the property may be placed on top of fences enclosing buildings where the City finds that such are necessary to address a critical security interest. Fences with barbed wire shall be completely screened with a hedge that will be no less than the height of the fence within two years of planting.

E. **Fence Orientation.** The finished side of all fences shall face out toward neighboring property or adjacent rights-of-way. Where fences are located on the property line of residential property, the finished side of the fence shall face the yard that does not belong to the applicant, unless the applicant provides written consent of the abutting property owner to the City. See Figure 2.502C, *Fence Orientation*.



F. **Garden Wall Height.** No garden wall shall exceed eight feet in height.

G. **Garden Wall Setbacks.** No garden wall shall be set back from lot lines less than the distance set out in Table 2.502C, *Garden Wall Setbacks*. Notwithstanding the setbacks in Table 2.502C, *Garden Wall Setbacks*, no garden wall shall be constructed over an easement or servitude.

Table 2.502C
Garden Wall Setbacks

Location of Lot	Minimum Setback From . . .				
	Streets or Alleys	Sidewalks	Interior Lot Lines	Intersection of Street Lot Lines	Alley Right-of-Way
All residential districts	10 feet	4 feet	0 feet	20 feet	3 feet
TNDs	5 feet	18 inches	0 feet	As required for visibility	0 feet or 5 feet from pavement, whichever is a greater setback

H. **Garden Wall Design and Materials.** Garden walls shall be designed to be architecturally compatible with the principal building. Garden walls shall be constructed of materials that are also used in the principal building.

- I. **Hedges.** Hedges may be installed along lot lines, and shall be maintained at a height of six feet or less. However, no hedge shall be planted within four feet of a sidewalk or on the street side of an open drainage ditch.
- J. **Exceptions.** Fences, walls, or hedges, which are specifically required pursuant to Article 10, *Landscaping*, shall conform to the requirements of that Section.

Sec. 2.503 Accessory Buildings and Structures

- A. **Generally.** The provisions of this Section apply to all residential development, except in NC zoning districts, which are subject to the standards set out in Section 2.403, *Accessory Buildings and Fences in NC Districts*, nor shall this section apply in its entirety to residential development in the AF zoning district
- B. **Timing of Construction.** No accessory building or structure shall be constructed unless the principal building is constructed or under construction simultaneously with the accessory building.
- C. **Attached Accessory Buildings.** Accessory buildings that are structurally attached to a principal building shall conform to all standards that are applicable to the principal building.
- D. **Detached Accessory Buildings or Structures, Except Small Sheds.** The maximum footprint and setbacks for detached accessory buildings in residential districts is set out in Table 2.503, *Detached Accessory Building Standards*.

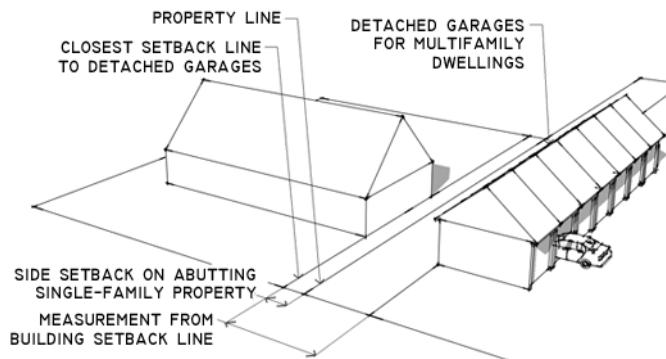
Table 2.503
Detached Accessory Building Standards

District	RS	RU	NC	UC	RE	AF (nonagricultural buildings)	AF (agricultural buildings)	
Maximum Height	Lower of one story or 17 feet			Lower of one story or 17 feet			any	
Maximum Footprint (calculated as the least of the next three rows)								
Percent of principal building footprint	100%			50%			Footprint of agricultural accessory buildings is not limited	
Percent of required rear yard	25%			N/A				
Not to exceed	600 sf.			1,800 sf.				
Setbacks								
Front, Generally	Behind principal building						10 feet	
Front, Detached Garages and Carports	10 feet behind front building line						N/A	
Street Side	Same as principal building's front setback						10 feet	
Interior Side	Greater of 3 feet or 6 feet from the closest principal building setback line on abutting property						10 feet	
Rear, Generally	3 feet						10 feet	
Rear, Garage with Door Facing Alley	20 feet						N/A	
Separation of Buildings on Same Lot	6 feet						6 feet	

- E. **Configuration of Detached Carports and Garages.** Detached carports and garages that serve attached single-family dwellings or multifamily dwellings shall not be located closer than 20 feet to

a building setback line on an adjacent lot that is not used for attached single-family dwellings or multifamily dwellings of the same type; *See Illustration 2.503, Multiple Detached Garage Setbacks.*

Illustration 2.503
Multiple Detached Garage Setbacks



F. Standards Applicable to All Accessory Buildings (Except Small Sheds, Which Are Addressed in Subsection G, Below).

1. *Effect on Lot Coverage.* Accessory buildings count toward the calculation of lot coverage.
2. *Encroachment into Easements:* Accessory structures shall not be located within access or utility easements unless the easement expressly allows the encroachment. A copy of the easement shall be provided to the City prior to the issuance of permits or clearances for such structures.
3. *Architectural Compatibility.* Except in NC districts, accessory buildings shall be designed to be compatible with the principal building in terms of:
 - a. Color, which shall be the same as the principal building or which shall compliment the principal building;
 - b. Materials, which shall be the same as those used on the principal building, and in the case of siding or brick, shall be installed with the same patterns as on the principal building.
 - c. Roof pitch, which shall be the same as the principal building;
 - d. Roof materials and color, which shall be the same as the principal building;
 - e. Fenestration, if windows are provided, they should be of a type and aspect ratio that is similar to those on the principal building.
4. *Residential Occupancy.* Residential occupancy of accessory buildings that are not constructed and approved for residential use is prohibited.

G. Small Sheds. Sheds that are less than nine feet in height to the peak of the roof and less than 350 square feet in floor area may be located not closer than two feet to lot lines, subject to F.2., above, provided that if they are located closer than four feet to a side or rear lot line, the area between the shed and the lot line is planted with shrubs that will grow to form a hedge with a height of three feet within not more than 18 months of planting. Small sheds are not subject to subsection F.3. (architectural compatibility).

Sec. 2.504 Decks, Balconies, Patios, and Porches

- A. **Decks.** No deck shall have a surface that is elevated higher than the level of the second floor of the principal building.
- B. **Patios.**
 1. *Coverage.* Patios may occupy 60 percent of the rear yard.
 2. *Drainage.* Any application for a patio that is more than 750 square feet in area shall include a drainage plan for approval by the City Engineer.
- C. **Enclosed Porches.** Enclosed porches are subject to the same requirements as the building to which they are attached.
- D. **Open Porches.** Front yard encroachment in addition to that permitted by Table 2.501, *Permitted Projections into Required Yards*, shall be permitted for open porches in areas of existing development, provided that:
 1. The open porch will have at least the same front setback as the average front setback of similar existing open porches on the same street on the same side of the block; and
 2. The open porch is designed so that it will not cause additional stormwater runoff onto adjacent properties compared to the pre-development condition.

Sec. 2.505 Swimming Pools and Spas

- A. **Timing of Construction.** No residential swimming pool shall be constructed unless the principal building is constructed or under construction simultaneously with the swimming pool.
- B. **Setbacks.**
 1. *Front:* Behind the principal building.
 2. *Side:* Same as side setback requirements for principal buildings.
 3. *Rear:* The greater of:
 - a. Six feet, measured from the outside wall of the pool.
 - b. Any utility easement width at the rear property line.
 4. *Building:* Six feet between the pool wall and any building.
- C. **Access Restrictions.** Access to pools and spas shall be restricted by either of the following means:
 1. Walls or fencing not less than five feet high and completely surrounding the pool and deck area with the exception of self-closing and latching gates and doors, both capable of being locked. In addition, the pool fence must not be built within the required front yard or required corner lot side yard.
 2. A power safety pool cover which shall:
 - a. Provide a continuous connection between the cover and the pool deck or patio, so as to prevent access to the pool when the cover is completely drawn over the pool; and
 - b. Be mechanically operated by a key or key and switch such that the cover cannot be drawn open or retracted without the use of a key.

Sec. 2.506 Antennae and Satellite Dishes

A. TV Antennae, DTV Antennae, Wireless Cable Antennae, Satellite Dishes.

1. The following are permitted if they are attached to a building or mounted on a mast that extends not more than 12 feet above the peak of the roof:
 - a. TV antennae
 - b. DTV antennae
 - c. Wireless cable antennae
 - d. Satellite dishes that are one meter or less in diameter.
2. All cabling must be run internally when feasible, securely attached, and as inconspicuous as practicable.
3. Masts that are greater than 12 feet above the peak of the roof are permitted if it is demonstrated that an adequate signal cannot be obtained at a lower height and:
 - a. The mast and antenna are lower than overhead power lines, or set back from overhead power lines such that a collapse of the mast will not result in contact with the lines.
 - b. The mast and antenna are designed to withstand a 110 mile per hour sustained wind.
4. Satellite dishes that are more than one meter in diameter are permitted if:
 - a. They are located on the ground in the rear yard and not visible from ground-level views from public rights-of-way or abutting properties; or
 - b. If the dish cannot be located in the rear yard, it is located on the ground within the permitted building envelope on the side of the building and the dish or antenna is fully screened from view from public rights-of-way with:
 - i. a masonry wall; or
 - ii. an evergreen hedge or shrub and understory trees.

B. **Amateur Radio Antennae.** Amateur radio antennae are permitted if the following standards are met:

1. Height, setbacks, and screening for the antenna structure shall be as provided in Table 2.506, *Amateur Radio Antennae*.

Table 2.506
Amateur Radio Antennae

Zoning district and lot size	Max. Height (ft.)	Min. Street Setback (ft.)	Min. Side and Rear Setback (ft.)	Required Screening
RE AF NC Lot sizes of 5 acres or more	more than 75, up to 200 ¹	100; or, alternatively, 40 ft. behind back wall of principal building	Greater of required building setback or 70 ft.	Continuous evergreen hedge around sides of base that face lot lines; 2 understory trees, located to maximize interruption of views from adjacent property and public rights-of-way. Existing vegetation that provides comparable screening may be substituted for this requirement.
	40 to 75	100; or alternatively, 15 ft. behind back wall of principal building	Greater of required building setback or 25 ft.	Continuous evergreen hedge around sides of base that face lot lines; 1 understory tree, located no more than 15 feet away from the antenna, positioned to screen view from adjacent property. Existing vegetation that provides comparable screening may be substituted for this requirement.
	less than 40	Same as required for principal building.		None
All other lots (any district)	75 or less ²	Same as required for principal building.		None

TABLE NOTES:

¹ The maximum permitted height in the AF and RE Districts on lots of at least 5 acres in area is 200 ft.

² The maximum permitted height in all other districts, or on lots of less than 5 acres in the AF and RE districts is 75 ft.

2. Support structures that are not attached to the antenna structure shall be treated as accessory structures for the purposes of height, setbacks, and screening.

Sec. 2.507 Trucks and Business Vehicles

No vehicles, trucks, semi-trailer trucks, or vans that are heavier than 15,000 pounds gross vehicle weight shall be parked outside on lots or on streets in residential zoning districts.

Sec. 2.508 Recreational Vehicles and Inoperable Vehicles

A. Recreational Vehicles.

1. Recreational vehicles, boats, trailers, ATVs, and personal watercraft, shall not be stored for a period of more than 14 days unless it is demonstrated that:
 - In residential districts:
 - They are located within carports or enclosures; or
 - Screened by a six foot tall wall or opaque fence and located behind the front building line; or
 - In nonresidential districts, the vehicle is parked on an improved parking space designated for the purpose of such storage, in locations where outdoor storage is a permitted use; or
 - The recreational vehicle is located in a recreational vehicle park, parked on a designated space.

2. Recreational vehicles, boats, and utility trailers, and any other comparably sized non-motorized vehicles shall not be parked on any public right-of-way.

B. Inoperable Vehicles.

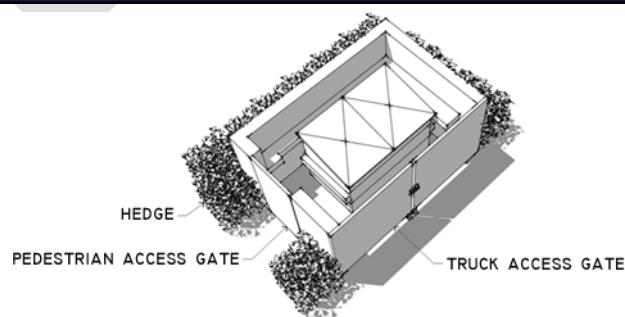
1. Inoperable vehicles shall be stored within enclosures or at locations permitted pursuant to this UDC that process them.
2. Inoperable vehicles shall not be parked on any public right-of-way.

Sec. 2.509 Refuse Containers

Centralized solid waste facilities may be provided for attached residential or multifamily residential uses through the use of dumpsters or common garbage bins if it is demonstrated that:

1. The facilities are located no more than 200 feet (walking distance) from the individual residential units that they are intended to serve.
2. Access to the facilities is configured to meet the requirements of the refuse service provider.
3. The facilities are located in a side or rear yard, unless it is not possible to provide service access in such locations.
4. The areas where dumpsters and/or garbage bins are stored are fully enclosed by an opaque wall constructed of brick, stone, or stucco-finished concrete block, and/or earthen berms, to a height of one foot above the top of the dumpster. A hedge shall be planted around the enclosure (except at entries), and maintained at a height of between three and five feet.
5. If an enclosure must be located in a front yard to meet the requirements of the refuse service provider, it shall be designed and constructed to be consistent and compatible with principal building in terms of materials and architecture.
6. The enclosures have service gates which remain closed at all times except when the dumpster or garbage bins are being serviced; and access gates or an access entry that screens the dumpster from view, for pedestrian access; as shown in Figure 2.509, *Trash Enclosure*.
7. The enclosures are oriented so that landscaping faces adjoining properties or streets.

**Figure 2.509
Trash Enclosures**



Sec. 2.510 Easements and Utilities

- A. **Required.** The applicant shall provide for electric, telephone, natural gas, and cable television connections to be extended to all building sites. Fiber-to-the-home is encouraged.
- B. **Location.**
 - 1. Where local overhead distribution lines do not already exist, all utilities shall be located underground.
 - 2. Lot lines shall form the centerlines of easements for utilities, except at the edge of platted subdivisions, or where utilities traverse dedicated open spaces pursuant to Section 8.301, *Location of Utilities*.
 - 3. The locations of easements shall be established by the utility that provides the service, subject to approval by the City.
 - 4. In instances where utilities are provided along rear lot lines, side yard easements may be required to provide access for the purposes of constructing and maintaining lines.

Sec. 2.511 Common Areas and Gatehouses

- A. **Common Areas.** Recreational equipment for the common use of all development residents shall be located on lots or out-lots in accordance with the approved plat or site plan.
- B. **Gate Houses.** When a private street development is approved pursuant to Section 8.204, *Private Streets*, gate houses or security posts shall be set back as follows:
 - 1. From private street right-of-way: No setback is required, provided that the City Engineer and the Fire Department approve the location as not conflicting with utilities and fire protection needs.
 - 2. From public street right-of-way: 40 feet; additional setback may be required by the City Engineer to accommodate stacking requirements of large subdivisions.
 - 3. From private property that abuts the parcel proposed for development: 30 feet.

Division 2.600 Nonresidential Lot, Yard, and Height Standards Reserved

Division 2.700 General Nonresidential Standards

Sec. 2.701 Exceptions to Yard Standards

A. **Generally.** Table 2.701, *Permitted Projections into Required Nonresidential Yards*, sets out projections that may be located within required yards (between the setback lines and the lot lines). Measurements in the table are taken from the setback line (A); from the lot line (B); or into the right-of-way (C). See Figure 2.701, *Illustrative Measurement of Nonresidential Encroachments*. If a measurement is indicated for "(A) Into Yard" and "(B) From Lot Line," then the measurement that results in the larger setback from the lot line controls. If a measurement is indicated for "(A) Into Yard" and "(C) Into Right-of-Way," then the measurement that allows the smallest encroachment into the right-of-way controls.

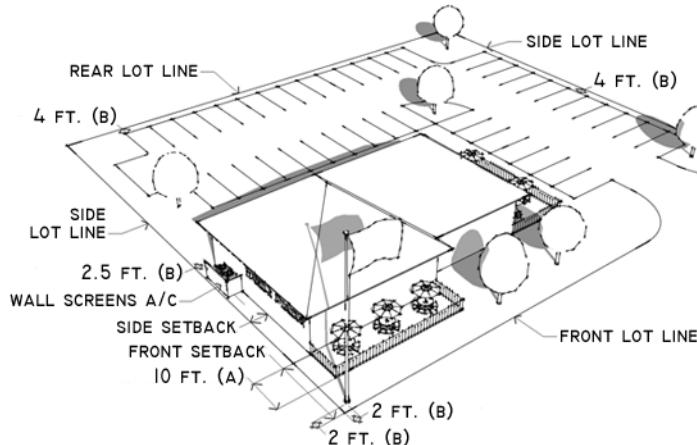
Table 2.701
Permitted Projections into Required Nonresidential Yards

Location / Projection	Permitted Encroachments		
	(A) Into Yard	(B) From Lot Line	(C) Into Right-of-Way
All Yards			
Awnings and canopies without supports that extend to ground, not less than 8 feet above sidewalk, and no interference with traffic flow	8 ft.	All Districts Except UC: 2 ft.	UC District Only: 8 ft., but not closer than 2 ft. from back of curb, subject to Planning and Zoning Commission approval.
Steps, 4 feet or less above grade, which are necessary for access to a permitted building, or for access to a zoning lot from a street or alley.	5 ft.	0 ft.	Not Allowed
Chimneys	2 ft.	1 ft.	Not Allowed
Arbors and trellises	N/A	0 ft.	Not Allowed
Flagpoles	N/A	2 ft.	Not Allowed
Fences, garden walls, and hedges	N/A	See Section 2.702, <i>Fences, Garden Walls, and Hedges</i>	Not Allowed
Front Yard			
Overhanging eaves and gutters	2.5 ft.	All Districts Except UC: 0 ft.	UC District Only: 1 ft., subject to Planning and Zoning Commission approval.
Patios; Decks that are less than 3 feet above grade	10 ft.	5 ft., or width of bufferyard, whichever is greater.	Not Allowed

Table 2.701
Permitted Projections into Required Nonresidential Yards

Location / Projection	Permitted Encroachments		
	(A) Into Yard	(B) From Lot Line	(C) Into Right-of-Way
Enclosed vestibule, 40 square feet or less in floor area encroaching	5 ft.	3 ft.	Not Allowed
Paved off-street parking spaces	N/A	As required by Section 10.304, Street Bufferyard Standards	Not Allowed
Side Yard			
Overhanging eaves and gutters	2.5 ft.	All Districts Except UC: 1 ft.	UC District Only: 1 ft., subject to Planning and Zoning Commission approval.
Air conditioning units	5 ft., if screened from view by a garden wall or hedge that is one foot taller than the equipment	2.5 ft.	Not Allowed
Paved off-street parking spaces	N/A	4 ft., or as required by Section 10.304, Street Bufferyard Standards	Not Allowed
Patios; Decks, less than 3 feet above grade	na.	3 ft.; but 0 ft. if the adjacent lot or parcel is permanent open space	Not Allowed
Decks, 3 feet or more above grade	6 ft.	6 ft.; but 0 ft. if the adjacent lot or parcel is permanent open space	Not Allowed
Rear Yard			
Overhanging eaves and gutters	2.5 ft.	All Districts Except UC: 1 ft.	UC District Only: 1 ft., subject to Planning and Zoning Commission approval.
Paved off-street parking spaces	N/A	4 ft.	Not Allowed
Air Conditioning Units, provided that the building is located in a CN district	5 ft., if screened from view by a garden wall or hedge that is one foot taller than the equipment	5 ft.	Not Allowed
Patios; Decks, less than 3 feet above grade	N/A	3 ft., subject to Section 2.504, Decks, Balconies, Patios, and Porches	Not Allowed
Decks, 3 feet or more above grade	12 ft.	5 ft., subject to Section 2.504, Decks, Balconies, Patios, and Porches	Not Allowed

Figure 2.701
Illustrative Measurement of Nonresidential Encroachments



B. Limitations. No projection shall cross a lot line into:

1. Separately owned property, unless a recorded document provides for access to and maintenance of the projection; or
2. Public property, rights of way, or access easements, except as provided in Table 2.701, *Permitted Projections into Required Yards* and approved by the Planning and Zoning Commission and the City Engineer; or
3. Utility easements, unless the design of the improvement and a recorded agreement allows access to the utility and allows the utility or the City to efficiently remove the encroachment at the property owner's expense.

Sec. 2.702 Fences, Garden Walls, and Hedges

A. Height. No fence, garden wall, or hedge shall exceed the heights specified in Table 2.702A, *Fence, Garden Wall, and Hedge Height*, unless so required by [Division 10.300, Bufferyard Requirements](#):

Table 2.702A
Fence, Garden Wall, and Hedge Height

District	Front Yard	Street Side Yard	Interior Side Yard	Rear Yard	Abutting Industrial District (side or rear lot lines)
CS	3 ft.	3 ft.	6 ft.	6 ft.	8 ft.
I	3.5 ft.	3.5 ft.	6 ft.	5 ft.	8 ft.
All Other Districts	Fences and garden walls 3.5 ft.	4 ft.	6 ft.	6 ft.	8 ft.

B. Setbacks. Fences, garden walls, and hedges shall be set back as follows:

1. 18 inches from sidewalks or 5 feet from streets, whichever results in the greatest setback (this measure shall not allow encroachments into rights-of-way). See Figure 2.502A, *Fence Height and Setbacks*
2. 20 feet from Intersection of street lot lines. See Figure 2.502A, *Fence Height and Setbacks*
(lower left corner of illustration)
3. Alleys:
 - a. Face is at least 40 percent opaque: Three feet.
 - b. Face is less than 40 percent opaque: One foot. See Figure 2.502B, *Fence Opacity*.

C. Materials and Design.

1. Fence materials shall be durable, and of a character commonly used in residential applications, including: weather resistant wood species, split rail, treated wood, ornamental wrought iron or powder-coated metal, vinyl, composite materials, brick, and stone.
2. Garden wall materials shall be brick, stone, concrete masonry units (split face or polished), simulated stone, or other materials that are used in the principal building.
3. Chain link fences are permitted only in interior side yards and rear yards (including rear yards that face alleys) that are not also street yards.
4. The following materials are prohibited: plywood; sheet metal; plastic; fiberglass sheets; barbed wire, spikes, nails, or other sharp point or instrument on top or sides of a fence (except as provided in subsection C.5., below); welded wire; agricultural fencing; and poultry mesh (chicken wire) or hardware cloth.
5. Barbed wire cradles facing inward toward the property may be placed on top of fences enclosing public utility buildings or wherever the City finds that such are necessary to address a critical security interest. Fences with barbed wire shall be completely screened with a hedge that will be no less than the height of the fence within two years of planting.

D. Orientation. The finished side of all fences shall face out toward neighboring property or adjacent rights-of-way. Where fences are located on the property line of residential property, the finished side of the fence shall face the yard that does not belong to the applicant, unless the applicant provides written consent of the abutting property owner to the City. See Figure 2.502C, *Fence Orientation*.

E. Exceptions. Fences, walls, or hedges, which are specifically required pursuant to Article 10, *Landscaping*, shall conform to the requirements of that Section.

Sec. 2.703 Accessory Buildings or Structures

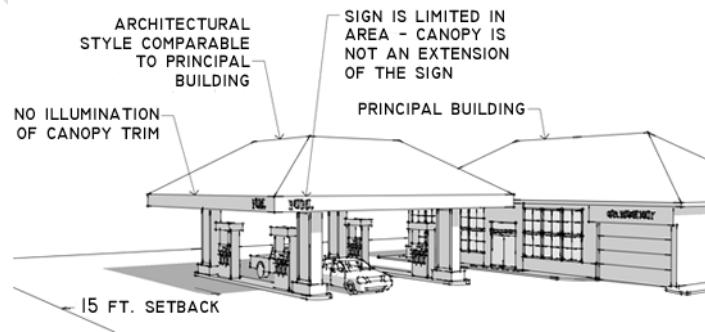
- A. Timing of Construction.** No accessory building or structure shall be constructed unless the principal building is constructed or under construction simultaneously with the accessory building.
- B. Attached Accessory Buildings or Structures.** Accessory buildings or structures that are structurally attached to a principal building shall conform to all standards that are applicable to main buildings.
- C. Storage and Utility Sheds.**

1. Storage buildings are permitted as accessory structures on nonresidential lots in any district except the I district (which is regulated by paragraph 2., below) if it is demonstrated that:
 - a. The cumulative floor area of storage and utility buildings does not exceed two percent of the maximum floor area permitted on the lot.
 - b. The floor area of any individual storage or utility building does not exceed 1,500 square feet.
 - c. Storage and utility buildings are located only behind principal buildings, or if there is no principal building, at least 150 feet from street rights-of-way.
 - d. Storage and utility buildings are completely screened from view from adjacent properties and public rights of way by hedges, buildings, or perimeter walls.
 - e. Converted semi-trailers, manufactured homes, modular shipping containers, dumpsters, or similar structures or equipment are not used for storage.
 - f. Storage and utility buildings are used for property maintenance purposes, and not for commercial uses or storage of goods for resale.
2. Storage buildings are permitted as accessory structures on lots in the I district, provided that:
 - a. If they are larger than 200 square feet, they are located within the building envelope; or
 - b. If they are 200 square feet or less, they are situated behind the principal building and set back at least 10 feet from all side and rear property lines.

D. **Gasoline Dispensing Islands and Service Station Canopies.** Gasoline dispensing islands and service station canopies shall be permitted as accessory structures for light automobile service uses if it is demonstrated that:

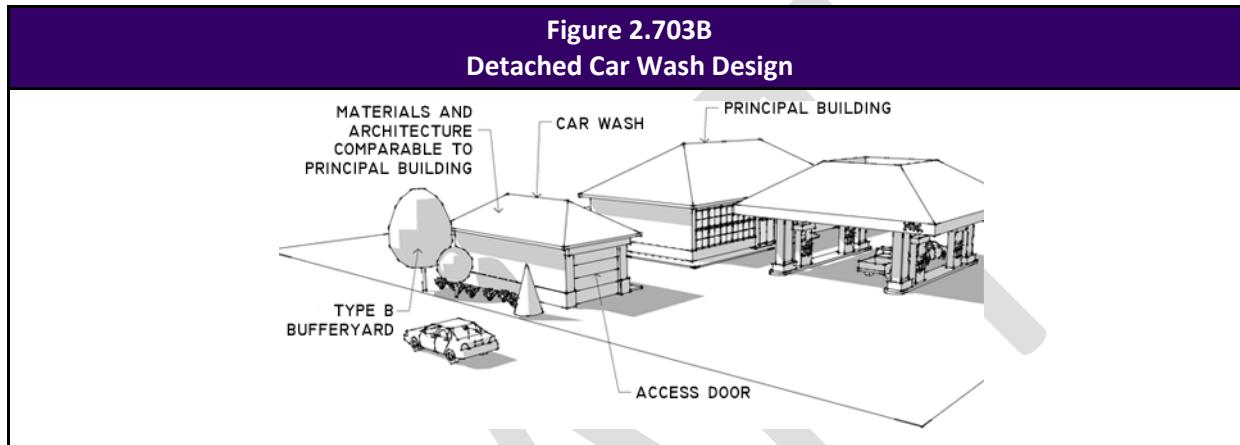
1. Canopies use a similar architectural style, materials, and roofing as the principal building.
2. Canopies are not used as an extension of signage beyond that which is allowed in [Article 6, Signs](#). The colors of the corporate logo (except white or black) are not painted on the canopy or trim outside of the area allowed for signage.
3. The trim of the canopy is not internally or externally illuminated.
4. Gasoline dispensing islands and service station canopies are set back 15 feet from front lot or corner side yard lot lines. *See Figure 2.703A, Canopy Design.*

Figure 2.703A
Canopy Design



E. **Car Washes.** Car washes are permitted as accessory structures for light automobile service uses if it is demonstrated that:

1. The car wash, except for an area for manually drying and polishing vehicles, is located entirely within a building;
2. Access to the car wash is provided by doors that open on demand by customers or employees;
3. The car wash building is designed with a similar architectural style, materials, and roofing as the principal building;
4. The car wash building is buffered from public rights-of-way within 40 feet by a Type B bufferyard, pursuant to Section [10.301, Bufferyard Classifications](#); and
5. Outside areas for manually drying and polishing cars have sufficient capacity and do not interfere with on-site circulation. See Figure 2.703B, *Detached Car Wash Design*.



F. Other Detached Accessory Buildings or Structures.

1. *Footprint*. In the all zoning districts except the I district, the cumulative footprint of accessory buildings and structures on a nonresidential lot shall not be larger than 25 percent of the footprint of the principal building.
2. *Location*. No detached accessory building shall be located in a required front yard.
3. *Easements*. Accessory buildings and structures shall not be located in easement areas on a property unless express written permission has been granted by all easement grantees and such permission is recorded in the public records of East Baton Rouge Parish. A copy of such written permission, including proof of recording, shall be submitted to the City prior to the issuance of permits for such structures.
4. *Spacing*. No detached accessory building or structure shall be located closer than six feet to any other building.
5. *Height*. No detached accessory building shall have more than one story, nor exceed 17 feet in height, unless located within the building envelope and permitted as an accessory to business or manufacturing uses.

Sec. 2.704 Outdoor Storage

- A. **Generally**. Outdoor storage is permitted in the AF, CG, and I districts, subject to the standards of this Section. Outdoor storage is prohibited in any district for which standards for outdoor storage are not provided in this Section.
- B. **AF District**. Outdoor storage areas for agricultural equipment or materials shall be set back 100

feet from public rights-of-way and properties that have different zoning.

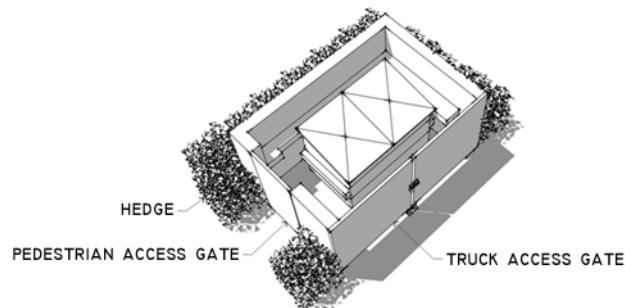
- C. **CG District.** Outdoor storage areas are permitted if it is demonstrated that the outdoor storage area:
 - 1. Occupies not more than five percent of the floor area of the principal building; and
 - 2. Is screened in one of the following ways:
 - a. Enclosed by a wall that is designed into the principal building's facade and composed of the same materials as the principal building.
 - b. Enclosed by a wall or opaque fence of sufficient height to completely screen the stored materials from public view. Such wall or fence shall be landscaped with shrubs planted 36 inches on center that are maintained as a hedge around the entire periphery of the wall, except at points of access.
- D. **I District.** Outdoor storage areas are:
 - 1. Located in the building envelope; and
 - 2. Screened in one of the following ways:
 - a. Views from public rights-of-way are completely blocked by the principal building; or
 - b. The area is enclosed by a wall or opaque fence of sufficient height to completely screen the stored materials from public view. Such wall or fence shall be landscaped with shrubs planted 36 inches on center that are maintained as a hedge around the entire periphery of the wall, except at points of access.

Sec. 2.705 Loading, Truck Access, and Solid Waste Collection

- A. **Loading and Truck Access.** Except as provided in subsections C. or E., loading and truck access facilities shall be:
 - 1. Located behind principal buildings; and
 - 2. Screened from view from public rights-of-way by building walls, fences, landscaping, or berms.
- B. **Over-the-Curb Loading.** Over-the-curb loading is permitted in the UC district only during hours permitted by the City Engineer.
- C. **Solid Waste Collection Facilities, Generally.** Dumpsters or garbage bins may be provided for solid waste collection if it is demonstrated that:
 - 1. The facilities are located:
 - a. No more than 300 feet (walking distance) from all individual commercial uses that they are intended to serve;
 - b. On the same lot as the property they serve, unless otherwise authorized by the responsible official upon written proof of an agreement with an adjacent property owner and demonstration that the facilities will have the capacity to serve both properties.
 - 2. The facilities are located behind a principal building or in a side or rear yard, unless it is not possible to provide service access in such locations.
 - 3. Access to the facilities is configured to meet the requirements of the refuse service provider.
 - 4. The areas where dumpsters and/or garbage bins are stored are fully enclosed by:

- a. An opaque wall that is one foot taller than the refuse container and constructed of finished masonry painted the same color as the building, or stone, or brick; or
- b. Earthen berms improved with ground cover that are one foot taller than the refuse container and held in place with a retaining wall.
5. If an enclosure must be located in a front yard, it is designed and constructed to be consistent and compatible with principal building in terms of materials and architecture, and surrounded by landscaping in addition to that required by subsection C.7., below, that is sufficiently dense to completely conceal the enclosure from view from adjacent properties and public rights-of-way.
6. The enclosures have gates which remain closed at all times except when the dumpster or garbage bins are being serviced.
7. The enclosures are landscaped as indicated in Figure 2.705A, *Trash Enclosure*.
8. The enclosures are oriented so that landscaping faces adjoining properties or streets.

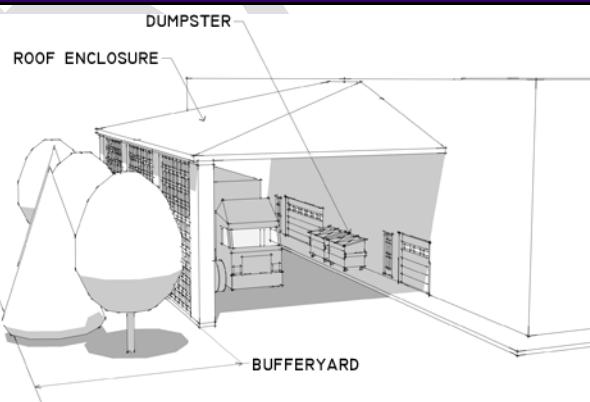
Figure 2.705A
Trash Enclosures



D. Service Areas Adjacent to District Boundaries. If loading, truck access, or solid waste collection facilities are located between a principal building and property that is used or zoned for residential purposes, then the following additional standards apply:

1. The loading, truck access, or waste storage area is screened along the entire boundary along the area where trucks are expected to circulate by a bufferyard that has one level more opacity than required by the district boundary (e.g., if a Type C bufferyard is normally required, then a Type D bufferyard shall be installed). The bufferyard shall include a six-foot tall berm or low maintenance, durable solid fence or wall of the same height; or
2. The loading, truck access, or waste storage area shall be located under roof as indicated in Figure 2.705B, *Roof Enclosure*. If a roof enclosure is used, the buffer may be reduced by one level of opacity adjoining the shed (e.g., if a Type C bufferyard is required along the district boundary, a Type B bufferyard may be installed along the enclosure).

Figure 2.705B
Roof Enclosure



E. Front Loading in I District. In the I District, truck loading may be in the front yard of the building if it is demonstrated that:

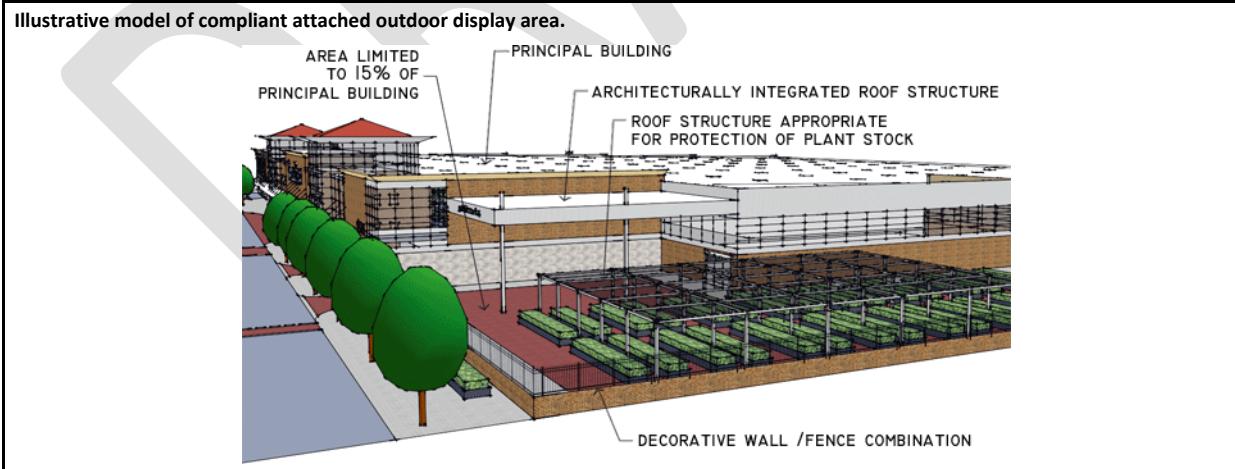
1. The frontage street is not an arterial; and

2. The property on the other side of the street is also zoned I.

Sec. 2.706 Outdoor Display of Merchandise

- A. **Generally.** Permanent outdoor displays of merchandise by retail businesses are permitted if compliance with all of the applicable requirements of this Section is demonstrated.
- B. **Accessory Use.** The outdoor display area involves items for sale by a commercial retailer that is located within a permanent structure or designated area on the same site.
- C. **Attached to Principal Building.** Outdoor display areas that are attached to principal buildings are permitted if it is demonstrated that the outdoor display areas are:
 1. Adjacent to a wall of a principal structure;
 2. Configured as a walled and/or decoratively fenced area that is architecturally integrated into the principal building;
 3. If covered, covered with a roof structure that is architecturally integrated into the principal building, except that nursery areas may be covered by greenhouse roofing, screen, or other cover that is appropriate for protecting plant stock;
 4. Within the buildable area of the site;
 5. Not larger than 15 percent of the floor area of the principal building, except that garden centers or stores may have outdoor display areas that are not larger than 50 percent of the floor area of the principal building; and
 6. Not located in areas that are required or used for parking or vehicular circulation.

Figure 2.706
Attached Outdoor Display Areas



- D. **Sidewalk Displays.** Displays are permitted on sidewalks that abut the principal building if it is demonstrated that:
 1. Merchandise is displayed at a height of six feet or less;
 2. There is at least 5 feet of clear width on the sidewalk for use by pedestrian traffic;
 3. All sidewalk merchandise displays are within 40 feet of an entrance to the principal use, or

located in the area defined by the forward projection of the side walls of the use, whichever is a smaller display area.

Sec. 2.707 Columbaria and Memorial Gardens

- A. **Generally.** Columbaria and memorial gardens shall be permitted as accessory uses to places of public assembly according to the standards of this Section.
- B. **Columbaria.** Columbaria shall be:
 - 1. Set back not less than 100 feet from residential property lines.
 - 2. Located in or behind the principal building.
 - 3. If located outside the principal building, shall be no more than nine feet in height.
 - 4. Screened from view from adjacent property by a Type A bufferyard.
- C. **Memorial Gardens.** Memorial gardens shall be:
 - 1. Located only on lots of 10 acres or more in size, and occupy not more than ten percent of the lot.
 - 2. Set back not less than 75 feet from residential property lines.
 - 3. Located behind the front building line of the principal building, adjacent to the building.
 - 4. Enclosed by a three-foot or higher masonry wall, decorative fence, or combination of masonry wall and decorative fence.
 - 5. Screened from view from adjacent property and public streets by a Type A bufferyard.
- D. **Trust Fund or Bond Required.** Applicants shall demonstrate financial security for permanent maintenance of the columbarium or memorial garden, and for moving the ashes to an appropriate and lawful location if the property is sold or the use is abandoned.

ARTICLE 9 PARKING, LOADING, ACCESS, AND LIGHTING

Division 9.100 Purpose and Applicability

Sec. 9.101 Purpose

The purpose of this Article is to ensure that:

1. Adequate off-street parking (including parking for the disabled) is provided for uses that are permitted by this UDC.
2. Sufficient parking is provided in nonresidential areas that are near residential neighborhoods, so that the character and quality of life in the residential neighborhoods are protected from overflow parking;
3. Adequate loading areas are provided that do not interfere with the function of other vehicular use areas;
4. Adequate stacking areas are provided to ensure safe and efficient circulation within sites that contain drive-through uses;
5. Access to sites is managed to maintain the desired function of the adjacent street; and
6. Vehicular use areas are designed and lighted to promote public safety without creating undue light pollution and glare.

Sec. 9.102 Applicability

A. Applicability.

1. All new development shall provide all of the parking spaces required by Section [9.202, Required Parking and Loading](#), and shall comply with all other provisions of this Article.
2. Expansions to existing development and changes in use of existing buildings that require additional parking shall provide parking to the extent of the new demand created by the expansion or change in use.
3. Changes in use of existing buildings that result in a fewer required parking spaces shall not be required to provide additional parking spaces.

B. Timing of Compliance. No certificate of occupancy shall issue unless and until off-street vehicular parking is provided in accordance with this Article.

Division 9.200 Parking and Loading Calculations

Sec. 9.201 Calculation of Required Parking Spaces

- A. **Generally.** The standards of this Section are used to calculate how many parking spaces are required to serve a proposed development.
- B. **Calculations.** The number of parking spaces that are required for a development relates to one or more independent variables, such as floor area, seating capacity, projected full time equivalent employees, number and type of dwelling units, and so forth.
 1. **Measurements.** The independent variables shall be measured as follows:

- a. **Floor Area:** Where the number of parking spaces in Section 9.202, *Required Parking and Loading*, is calculated based on the floor area of the use, or floor area put to a specified aspect of the use, the measurement of floor area shall not include restrooms, utility rooms (electrical and phone rooms, trash rooms, and custodial closets), elevator cores, and areas of commercial and institutional uses that are designed and used exclusively for incidental storage.
- b. **Seats:** One seat is equal to:
 - i. One fixed seat;
 - ii. 30 inches of bench seating; or
 - iii. 20 square feet of floor area used for temporary seating.
- c. **Capacity:**
 - i. For indoor uses, capacity shall be measured pursuant to the requirements of the applicable fire code.
 - ii. For outdoor uses, capacity shall be measured by the estimated number of persons present during periods of peak use.
 - iii. Number of beds shall be measured by the design capacity of an institutional residential, protective care, or residential eldercare use.

2. **Calculations.** The number of required parking spaces is calculated according to the formulae set out in Section 9.202, *Required Parking and Loading*, and then adjusted as follows:

- a. First, according to the standards of Section 9.203, *Parking Credits*, if applicable; and
- b. Second, according to the standards of Section 9.204, *Mixed Uses and Shared Parking*, if applicable.

3. **Rounding.** If the final calculation of the number of required parking spaces includes a fractional space, the number of required parking spaces is rounded up to the nearest whole number, regardless of the fraction.

C. **Multiple Nonresidential Uses.** If several nonresidential uses occupy a single parcel or building, the off-street parking and loading requirements shall be the cumulative total for all uses, unless:

- 1. The uses are of different categories, such that the standards of Section 9.204, *Mixed Uses and Shared Parking*, apply; or
- 2. The uses are in a center with multiple retail, service, or restaurant tenants, which shall be classified cumulatively as "shopping center" for the purposes of parking requirements. See Section 9.202, *Required Parking and Loading*, subsection D.

Sec. 9.202 Required Parking and Loading

- A. **Generally.** The number of parking and loading spaces that are required for each land use are set out in the Tables in this Section. The tables include two sets of two columns. The first provide standards for development throughout the City ("Standard Development"). The second provide standards for parking within Traditional Neighborhood Developments ("Traditional Neighborhood Development"). Opportunities for reduction of parking requirements are set out in other sections in this Division.
- B. **Exemption from Loading Space Requirements.** Buildings that are less than 5,000 square feet in area are exempt from loading space requirements.
- C. **Residential Uses.** The parking requirements for residential uses are set out in Table 9.202A,

Required Parking and Loading for Residential Uses.

Table 9.202A Required Parking and Loading for Residential Uses				
Use	Standard Development		Traditional Neighborhood Development	
	Required Parking Spaces	Required Loading Spaces	Required Parking Spaces	Required Loading Spaces
Residential Uses				
Single-Family Detached	2 spaces / dwelling unit	NA	Same as Standard Development	NA
Single-Family Attached	2 spaces / dwelling unit	NA	Same as Standard Development	NA
Multiplex and Multifamily	1.5 spaces per studio or 1 bedroom dwelling unit + 2 spaces per 2+ bedroom dwelling unit + 1 guest space per 4 dwelling units	1 space per 20 dwelling units in a vertically mixed-use building; not required in other configurations	1.5 spaces per studio or 1 bedroom unit + 2 spaces per 2+ bedroom unit	Same as Standard Development
Manufactured Home (outside manufactured home park or subdivision)	2 spaces per dwelling unit	NA		
Manufactured Home (inside manufactured home park or subdivision)	2 spaces per dwelling unit + 1 guest space per 4 dwelling units	NA		
Community Homes	As required for housing type	NA	Same as Standard Development	Same as Standard Development
Live-Work Units	3 spaces per dwelling unit	NA	Same as Standard Development	Same as Standard Development

D. **Institutional Uses.** The parking requirements for institutional uses are set out in Table 9.202B, *Required Parking and Loading for Institutional Uses.*

Table 9.202B Required Parking and Loading for Institutional Uses				
Use	Standard Development		Traditional Neighborhood Development	
	Required Parking Spaces	Required Loading Spaces	Required Parking Spaces	Required Loading Spaces
Cemetery	Greater of: Sum of 1 space per 100 sf. of indoor assembly space + 3 spaces per 1,000 sf. of office floor area; or 20 spaces per acre of grave sites	1 space		
College / University / Vo Tech	1 space per 200 sf. of floor area (except auditoriums, theaters, gymnasiums, and stadiums) + 1/3 space per person times the capacity (persons) of auditoriums, theaters, gymnasiums, and stadiums	1 space per building with a floor area of 50,000 sf. or greater	1 space per 2 students	1 space per 40,000 sf.
Hospitals	Special Study	Special Study	Same as Standard Development	Same as Standard Development

Institutional Residential	1 space per 3 beds	1 space per 30 beds	Same as Standard Development	Same as Standard Development
Place of Public Assembly: Adult Day Care	1 space per 300 sf.	NA	Same as Standard Development	Same as Standard Development
Places of Public Assembly: Day Care / Preschool	1 space per 100 sf.	NA	1 space per 500 sf.	NA
Places of Public Assembly: Elementary School	3 spaces per classroom	1 space per 40,000 sf.	Same as Standard Development	Same as Standard Development
Places of Public Assembly: Middle School	4 spaces per classroom	1 space per 40,000 sf.	Same as Standard Development	Same as Standard Development
Places of Public Assembly: High School	Special Study	Special Study	Same as Standard Development	Same as Standard Development
Places of Public Assembly: Library or Museum	1/3 space per person times building capacity (in persons)	1 space per 75,000 sf. of floor area	1 space per 400 sf. + 1 space per 32 sf. of floor area used for assembly (e.g., meeting rooms)	1 space per 75,000 sf. of floor area
Places of Public Assembly: Other	Greater of: 1 space per 6 seats in auditorium; or 1 space per 250 sf. of floor area	NA	Same as Standard Development	Same as Standard Development
Private Club: No Food Service	1 space per 250 sf. of floor area used for assembly	1 space	Same as Standard Development	Over-the-curb loading allowed during off-peak hours, otherwise 1 space
Private Club: With Food Service	1 space per 100 sf. of floor area used for assembly	1 space per 25,000 sf.	Same as Standard Development	1 space
Protective Care: Jail or Prison	1 per 5 cells	1 per 30 cells		
Protective Care: Other	1 space per 4 beds	1 space per 20 sleeping rooms		

Table 9.202B
Required Parking and Loading for Institutional Uses

Use	Standard Development		Traditional Neighborhood Development	
	Required Parking Spaces	Required Loading Spaces	Required Parking Spaces	Required Loading Spaces
Public Service: Fire Station	4 spaces per emergency vehicle bay	NA	Same as Standard Development	Same as Standard Development
Public Service: Police Station	1 space per 250 sf.	1 space per 60,000 sf. if the building is larger than 40,000 sf.	Same as Standard Development	Same as Standard Development
Public Service: Post Office	1 space per 200 sf. + 1 space per postal vehicle stored on-site	1 space per 10,000 sf.	Same as Standard Development	Same as Standard Development
Public Service: Other	1 space per 300 sf.	NA	Same as Standard Development	Same as Standard Development
Residential Eldercare Facilities: Assisted Living	1 space per dwelling unit + 1 space per 3 beds in shared living facilities	1 space	Same as Standard Development	Same as Standard Development
Residential Eldercare Facilities: Congregate Care	1 space per dwelling unit	NA	Same as Standard Development	Same as Standard Development
Residential Eldercare Facilities: Nursing Home	1 space per 3 beds	1 space per 20 sleeping rooms	Same as Standard Development	Same as Standard Development

E. Commercial Uses. The parking requirements for commercial uses are set out in Table 9.202C, *Required Parking and Loading for Commercial Uses*.

Table 9.202C
Required Parking and Loading for Commercial Uses

Use	Standard Development		Traditional Neighborhood Development	
	Required Parking Spaces	Required Loading Spaces	Required Parking Spaces	Required Loading Spaces
Agricultural Support / Other Rural Services: Equipment Dealers and Feed Stores	1 space per 300 sf. of office + 1 space per 750 sf. of other floor area	1 space per 75,000 sf.		
Agricultural Support / Other Rural Services: Crop Storage / Packing	1 space per 500 sf. of floor area	1 space per 15,000 sf.		
<u>Art Gallery/Studio</u>	<u>1 space per 500 sf. of floor area</u>	<u>NA</u>	<u>Same as Standard Development</u>	<u>Same as Standard Development</u>
<u>Bar</u>	<u>1 space per 100 sf. of floor area</u>	<u>NA</u>		
<u>Brewery</u>	<u>1 space per 200 sf. of floor area</u>	<u>1 space per 5,000 sf. up to a max of 2 spaces</u>		
<u>Boarding or Rooming House</u>	<u>1 space per 12 beds</u>	<u>NA</u>	<u>Same as Standard Development</u>	<u>Same as Standard Development</u>
<u>Campgrounds</u>	<u>1 space per camp site + 1 space per 20 camp sites</u>	<u>NA</u>		
Car Wash	3 spaces + 2 spaces per bay or stall	NA		

Table 9.202C
Required Parking and Loading for Commercial Uses

Use	Standard Development		Traditional Neighborhood Development	
	Required Parking Spaces	Required Loading Spaces	Required Parking Spaces	Required Loading Spaces
<u>Commercial Amusement: Indoor</u>	<u>1 space per 200 sf</u>	<u>1 space per 25,000 sq ft</u>		
<u>Commercial Amusement: Outdoor</u>	<u>1 space per 400 sf (including all outdoor areas)</u>	<u>1 space per 25,000 sq ft</u>		
Commercial Retail: <u>Grocery</u> ⁺	1 space per 250 sf.	1 space per 25,000 sf.	3.5 spaces per 1,000 sf.	Same as Standard Development
<u>Financial Institution</u>	<u>1 space per 300 sf</u>	<u>1 space per 10,000 sf</u>		
Heavy <u>Commercial</u>	<u>1 space per 300 sf. of service floor area ± 1 space per 200 sf. of Office + 1 space per 1,000 sf. of warehouse area</u>	1 space per 20,000 sf.		
<u>Hotel</u>	<u>1 space per guest room + 2 spaces per 10 guest rooms + 1 space per 100 sf. of meeting space + 1/2 of required parking for</u>	<u>1 space + 1 space per 50,000 sf. meeting rooms, restaurants,</u>	<u>1 space per guest room + 2 spaces per 10 guest rooms + 1 space</u>	<u>Same as Standard Development</u>

	<u>accessory retail, restaurant, and alcoholic beverage sales uses</u>	<u>and shops</u>	<u>per 100 sf. of meeting space</u>	
Kennel/ <u>Pet Day Care</u>	1 space per 250 sf.	1 space if the use is larger than 10,000 sf.	Same as Standard Development	Same as Standard Development
Light Automobile Service	4 spaces + 1 space per service bay (pump stations are not counted)	1 space	Same as Standard Development	Same as Standard Development
<u>Mini-Warehouse/Self Storage</u>	<u>1 space per 100 storage units</u>	<u>2 spaces</u>		
Mixed Use	<i>See Sec. 9.204, Mixed Uses and Shared Parking</i>	1 space per 25,000 sf. of nonresidential uses	Same as Standard Development	1 space per 25,000 sf. of nonresidential uses; uses that are less than 10,000 square feet in floor area may use over-the-curb loading from local streets outside of peak hours
<u>Nursery or Greenhouse</u>	<u>1 space per 250 sf. of enclosed floor area + 15 spaces per acre of outdoor nursery area</u>	<u>3 spaces per 5 acres</u>		
Office	1 space per 250 sf.	1 space per 20,000 sf.	3 spaces per 1,000 sf.	Same as Standard Development
<u>Pawn Shop</u>	<u>1 space per 250 sf.</u>	<u>1 space per 25,000 sf.</u>		

Table 9.202C
Required Parking and Loading for Commercial Uses

Use	Standard Development		Traditional Neighborhood Development	
	Required Parking Spaces	Required Loading Spaces	Required Parking Spaces	Required Loading Spaces
Restaurant: <u>Fast Food</u>	<u>1 space per 150 sf + 3 stacking spaces per drive-through lane</u>	1 space	Same as Standard Development	Same as Standard Development
<u>Restaurant, Specialty</u>	<u>1 space per 200 sf + 3 stacking spaces per drive-through lane</u>	1 space		
Restaurant: <u>Standard</u>	1 space per <u>150 sf</u>	1 space	1 space per 75 sf. of restaurant area; see alcoholic beverage sales, other, above, for bar or lounge areas	Over-the-curb loading allowed during off-peak hours, otherwise 1 space. No additional spaces required for bar or lounge areas.
Services	1 space per 250 sf.	NA	3 spaces / 1,000 sf.	NA
Shopping Center	1 space per 250 sf.	1 space per 50,000 sf.		
Vehicle Sales, Rental, and Service	1 space per 300 sf. of office + 1 space per 600 sf. of showroom + 1 space per 500 sf. of service area	1 space + 1 space per 25,000 sf. of service area		
Veterinarian	1 space per 250 sf.	NA	Same as Standard Development	Same as Standard Development

TABLE NOTES:

¹ Grocery areas of supercenter stores (combinations of general retail and grocery in one store) are not counted separately if the floor area used for groceries is less than 40 percent of the total floor area.

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F. **Recreation and Amusement Uses.** The parking requirements for recreation and amusement uses are set out in Table XXXX, *Required Parking and Loading for Recreation and Amusement Uses*.

G. **Industrial Uses.** The parking requirements for industrial uses are set out in Table 9.202E, *Required Parking and Loading for Industrial Uses*.

Use	Standard Development		Traditional Neighborhood Development	
	Required Parking Spaces	Required Loading Spaces	Required Parking Spaces	Required Loading Spaces
Disposal	5 spaces per 4 disposal vehicles	1 space per disposal vehicle		
Extraction	Special Study	Special Study		
Heavy Industry	Special Study	Special Study		
Light Industry: Manufacturing, Processing, Assembly	1 space per 750 sf.	1 space per 20,000 sf.		
Light Industry: Laboratories, Research and Development, Testing	1 space per 300 sf.	1 space per 20,000 sf.	Same as Standard Development	Same as Standard Development
Light Industry: Other	1 space per 500 sf.	1 space per 20,000 sf.		
Recycling / Salvage	Special Study	Special Study		
Utilities, Community	Special Study	Special Study	Same as Standard Development	Same as Standard Development
Utilities, Neighborhood	1 space (may be grass)	NA	Same as Standard Development	Same as Standard Development
Warehousing and Transportation	1 space per 300 sf. of office + 1 space per 1,000 sf. of warehouse + 1 space per loading dock	Greater of: 1 space per 20,000 sf.; or 1 space per loading bay		

H. Agricultural Uses. The parking requirements for agricultural uses are set out in Table 9.202F, *Required Parking and Loading for Agricultural Uses*.

Use	Standard Development				Traditional Neighborhood Development			
	Required Spaces	Parking	Required Spaces	Loading	Required Spaces	Parking	Required Spaces	Loading
Agriculture or Forestry	2 spaces per dwelling unit used as a farm residence	NA						
Commercial Stables	<u>1 space per 6 stalls</u>		<u>1 space per 24 stalls</u>					

I. Special Uses. The parking requirements for special uses are set out in Table 9.202G, *Required Parking and Loading for Special Uses*.

Use	Standard Development		Traditional Neighborhood Development	
	Required Parking Spaces	Required Loading Spaces	Required Parking Spaces	Required Loading Spaces
<u>Adult Uses</u>	<u>Greater of: 4 spaces per 5 seats; or 1 space per 150 sf. of floor area</u>	<u>1 space</u>		
Airports	Special Study	Special Study		
Parking and Transit Facilities: Stand Alone Parking Lot	NA	NA	Same as Standard Development	Same as Standard Development
Parking and Transit Facilities: Transit Facility	Special Study	Special Study	Same as Standard Development	Same as Standard Development
<u>Private Residential Recreation Facility</u>	<u>1 space per 500 sf.</u>	<u>1 space per 50,000 sf.</u>	<u>1 space per 500 sf.</u>	<u>1 space</u>
Wireless Telecommunications Facilities	1 per freestanding facility (may be grass)	NA	Same as Standard Development	Same as Standard Development

J. Uses Not Listed. The responsible official shall determine the parking requirements for uses that are not listed based on:

1. The uses in this Section that are most similar to the proposed uses; or
2. Parking studies of similar uses that are provided by the applicant and certified by a qualified professional engineer.

Sec. 9.203 Parking Credits

- Generally.** This section sets out credits and permissible reductions in the number of off-street parking spaces that must be provided. Based on the provision of alternative parking or transportation demand management programs that tend to reduce the demand for parkingspaces.
- On-Street and Public Lot Parking.** In the UC district, and in approved traditional neighborhood developments ("TNDs"), on-street parking and parking in public lots may be credited to particular

uses in accordance with the formula: Parking Credit = $(S_a \times P)$, where S_a = the area of the applicant's parcel divided by the area of the contiguous zoning district or TND, and P = the total parking that is available on-street and in public lots in the district or TND.

C. Reduction of Parking Requirements by Provision of Transportation Demand Management.

Transportation demand management is an approach to reduce the number of work-related car trips (and parking requirements) by incentivizing the use of bicycles, carpools, or shuttles. The Responsible Official may authorize up to a five percent reduction in the number of required off- street parking spaces for development that provides transportation demand management programs. Examples of accommodations that would qualify for the credit include:

1. Enclosed bicycle lockers, employee shower facilities, lockers, and dressing areas; or
2. Meaningful financial incentives for employees to carpool or bicycle to work, provided that the effectiveness of the program is reported annually to the Responsible Official; or
3. Shuttle service for employees.

Sec. 9.204 Mixed Uses and Shared Parking

A. Generally. The City Council recognizes that uses may have different hours of operation and peak parking demand hours. The City desires to encourage the sharing of parking for its potential to reduce paved areas and / or enhance the efficiency of land use. Where a mix of uses creates synergy with respect to the use of parking spaces due to differences in when the spaces are most likely to be used, the City may reduce the required number of spaces according to the provisions of this Section.

B. Shared Parking Table. Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak use of parking areas at the same time. When any land or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following procedures:

1. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals (e.g., spaces that are either posted "reserved," or secured behind a gate), by the appropriate percentage listed in Table 9.204, *Shared Parking Table*, for each of the designated time periods.
2. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums. Figure 9.204, *Illustrative Shared Parking Credit Calculation*, provides an example of how to use Table 9.204, *Shared Parking Table* to calculate required parking.

Table 9.204
Shared Parking Table

Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential	100%	60%	90%	80%	90%
Office	5%	100%	10%	10%	5%
Retail / Commercial	5%	70%	90%	100%	70%
Commercial Lodging	80%	80%	100%	50%	100%
Restaurant	10%	50%	100%	50%	100%
Entertainment	10%	40%	100%	80%	100%
All Others	100%	100%	100%	100%	100%

Figure 9.204
Illustrative Shared Parking Credit Calculation

EXAMPLE: A mixed-use building in a standard development (not in a TND) has 50 2-bedroom residences, 50,000 square feet of general office space, and 50,000 square feet of retail space. Separately, these uses would require 450 parking spaces ($(50 \text{ sp.} \times 2 \text{ sp. / unit}) + (50,000 \text{ sf.} \times (3 \text{ sp. / 1,000 sf.})) + (50,000 \text{ sf.} \times (1 \text{ sp. / 250 sf.})) = 450$). However, combined, they could share 350 parking spaces.

Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential 100 spaces	$100\% \times 100 = 100$	$60\% \times 100 = 60$	$90\% \times 100 = 90$	$80\% \times 100 = 80$	$90\% \times 100 = 90$
Office 150 spaces	$5\% \times 150 = 8$	$100\% \times 150 = 150$	$10\% \times 150 = 15$	$10\% \times 150 = 15$	$5\% \times 150 = 8$
Retail / Commercial 200 spaces	$5\% \times 200 = 10$	$70\% \times 200 = 140$	$90\% \times 200 = 180$	$100\% \times 200 = 200$	$70\% \times 200 = 140$
Commercial Lodging	$80\% \times 0 = 0$	$80\% \times 0 = 0$	$100\% \times 0 = 0$	$50\% \times 0 = 0$	$100\% \times 0 = 0$
Restaurant	$10\% \times 0 = 0$	$50\% \times 0 = 0$	$100\% \times 0 = 0$	$50\% \times 0 = 0$	$100\% \times 0 = 0$
Entertainment	$10\% \times 0 = 0$	$40\% \times 0 = 0$	$100\% \times 0 = 0$	$80\% \times 0 = 0$	$100\% \times 0 = 0$
All Others	$100\% \times 0 = 0$	$100\% \times 0 = 0$	$100\% \times 0 = 0$	$100\% \times 0 = 0$	$100\% \times 0 = 0$
COLUMN TOTALS	118	350	285	295	238
	<p>The largest number, 350, is the number of parking spaces that are required. This example is a 22% reduction compared to individual calculations.</p>				

3. In general, the maximum reduction allowed by Table 9.204, *Shared Parking Table*, shall be 25 percent. However, a greater reduction is permitted, provided that:
 - a. Sufficient land is set aside for each parking space in excess of the 25 percent reduction that is not constructed, so that the spaces may be constructed at a later date should the City Council determine that they are necessary; and
 - b. The property owner executes and records a document that guarantees that the spaces will be constructed upon written order of the Mayor.

D. Special Shared Parking Study.

1. In the alternative to the methodology in Table 9.204, Shared Parking Table, an applicant may submit a special study to demonstrate that the parking required to serve mixed uses is less than the total of the parking requirements for each individual use. The special study shall be undertaken by a qualified traffic engineer, and shall:
 - a. Review peak parking demand periods for the proposed uses during a 24-hour weekday and each weekend day, and shall propose a required number of parking spaces based on the combined peak hour demand for parking.
 - b. Provide data on the following:
 - i. The sensitivity of the proposed uses to change. For example, a center with no restaurant could have significant changes in parking if a restaurant was added.
 - ii. Similar mixes of uses in other areas of the community.
 - iii. Degree of variability of parking for individual uses (average, range, and standard deviation).
2. The City may require a reserved open area if it believes that the risk of parking needs changing over time so warrants. Once the project is occupied and well established, if there is a surplus of parking, the applicant may petition for additional development capacity and parking using the reserved area.

Shared Parking Among Lots Under Different Ownership. When a shared parking reduction is to be applied to uses on several lots under different ownership, the following shall be provided:

1. A plan that provides for interconnected lots;
2. Recorded easements that provide, at a minimum, for:
 - a. Cross-access among the parking areas and connections to permit parking by the different uses anywhere in the connected properties;
 - b. Allocation of maintenance responsibilities;
 - c. A pedestrian circulation system that connects uses and parking areas, making it easy and convenient to move between uses; and
 - d. A right of enforcement by the City.

Sec. 9.205 Bicycle Parking

A. Applicability. Bicycle parking shall be required pursuant to this Section for all parcels proposed for development that have parking lots with 20 or more parking spaces.

B. Number of Bicycle Parking Spaces.

1. Surface parking lots: One bicycle parking space per 10 parking spaces, to a maximum of ten bicycle parking spaces
2. Structured parking lots:
 - a. Minimum number of bicycle parking spaces: six
 - b. Structures with more than 120 parking spaces shall provide one bicycle parking space per 20 parking spaces,
 - c. Maximum requirement (additional spaces are optional): 10

C. Bicycle Parking Design Standards. Bicycle parking shall be designed so that:

1. The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped lock if both wheels are left on the bicycle. *See Figure 9.205, Permitted Bicycle Parking Examples.*
2. A bicycle that is six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheel components.
3. Racks must be securely anchored.
4. Areas devoted to bicycle parking shall be hard surfaced.
5. Bicycle parking designs that only allow one locking point at the wheel are prohibited.
6. Bicycle racks are not required for bicycle parking associated with residential uses. Required bicycle parking for residential uses may be provided in garages, storage rooms and other resident accessible, secure areas.

**Figure 9.205
Permitted Bicycle Parking Examples**



D. Bicycle Parking Location Standards.

1. Short-term bicycle parking must be located within 50 feet of the principal building entrance, at the same grade as the sidewalk or accessible route.
2. An aisle at least five feet wide shall be provided behind all required bicycle parking to allow room for bicycle maneuvering.
3. If required bicycle parking is not visible from the street or principal building entrance, a sign shall be posted at the principal building entrance indicating the location of the bicycle parking.

E. Administrative Adjustments. The responsible official is authorized to approve an administrative adjustment reducing the number of bicycle spaces if it is demonstrated that:

1. The use will not generate any bicycle traffic; or
2. It is impossible to provide bicycle parking at the subject location.

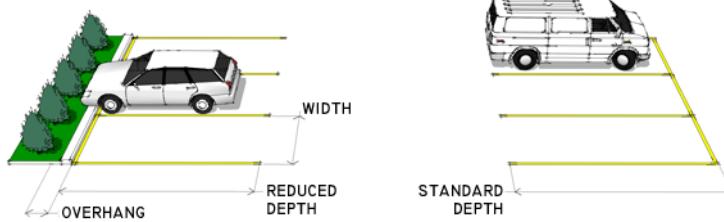
Division 9.300 Parking and Loading Design and Use

Sec. 9.301 Parking Space and Module Standards

A. Dimensions of Standard Parking Spaces. Parking spaces shall have the following dimensions.

1. Generally: 9 ft. width x 20 ft. standard depth
2. 90-degree parking spaces that abut curb or edge of pavement (allowing for overhang): 9 ft. width x 18 ft. reduced depth. *See Figure 9.301A, Parking Space Dimensions.*
3. Parallel (0 degree) parking spaces: 8 ft. width x 20 ft. depth

Figure 9.301A
Parking Space Dimensions



- B. **Dimensions of Disabled Parking Spaces.** Disabled parking spaces shall be dimensioned as required by the Americans with Disabilities Act Accessibility Guidelines.
- C. **Number of Disabled Parking Spaces.** Disabled parking spaces shall be provided as required by the Americans with Disabilities Act Accessibility Guidelines, as amended. The requirements as of the Effective Date are set out in Table 9.301A, *Disabled Parking Requirements*; however, in the event of amendment to ADAAG, ADAAG standards shall control. Disabled parking is included in the total number of required parking spaces.

Table 9.301A
Disabled Parking Requirements

Number of Required Parking Spaces	Number of Disabled Spaces	Number of Disabled Spaces that Must be Van Accessible ¹
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	1
301 to 400	8	1
401 to 500	9	2
501 to 1000	2 percent of total	1 out of 8 disabled parking spaces, rounded up

Table 9.301A
Disabled Parking Requirements

Number of Required Parking Spaces	Number of Disabled Spaces	Number of Disabled Spaces that Must be Van Accessible ¹
1001 and over	20 plus 1 for each 100 over 1,000	1 out of 8 disabled parking spaces, rounded up

TABLE NOTE:

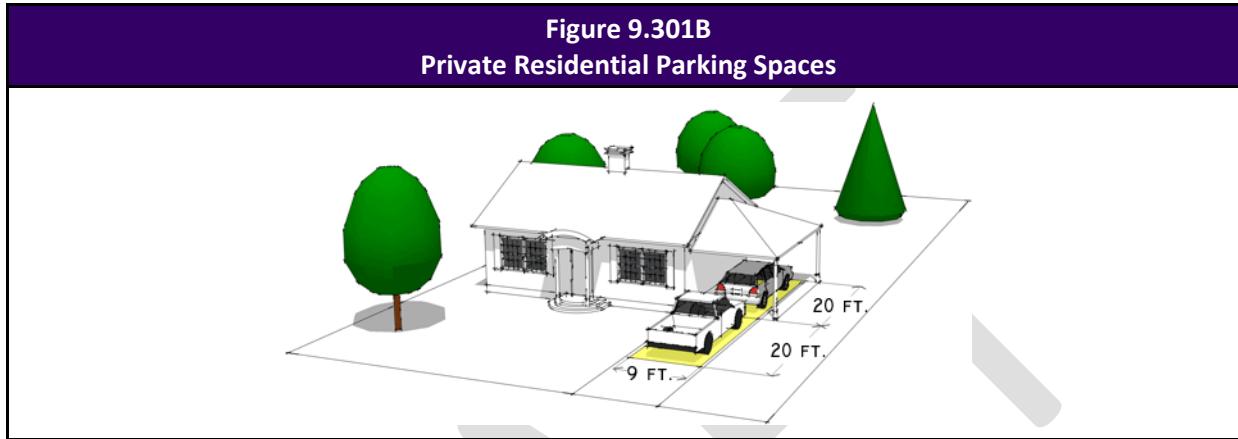
¹Van accessible spaces are counted as disabled parking spaces and are not an additional requirement. ADAAG requirements also provide for "universal spaces" which eliminate the need for designated van accessible spaces.

D. Parking Space Markings.

1. All standard and disabled parking spaces that are located in parking lots or provided on-street on a street provided by the developer shall be clearly marked.
2. Parking spaces for residential uses that are located in private garages, carports, or individual

driveways do not have to be marked. An area on a private residential lot is considered a parking space if:

- a. The area is at least 9 feet by 18 feet in dimension;
- b. The area does not encroach upon a public sidewalk;
- c. The area is hard-surfaced; and
- d. The area is accessible from the street. *See Figure 9.301B, Private Residential Parking Spaces.*



E. **Vertical Clearance.** A vertical clearance of not less than eight feet shall be provided over all parking spaces. Additional clearance shall be provided for larger vans, sports utility vehicles, and light trucks that require such clearance if parking demand from such vehicles is anticipated. All **parking garage** entrances shall include an overhead bar to alert oversized vehicles regarding clearance.

F. **Parking Module Dimensions.** Parking modules shall be dimensioned as shown in Table 9.301B, *Minimum Horizontal Parking Dimensions for Standard Automobiles*. The dimensions that are set out in the table are illustrated in Figure 9.301C, *Parking Module Standards*.

**Table 9.301B
Parking Module Dimensions**

Measurement	Parking Space Angle (Degrees)			
	0 / Parallel Parking	45	60	90
One Stall Row, One-Way Aisle				
Stall Row Depth	8 ft.	20 ft. 7 in.	21 ft. 11 in.	20 ft.
Drive Aisle Width	13 ft. 2 in.	13 ft. 10 in.	15 ft. 6 in.	25 ft.
Minimum Module Width (row & aisle)	21 ft. 2 in.	34 ft. 5 in.	34 ft. 5 in.	45 ft.
Two Stall Rows, One-Way Aisle				
Stall Row Depth	16 ft.	41 ft. 1 in.	43 ft. 8 in.	40 ft.
Drive Aisle Width	13 ft. 2 in.	13 ft. 10 in.	15 ft. 6 in.	25 ft.
Minimum Module Width (row & aisle)	29 ft. 2 in.	54 ft. 11 in.	59 ft. 2 in.	65 ft.
One Stall Row, Two-Way Aisle				
Stall Row Depth	8 ft.	20 ft. 7 in.	21 ft. 11 in.	20 ft.
Drive Aisle Width	23 ft. 3 in.	20 ft.	22 ft.	25 ft.
Minimum Module Width (row & aisle)	31 ft. 3 in.	40 ft. 7 in.	43 ft. 11 in.	45 ft.
Two Stall Rows, Two-Way Aisle				

Stall Row Depth	16 ft.	41 ft. 1 in.	43 ft. 8 in.	40 ft.
Drive Aisle Width	23 ft. 3 in.	20 ft.	22 ft.	25 ft.
Minimum Module Width (row & aisle)	39 ft. 3 in.	61 ft. 1 in.	65 ft. 8 in.	65 ft.

Figure 9.301C
Parking Module Measurements

Illustrative dimensions for two stall row parking module (below)

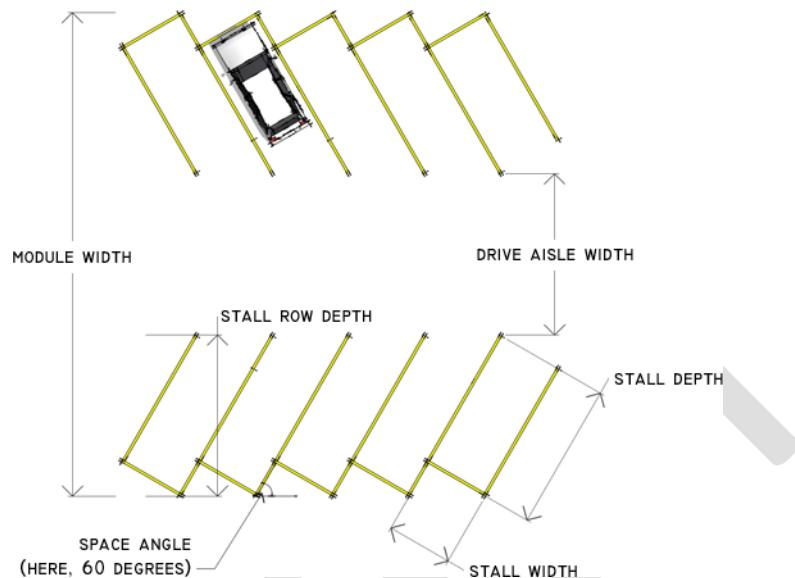
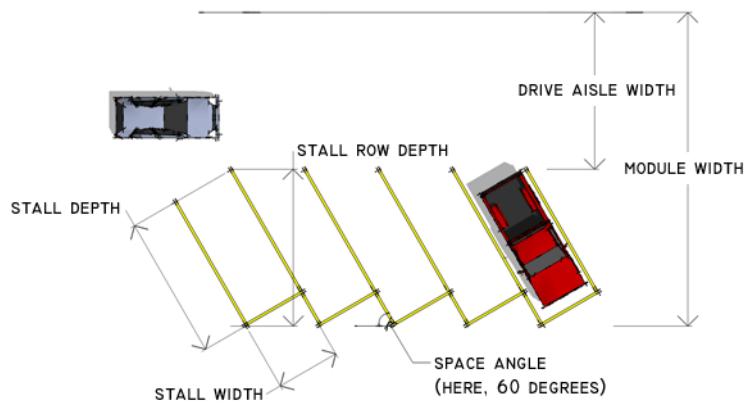


Figure 9.301C
Parking Module Measurements

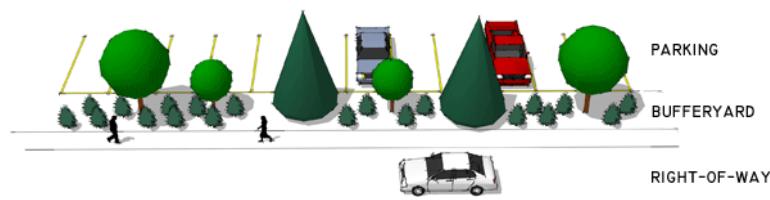
Illustrative dimensions for one stall row parking module (below)



Sec. 9.302 Location of Off-Street Parking

A. **On-Site Off-Street Parking.** On-site off-street parking shall be set back behind any required bufferyard (see [Division 10.300, Bufferyards](#)). Parking spaces, aisles, and turning areas shall not encroach upon or overhang any street, driveway, or public right-of-way. See [Figure 9.302, On-Site Off-Street Parking Location](#).

Figure 9.302
On-Site Off-Street Parking Location



B. **Off-Site Off-Street Parking.** Parking or overflow parking is generally not allowed in off-site locations. However, in Traditional Neighborhood Developments or in the UC District, it is allowed as provided in Table 9.302, *Distance to Required Parking*.

Table 9.302
Distance to Required Parking

Use	Location of Required Parking	Location of Overflow or Valet Parking Spaces
Traditional Neighborhood Development: Single-Family Attached and Multifamily Uses	Boundary of parking lot within 150 feet of principal building being served	NA
Traditional Neighborhood Development or UC District: All Nonresidential Uses	Boundary of parking lot within 200 feet of principal building being served	Within 300 feet of principal building being served

C. **Guest Parking.** In residential districts, guest parking in excess of the minimum parking requirements may be permitted in platted guest parking islands within enlarged cul-de-sacs. However, in no case shall required parking be located within guest parking islands.

Sec. 9.303 Off-Street Loading

A. **Generally.** All uses shall provide off-street loading as required by Section 9.202, *Required Parking and Loading*. Loading spaces shall be designed as follows:

B. **Dimensions.** The dimensions of required loading spaces shall depend upon whether the use will be served by semi-trailers. Commercial retail, heavy retail, and industrial uses that are larger than 40,000 square feet shall be presumed to require semi-trailer loading unless the applicant demonstrates otherwise.

1. Minimum width of loading bay (side to side): 12 feet.
2. Minimum length of loading bay (front to back):
 - a. For semi-trailers: 60 feet.
 - b. All other loading spaces: 35 feet.
3. Minimum vertical clearance: 14 feet.

C. **Use of Right-of-Way.** Where off-street loading areas are required, at no time shall any part of a truck or van be allowed to extend into a public right-of-way while the truck or van is being loaded or unloaded.

D. **Maneuvering Space.** Adequate off-street truck maneuvering space shall be provided on lot (and not within any public street right-of-way or other public property), so that trucks can maneuver to the docking area.

E. **Location.** All loading areas shall be located on the same lot as the building or lot served by the loading

area. Semi-trailer loading spaces and loading docks shall be located behind buildings and screened from view from adjacent properties and public rights-of-way as provided in Section 2.705, *Loading, Truck Access, and Solid Waste Collection*. Loading areas shall be located such that no part of a truck extends into right-of-way or interferes with parking access while it is loading or unloading.

F. **Fire Exit or Emergency Access.** Off-street loading facilities shall be designed so as not to interfere with any fire exits or emergency access facilities to either a building or site.

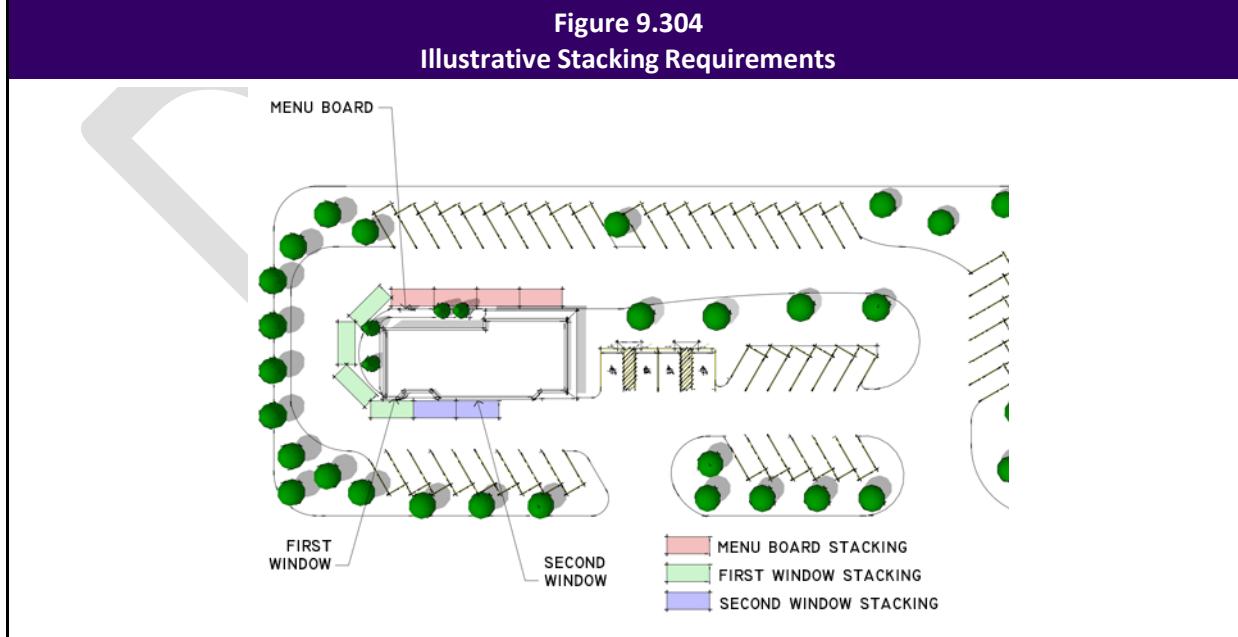
Sec. 9.304 Vehicle Stacking Requirements

A. **Generally.** Stacking spaces are used to measure the capacity of a drive-through lane to hold cars while transactions are taking place at drive-through stations. Stacking spaces measure eight feet wide by 20 feet long and provide direct access to a service window. The position in front of a drive-through station (*i.e.*, a service window, ATM, or station at a drive-through bank) is counted as a stacking space.

B. **Requirements.** Uses that include drive-through service shall not less than the following numbers of stacking spaces:

1. Financial institutions, convenience stores, or pharmacies: Four stacking spaces per drive-through station.
2. Drive through restaurants:
 - a. If two service windows are provided (one for payments and one for pick-up):
 - i. Four stacking spaces to each menu board;
 - ii. Four stacking spaces between the menu board and the first window (including the position at the first window); and
 - iii. Two spaces between the first window and the second window (including the position at the second window). See Figure 9.304, *Illustrative Stacking Requirements*.

Figure 9.304
Illustrative Stacking Requirements



b. If one service window is provided (for both payments and pick up):

- i. Six stacking spaces to each menu board; and

- ii. Five stacking spaces between the menu board and the service window.
- 4. Drive-through only uses in buildings with less than 300 square feet of floor area and no separate menu board (e.g., coffee stands, photo processing): Three stacking spaces per service window.
- 5. Dry cleaners: Two stacking spaces, including the position at the window.

D. Design.

- 3. Stacking lanes shall be clearly marked, and shall not interfere with on-site or off-site traffic circulation.
- 4. Stacking areas shall not be located between the facade of a building and the public street upon which the building fronts.
- 5. Stacking lanes shall be designed with an abutting eight-foot wide bypass lane.

Sec. 9.305 Use of Parking and Loading Areas

A. Storage Prohibited.

- 1. Required off-street parking spaces shall be available for operable passenger automobiles of the residents, customers, patrons, and employees of the use to which they relate.
- 2. Storing materials, boats, campers, recreational vehicles, or inoperable vehicles, or parking trucks or trailers is prohibited in parking areas, unless:
 - a. The outdoor storage use is permitted in the applicable zoning district and approved for the subject property;
 - b. The areas that are set aside for such parking are not counted towards the parking requirements for the use; and
 - c. The areas that are set aside for such parking comply with the requirements for outdoor storage (e.g., buffering or screening of outdoor storage areas).
- 3. The long-term storage of trailers in loading spaces is prohibited. Such spaces shall be available for routine use by delivery vehicles.
- 4. Trash enclosures, dumpsters, and transformers shall not be located in parking areas in locations that interfere with circulation or use of parking spaces.

B. Vehicle Work Prohibited. No major vehicle work of any kind or nature is permitted within off-street parking lots or parking garages.

C. Blocking Access Prohibited.

- 1. Blocking loading spaces or parking spaces is prohibited.
- 2. Loading spaces or parking spaces shall not be designed or located in a manner that blocks access to other loading spaces, parking spaces, driving aisles, fire lanes, ingress or egress points, or building entrances. However, tandem parking spaces may be used in valet lots.
- 3. Parking, loading, and access areas shall be kept free of permanent or moveable structures which block access, of any type (e.g., trash receptacles or compactors).
- 4. Parking within a driveway approach or across public sidewalks is prohibited.

D. Sales. The sale of goods in a parking lot is prohibited, except when the applicable requirements for temporary sales, as set out in *Division 1.500, Temporary Uses*, are met.

Sec. 9.306 Surfacing and Maintenance of Off-Street Parking Areas

A. **Surfacing.** Off-street parking areas shall be surfaced as follows:

1. In general, off-street parking areas that are required to have more than three parking spaces shall be graded and surfaced with a material approved by the City Engineer that will protect against potholes, erosion, and dust.
2. The City Engineer may permit less durable surfaces (such as grass pavers, crushed stone, or gravel) for off-street parking facilities that serve low-turnover uses or overflow parking needs, provided that:
 - a. The perimeter of such parking areas is defined by bricks, stones, railroad ties, or other similar devices;
 - b. Surfaces with loose materials are set back at least 25 feet from a public street; and
 - c. The material does not generate inordinate amounts of dust.

B. **Maintenance.** Off-street parking surfaces shall be kept in good condition and parking space lines or markings on hard-surfaced lots shall be kept clearly visible and distinct.

Division 9.400 Access Management and Circulation

Sec. 9.401 Access to Single Family and Duplex Lots

A. **Existing Lots.** Existing access to single family detached and duplex lots from arterial or collector streets is permitted. However, the existing access shall be moved from the arterial or collector to a local street if:

1. The lot has access a local street; and
2. The principal building is redeveloped (or a new principal building is constructed)

B. **New Lots.** New single family detached and duplex lots shall not take access to arterial or collector streets unless they have more than 200 feet of frontage and the driveway is designed to prevent vehicles from backing out onto the arterial or collector.

Sec. 9.402 Minimum Arterial Frontage

A. **General.** In general, the minimum arterial frontage that is required of lots that take direct access from an arterial shall not be less than that shown in Table 9.402, *Minimum Arterial Lot Frontage*. No new lots shall be created that have less frontage than set out in Table 9.402, *Minimum Arterial Lot Frontage*, unless the subdivider provides for common access and cross-access easements as set out in Subsection C.

Table 9.402
Minimum Arterial Lot Frontage

Posted Speed Limit (mph)	Minimum Connection Spacing (ft.)
≤ 30	225
35	275
40	330
45	385
≥ 50	450

B. **Increased Frontage Requirement.** The City may require a greater lot frontage for:

1. Development with driveways that are greater than 25 feet in width (not including curb returns); or
2. Development that requires more than one access connection to the arterial.

C. **Decreased Frontage Requirement.** The City may allow a decreased lot frontage for individual lots with common access easements and shared access driveways, provided that:

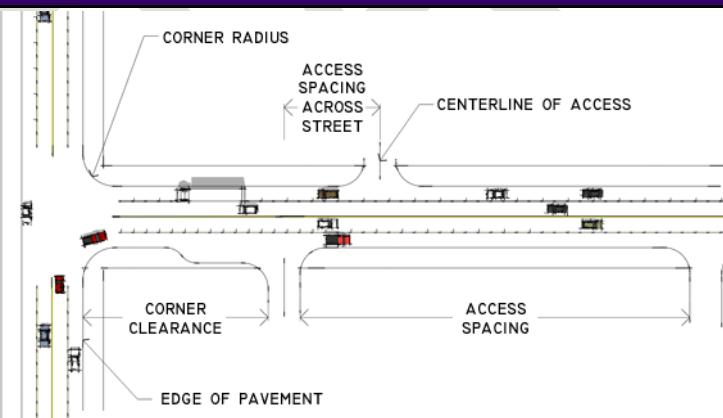
1. The parcel proposed for development, before subdivision, complies with this Section;
2. The standards of Section 9.403, *Access Spacing and Corner Clearance*, are met; and
3. Legal instruments are recorded as provided in Section 9.405, *Common Access and Internal Cross Access*.

Sec. 9.403 Access Spacing and Corner Clearance

A. **Generally.** Access points include streets, alleys, driveways, and service roads. Spacing of access points shall be provided as set out in this Section.

B. **Measurements.** Generally, the requirements of this Section are measured along the edge of the travel way, from the closest edge of pavement of the first access connection to the closest edge of pavement of the second access connection, including curb returns. However, access spacing on opposite sides of the street is measured at the centerlines of the access points. The measurements are illustrated in Figure 9.403, *Illustrative Access Spacing and Corner Clearance Measurements*.

Figure 9.403
Illustrative Access Spacing and Corner Clearance Measurements



C. **Local Streets and Collectors.** There shall be a minimum spacing between the near edges of adjacent access points to local streets and collectors as set out in Table 9.403A, *Access Spacing, Local Streets and Collectors*.

Table 9.403A
Access Spacing, Local Streets and Collectors

Street Classification of Abutting Lot Frontage	Minimum Connection Spacing
Residential Driveways	
Local Street	30 ft.
Collector Street	30 ft.

Commercial, Recreation, and Institutional Driveways	
Local Street	30 ft.
Collector Street	75 ft.
Industrial Driveways	
Local Street	40 ft.
Collector Street	75 ft.

D. Arterials. There shall be a minimum spacing between the near edges of adjacent access points to arterial streets, as set out in Table 9.403B, *Access Spacing, Arterials*. If the City adopts an access management plan for an arterial that includes either specific locations for access or different spacing requirements, then the provisions of the Table shall be superseded by the access management plan.

Table 9.403B
Access Spacing, Arterials

Posted Speed Limit	Minimum Connection Spacing
≤ 30 mph	200 ft.
35 mph	250 ft.
40 mph	305 ft.
45 mph	360 ft.
≥ 50 mph	425 ft.

E. Access Spacing, Opposite Sides of Street. In order to prevent conflicting left-turn movements, connections on opposite sides of the street shall be directly opposite each other or offset by a distance of at least 100 feet from centerline to centerline of the access points, unless a median prevents the potential conflicts.

F. Corner Clearance.

1. For all uses located on corner lots, there shall be a minimum clearance between the near edge of the nearest access point and the property corner at street intersections. No access point shall interfere with fire hydrants, storm inlets, or other curb frontage improvements. The minimum clearances are set out in Table 9.403.C., *Minimum Corner Clearance*.

Table 9.403C
Minimum Corner Clearance

Street Classification	Intersecting Street Classification	Minimum Corner Clearance	
		Street	Intersecting Street
Residential Driveways			
Local	Local	20 feet	20 feet
Local	Collector	30 feet	30 feet ¹
Collector	Collector	30 feet ¹	30 feet ¹
Arterial	Local	Restricted	75 feet
Arterial	Collector	Restricted	75 feet ¹
Arterial	Arterial	Restricted	Restricted
Commercial and Industrial Driveways			
Local	Local	30 feet	30 feet
Local	Collector	30 feet	30 feet
Collector	Collector	75 feet	75 feet
Arterial	Local	125 feet ²	75 feet
Arterial	Collector	125 feet ²	75 feet

Arterial	Arterial	125 feet ²	125 feet ²
TABLE			
¹ Applies to multifamily driveways only. See Section 9.401, <i>Access to Single-Family and Duplex Lots</i> for other housing types. ² A variance is required for corner lots with arterial street frontage where the required corner clearance cannot be met as a result of its lot width or depth.			

2. If the dimensions of an existing lot and the absence of a reasonable opportunity for shared access make compliance with Subsection F.1. impractical, then right-in, right-out access may be permitted at the farthest available point away from the intersection. For example, a light automobile service use (e.g., a gas station) that cannot establish shared access with neighboring properties may be permitted to have two right-in, right-out access points (one on each frontage), provided that they are located as far away from the intersection as possible.
3. Where ownership allows, and the geometry of the street intersection warrants, the minimum corner clearance shall be greater than shown in Table 9.403C, *Minimum Corner Clearance*.

Sec. 9.404 Access Dimensions

- A. **General.** The dimensions of access points are based on the peak hour trip generation volume of the uses to which access is to be provided. Peak hour trips may be allocated to one or more proposed access points. A qualified engineer shall provide the calculations for peak hour trip generation and assignment to proposed access points. However, the low impact uses described in subsections B. and C. are not required to provide calculations by an engineer with respect to trip generation and assignment.
- B. **Single-Family, Twin Home, and Duplex Lots.** Each lot that contains a single-family, twin home, or duplex shall have no more than two driveway connections along any street frontage. Driveway width shall not exceed the width set out in Table 9.404A, *Maximum Width of Access*.

Table 9.404A
Maximum Width of Access

Use Classification	Standard	Maximum Access Width (ft.)
Single-Family Residential	One-car garage (max. width)	12
	Two-car garage (max. width)	22
	Three-car garage (max. width)	25
Twin Home and Duplex	Two, one-car garages (max. width)	24
	Two, two-car garages (max. width)	27

- C. **Low Volume Presumption.** The following uses are presumed to require only a single low volume access point, as described in Table 9.404B, *Access Standards, General*, or, if located within the Urban Center district, Table 9.404C, *Access Standards, Urban Center*. Uses that are presumed to be of low impact pursuant to this subsection shall not require additional analysis for so long as the conditions of this subsection are met:
 1. All residential development of less than 30 units which is not of a type that is subject to subsection B.
 2. All nonresidential development, except light automobile service / gasoline station, in which less than 5,000 square feet of floor area is served by the access point.
- D. **Standard Dimensional Requirements.**
 1. In all districts except Urban Center, the access standards of Table 9.404B, *Access Standards*,

General apply.

Table 9.404B
Access Standards, General

Access Type	Maximum Peak Hour Volume	Access Lanes and Lane Widths	Reservoir	Radius Return by Street Functional Classification		
				Arterial	Collector	Minor
Low Volume	50 trips	12 ft. ingress; 12 ft. egress	25 ft.	25 ft.	20 ft.	15 ft.
Mid-Volume	200 trips	14 ft. ingress; 4 ft. median; 2 12 ft. egress ¹	50 ft.	30 ft.	20 ft.	15 ft.
High Volume	500 trips	14 ft. ingress; 4 ft. median; 2 12 ft. egress ¹	100 ft.	35 ft.	30 ft.	20 ft.

TABLE NOTE:
¹ Only 1 egress shall be required if the access point is configured as a right-in, right-out access.

2. In the Urban Center district, the access standards of Table 9.404C, *Access Standards, Urban Center District* apply.

Table 9.404C
Access Standards, Urban Center District

Access Type	Maximum Peak Hour Volume	Access Lanes and Lane Widths	Reservoir	Radius Return by Street Functional Classification		
				Arterial	Collector	Minor
Low Volume	150 trips	12 ft. ingress; 12 ft. egress	25 ft.	25 ft.	20 ft.	15 ft.
Mid-Volume	300 trips	12 ft. ingress; 2 11 ft. egress ¹	25 ft.	25 ft.	20 ft.	15 ft.
High Volume	500 trips	14 ft. ingress; 4 ft. median; 2 11 ft. egress ¹	50 ft.	30 ft.	25 ft.	20 ft.

TABLE NOTE:
¹ Only 1 egress shall be required if the access point is configured as a right-in, right-out access.

E. **Measurement of Reservoir.** Generally, the reservoir indicated in Tables 9.404B, *Access Standards, General*; and 9.404C, *Access Standards, Urban Center District*, is measured from the property line to the edge of the first parking space or aisle. However, the reservoir may be measured from the edge of pavement of the adjacent street if it is demonstrated that:

1. Measurement from the edge of pavement allows for an improved site design; and
2. It is not anticipated that the adjacent street will be widened for at least 25 years.

F. **Peak Hour Volume in Excess of 500 Trips.** If the peak hour volume of an individual access point exceeds 500 trips, the access point shall be designed as a street intersection. Further access to lots or parking areas shall be evaluated according to the standards of this Division (e.g., the corner clearance standard will apply to the distance from the intersection to the first internal access connection, and the reservoir standard will apply to the distance between the connection and the first parking space).

G. **Alternative Design.** The City Engineer may require that access points be configured as right turn in, right turn out when the provision of left turn access would result in significant disruption of traffic flow on the public street.

Sec. 9.405 Common Access and Internal Cross Access

A. **Separate Ownership; No Common Plan of Development.** Where adjacent properties are separately owned and not part of a common plan of development, the City may require common access or internal cross access as the parcels are developed, substantially improved, or redeveloped. As such, an applicant may be granted temporary individual access if:

1. The applicant demonstrates that a reasonable offer with regard to cross-access was refused by the adjacent landowner; and
2. The applicant records a covenant acceptable to the City to ensure that the connection will be provided and access will be consolidated upon the earlier of:
 - a. Approval for development, substantial improvement, or redevelopment, of the adjacent property, if providing such connection is a requirement of the approval for the adjacent property; or
 - b. The applicant's parcel and the adjacent parcel coming under common ownership; and
3. The applicant demonstrates that the proposed temporary access will not materially affect the safe and efficient flow of traffic.

B. **Common Ownership or Common Plan of Development.** Phased development, development sites under the same ownership, or development sites that are consolidated for the purposes of development and comprised of more than one building are considered unified parcels. Unified parcels shall provide access as follows:

1. The number of connections permitted shall be the minimum number necessary to provide reasonable access to the overall site and not the maximum available for the site's frontage; and
2. Access to outparcels shall be internalized using the shared circulation system and designed to avoid excessive movement across parking aisles or queuing across surrounding parking and driving aisles.

C. **Terms.** The City may require that common and cross access easements include one or more of the following:

1. Sufficient width to accommodate a two-way access between properties, designed to accommodate automobiles and service and loading vehicles.
2. Stub-outs and other design features to allow abutting properties to be tied in to provide future cross access.
3. Linkage to other cross access drives in the area.

D. **Location of Cross-Access.** The location of the connections shall be set by the City in accordance with the following:

1. Shallow sites (less than 200 feet deep) with buildings positioned at or near the front setback line shall provide access along the rear property lines.
2. Shallow sites (less than 200 feet deep) with buildings positioned at or near the rear setback line shall provide connections aligned with their edges along the sidewalk in front of the buildings.
3. Deep sites (200 or more feet deep) with outparcels shall provide cross-access points as follows:
 - a. To all outparcels, in order to connect them to the parking and circulation areas of the principal parcel;

- b. On side lot or parcel lines of the principal lot or parcel, behind any outparcels that are located within 60 feet of said side lot or parcel lines, in order to permit movement through the area; and
- c. On side lot or parcel lines of the principal lot or parcel, aligned with edges along the sidewalk in front of the buildings.

E. **Dimensions of Cross-Access.** Cross access easements shall include at least 24-feet of pavement width.

F. **Approval and Recording of Easements.**

1. Access that is shared by adjacent properties, whether under single or separate ownership, requires that an appropriate legal instrument to ensure continued shared access be approved by the City and recorded in the official public record at the applicant's expense. The recorded book and page number shall be referenced on any subsequent subdivision plats of the property.
2. If there is an existing shared access for which there is no recorded legal documentation, such documentation shall be executed and recorded as provided in subsection D.1.

Sec. 9.406 Number of Access Points

A. **General.**

1. Generally, the maximum number of access points allowed will be the smallest number of access points that are necessary to accommodate the peak hour demands of the site. For example, if a use in the Commercial, General (CG) district generates 300 peak hour trips, then it would be served by one high volume access point, not six low volume access points
2. The maximum number of access points may be increased if:
 - a. The lot fronts on an arterial and one or more side streets of lesser functional classification;
 - b. Access to the site will be provided from the streets of lesser functional classification; and
 - c. The total number of access points along the arterial frontage is reduced.

B. **Limitation.** Nothing in this Section supersedes the other access management requirements of this Division.

Sec. 9.407 Timing and Degree of Compliance

A. **Generally.** Access to streets shall be provided in accordance with this Section.

B. **Compliance with this Division.**

1. The City Council recognizes that many properties along arterials may not be in compliance with the requirements of this Division as of the effective date of this UDC, and there are many different contexts in which compliance with the standards of this Division are more or less feasible. Table 9.407, *Compliance with Access Management Regulations*, sets out five generalized situations, the access management objective with respect to the particular situation, and the alternative methods available to the applicant for complying with the requirements of this Division.
2. Even if the requirements of Table 9.407, *Compliance with Access Management Regulations*, does not achieve strict compliance with Section 9.403, *Access Spacing and Corner Clearance*, the requirements shall be utilized if they result in wider spacing between access points than would be provided in the absence of the requirements.

Table 9.407
Compliance with Access Management Regulations

Situation	Objective	Method of Compliance
Existing lot proposed for development does not meet arterial frontage requirements of Section 9.402, <i>Minimum Arterial Frontage</i> , but has access to a local side street.	Shift access to side streets	Lots that abut intersections of arterial streets and local streets shall take access from the local street if the access meets the corner clearance requirements of Section 9.403, <i>Access Management and Corner Clearance</i> .
Existing lot proposed for development abuts lots that are built, have individual access connections, and do not comply with spacing requirements.	Allow reasonable access for existing lots, but consolidate access at first available opportunity.	Existing access may be maintained, but if thresholds of Subsection C. are met, then compliance with Section 9.405A is required. If there is no existing access, then temporary access may be created upon demonstration of compliance with Section 9.405A.
Existing lot proposed for development does not conform to Section 9.402, <i>Minimum Arterial Frontage</i> and at least one abutting lot under separate ownership is not developed.	Allow reasonable access for existing lot, and ensure that future development will have shared or cross access as necessary to ensure compliance with this Division.	Provide access in compliance with the access spacing and corner clearance standards of Section 9.403, <i>Access Spacing and Corner Clearance</i> and provide for future common access as will ensure implementation of such standards as provided in Section 9.405, <i>Common Access and Internal Cross Access</i> .
Existing lot proposed for development abuts another lot that is under common ownership with the lot proposed for development.	Ensure that development of commonly owned property does not frustrate City's access management objectives.	Lots shall be consolidated, if necessary, to meet the minimum frontage required by Section 9.402, <i>Minimum Arterial Frontage</i> and meet the access spacing and corner clearance standards of Section 9.403, <i>Access Spacing and Corner Clearance</i> ; or applicant provides for common access (Section 9.405) and the common access meets the requirements of Section 9.403, <i>Access Spacing and Corner Clearance</i> to the maximum extent possible.
Lot proposed for development abuts another lot which has recorded a covenant pursuant to Section 9.405, <i>Common Access and Internal Cross Access</i> .	Ensure that recorded common access and cross access covenants are carried out.	Common access or internal cross access is provided as set out in the recorded document. If the common access point would prevent an adjacent undeveloped lot from complying with this Division, then a covenant to provide common or cross access shall be provided as set out in Section 9.405, <i>Common Access and Internal Cross Access</i> .

C. Timing of Compliance with this Division.

1. New development and subdivision shall demonstrate compliance with this Division for each required development approval.
2. Properties with access connections that do not meet the requirements of this Division shall be brought into compliance to the greatest extent possible when modifications to the roadway are made or when a change in use results in one or more of the following conditions:
 - a. A connection permit is required.
 - b. Site review or platting is required.
 - c. The site experiences an increase of 20 percent or greater in peak hour trips or 100 vehicles per hour in the peak hour, whichever is less, as determined by one of the following methods:
 - i. An estimation based on the Institute of Traffic Engineers ("ITE") Trip Generation manual (latest edition) methodology for typical land uses, or
 - ii. Traffic counts made at similar traffic generators located in the City, or
 - iii. Actual traffic monitoring conducted during the peak hour of the adjacent roadway traffic for the property.
3. If the principal activity on a parcel with access connections that do not meet the regulations of this Division is discontinued for a period of one year or more, then upon establishment of any

use, the parcel must comply with all applicable access requirements of this Division to the greatest extent possible.

Sec. 9.408 Modification of Access Management Requirements

A. **Reduction of Spacing Requirements.** The spacing requirements of Section 9.403, *Access Spacing and Corner Clearance*, may be reduced in any of the following circumstances:

1. Spacing may be based on an assessment of the individual safety and operational considerations of the proposed connection if:
 - a. Current average daily trip ("ADT") volume on the segment of the arterial upon which the proposed development fronts is below 2,000; and
 - b. It is demonstrated that there is little, if any, potential for development within 25 years that would raise the ADT to more than 2,000.
2. Where adequate access connection spacing cannot be achieved (for example, if the depth of an existing block is less than the distance required between intersections),, the City may permit lesser spacing when shared access is established with an abutting property. A shared access agreement shall be executed and recorded as provided in Section 9.405, *Common Access and Internal Cross Access*.
3. Where no other alternatives exist, construction of an access connection may be allowed along the property line farthest from the intersection or closest access. To provide reasonable access under these conditions, but also provide the safest operation, consideration should be given to designing the driveway connection to allow only the right-in turning movement or only the right-in/right out turning movements if feasible. In such a case, the applicant shall demonstrate that:
 - a. The inability to meet the access spacing requirements was not due to the owner subdividing the property after the effective date of this UDC without providing internal access;
 - b. A reasonable offer with regard to cross-access was refused by the adjacent landowner; and
 - c. A covenant acceptable to the City to ensure that the connection will be provided and access will be consolidated upon the earlier of:
 - i. Approval for development, substantial improvement, or redevelopment, of the adjacent property, if providing such connection is a requirement of the approval; or
 - ii. The applicant's parcel and the adjacent parcel coming under common ownership; and
 - d. Failure to comply with the access spacing requirements will not materially affect the safe and efficient flow of traffic.
4. If natural resource (e.g.. wetland or floodway) protection requires an alternative access.

B. **Increase of Spacing Requirements.** The City may require greater access spacing if the use will generate significant truck traffic.

C. **Waiver of Street Intersection Spacing.** The spacing of street intersections may be reduced if:

1. There is no alternative that would bring one or more roads to connection points opposite a local road on the opposite side of the street and avoid the staggered intersection;
2. The City Engineer determines that the location is not a safety hazard; and
3. The applicant makes intersection improvements, including bi-pass lanes or deceleration lanes (as recommended by the City Engineer), which would not otherwise be required if the intersection was spaced according to this Division.

Division 9.500 Exterior Lighting Standards

Sec. 9.501 Nonresidential Lighting Standards

- A. **Generally.** The maximum permitted illumination and the maximum permitted luminaire height shall conform with this Section.
- B. **Free-Standing Fixtures.** Free-standing light fixtures shall comply with the requirements of Table 9.501A, Free-Standing Fixture Requirements.

Table 9.501A Free-Standing Fixture Requirements

Fixture Type	Athletic Field Lighting	Parking Lot Lighting	Pedestrian Lighting	Uplights
Description	Pole-mounted lighting for recreational uses such as ball diamonds, playing fields, driving ranges, and tennis courts	Luminaires mounted on poles	Luminaires mounted on poles, or bollards with incorporated light fixtures	Ground-mounted flood lights or lights recessed into sidewalks
Maximum Height (ground to highest point on fixture or support structure)	80 ft. for fields, ranges, and diamonds; 30 ft. for courts	25 ft.	15 ft.	2 ft.
Luminaire Design (cut-off or no-cut-off)	Cut-off luminaires only	Cut-off luminaires only	Generally, cut-off luminaires are required. No-cut-off luminaires are allowed for ornamental post lighting fixtures in the UC district and the center subdistrict of traditional neighborhood developments	Cut-off luminaires only
Other Requirements	If the lighting is within 300 feet of a residential district, lights shall be turned off by 10:00 PM	NA	NA	Generally, allowed for illumination of signs and flags only. May also be used to illuminate tree canopies or sidewalks in the UC district and the center subdistrict of traditional neighborhood developments.

C. **Wall-Mounted Lighting.** Wall-mounted lighting fixtures shall comply with the requirements of Table 9.501, *Wall-Mounted Fixture Requirements*.

Table 9.501B Attached Fixture Requirements				
Fixture Type	Awning or Signs	Decorative Sconce	Canopy	Security
Description	Lights over awnings (e.g., gooseneck lamps)	Sconces on building walls	Lights under service canopies (e.g., at light automobile service stations)	Building-mounted floodlights that face away from the building
Where Allowed	CS CG UC	Any district	CS CG UC	Any district
Luminaire Design (cut-off or no-cut-off)	Cut-off luminaires only	No-cut-off luminaires are allowed if installed not more than 15 feet above ground level. Fixtures that are installed more than 15 feet above ground level shall be cut-off luminaires.	Cut-off luminaires only (see below for special requirements)	Generally, cut-off luminaires are required. No-cut off luminaires (e.g., motion-sensor floodlights) are allowed on residential buildings, provided that they are set back at least 20 feet from lot lines and angled so that they do not shine into windows of buildings on abutting lots.
Other Requirements	Internal lighting of awnings is not allowed	NA	All luminaires shall be recessed into the underside of the canopy so that no point source of light can be viewed from off-site from a height of four feet (to protect automobile drivers from glare).	Security lighting shall not be used as a substitute for parking lot lighting. In the CS, CG, UC, BP, and I districts, the need for building mounted security lighting shall be demonstrated.

D. **Maximum Illumination.** All exterior lighting fixtures (free-standing or attached) shall comply with the following requirements.

1. Outdoor lighting shall be deflected, shaded and focused away from adjacent properties and shall not be a nuisance to such adjacent properties. Where no-cut-off fixtures are allowed, areas where such fixtures are not allowed shall be protected in one or more of the following ways:
 - a. The no-cut-off fixtures shall be set back a distance of two times the height of the fixture from the areas where such fixtures are not allowed; or
 - b. Intervening buildings or landscaping shall buffer the view to the no-cut-off fixture from the areas where such fixtures are not allowed.
2. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not exceed three-tenths foot-candle, measured vertically, and three-tenths foot-candle, measured horizontally, on adjacent properties.
3. The ground-level luminance ratio (the ratio between the luminance of the brightest point on the property and the darkest point on the property) shall not exceed 12 to one.

Sec. 9.502 Public Safety and Public Nuisance

- A. **Generally.** The City may require the modification or removal or limited operation of existing or new lighting fixtures found to be a public hazard or public nuisance according to the criteria of this Section.
- B. **Hazards.** Criteria for finding illumination to be a public hazard are as follows:

1. Light trespass or glare which is sufficiently intense or contrasts excessively with surrounding illumination, regardless of the intensity of the surrounding illumination, in a manner to cause impairment of visual performance or to distract from or impair the safe operation of a vehicle.
2. Light trespass or glare that impairs a person's visual performance or ability to avoid obstacles in their path.

C. **Nuisance.** Criteria for finding illumination to be a public nuisance are as follows:

1. Light trespass or glare that deprives an owner or occupant of usual and reasonable use and enjoyment of their property.
2. A high frequency and/or duration of periods when light trespass or glare is sufficient to interrupt or interfere with usual and reasonable use and enjoyment of a property.
3. Light trespass or glare that causes visual discomfort or impairment of visual performance in a manner that deprives any person from the usual and reasonable enjoyment of the public streets and properties of the City.

ARTICLE 18 DEFINITIONS

Division 18.100 Word Usage; Abbreviations; and Acronyms

Sec. 18.101 World Wide Web Links Reserved

Sec. 18.102 Acronyms and Abbreviations

Table 18.102, *Meaning of Acronyms and Abbreviations* sets out the meaning of the acronyms and abbreviations used in this UDC.

Table 18.102
Meaning of Acronyms and Abbreviations

Abbreviation or Acronym	Meaning
ac.	Acres
ADT	Average Daily Trips
ANSI	American National Standards Institute
BMP	Best Management Practice
C.F.R.	Code of Federal Regulations
dbA	A-weighted decibels
D.B.H. or DBH	Diameter at Breast Height
du	Dwelling Unit
EIFS	Exterior Insulation and Finish Systems
EPA	United States Environmental Protection Agency
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
ft.	Feet
in.	Inches
ITE	Institute of Traffic Engineers
LDEQ	Louisiana Department of Environmental Quality
LEED	Leadership in Energy and Environmental Design
LOMA	Letter of Map Amendment
LSR	Landscape Surface Ratio
Max.	Maximum
Min.	Minimum
na.	Not Applicable
NAICS	North American Industrial Classification System
OSR	Open Space Ratio
Sec.	Section
sf.	Square Feet

Table 18.102
Meaning of Acronyms and Abbreviations

Abbreviation or Acronym	Meaning
TND	Traditional Neighborhood Development
u/a	Units Per Acre
UDC	City of Zachary, Louisiana Unified Development Code
USACE	United States Army Corps of Engineers

Sec. 18.103 Word Usage

- A. **Generally.** The rules of this Section shall be observed and applied when interpreting this UDC, except when the context clearly requires otherwise.
- B. **Word Usage.** Words shall be interpreted as follows:
 1. Unless the context clearly indicates otherwise, words used or defined in one tense or form shall include other tenses or forms.
 2. Unless the context clearly indicates otherwise, words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
 3. The masculine gender shall include the feminine. The feminine gender shall include the masculine.
 4. The words "shall" and "will" are mandatory.
 5. The words "may" and "should" are permissive.
 6. The word "person" includes individuals, partnerships, firms, corporations, associations, trusts, and any other similar entities or combination of individuals.

Division 18.200 Use Definitions

Sec. 18.201 Residential Uses

- C. **Single-Family Detached** means dwelling units that are:
 1. Located in individual buildings that are constructed on:
 - a. Individual lots; or
 - b. Land that is designated as a limited common element in a declaration of condominium;
 2. Separated from each other by outside walls; and
 3. Intended for the use of a single housekeeping unit.
- D. **Single-Family Attached** means:
 1. Two or more dwelling units that are designed so that individual units have individual ground-floor access and are separated from each other by unpierced common walls from foundation to roof (e.g., side-by-side duplexes and all types of townhomes); or
 2. Two dwelling units that are designed so that individual units:
 - a. May or may not have individual exterior doors, but provide no direct access between the first floor and second floor unit (access may be through a common interior foyer that provides access to both units or through separate exterior doors); and
 - b. Are separated from each other by a floor (e.g., over-under duplexes).
- E. **Multifamily** means buildings that contain three or more dwelling units that are accessed by from interior elevators or hallways, or from individual exterior entrances; and are separated by interior walls and/or floors. Multifamily does not include boarding houses, dormitories, fraternities, sororities, bed and breakfast establishments, single-family attached, or hotels and motels.
- F. **Manufactured Home** means a building, transportable in one or more sections, which has all of the following characteristics:

1. It is manufactured in a location other than the parcel proposed for development and includes plumbing, heating, air-conditioning, and electrical systems;
2. It is built on a permanent chassis;
3. It is designed to be used as a dwelling unit when connected to the required utilities;
4. It does not have motor power and is not licensed as a recreational vehicle; and
5. It is built in compliance with the standards established under 42 U.S.C. § 5403, *Construction and Safety Standards*.

G. **Single-Family Detached Cluster** means a development of single-family detached dwelling units that are arranged to provide common open spaces, sized according to minimum open space ratios that are established by this UDC.

H. **Conservation or Preservation Subdivision** mean forms of single-family detached cluster development with greater open space requirements.

I. **Mixed Housing Neighborhood** means a residential neighborhood that contains a mix of housing types.

J. **Traditional Neighborhood Development (TND)** means development that consists of a variety of residential lot sizes and more than one housing type, along with neighborhood supportive nonresidential development, designed so that its internal streets tend to give equal or greater dignity to the pedestrian compared to the automobile.

K. **Manufactured Home Park or Subdivision** means a parcel of land that is divided into two or more lots for long-term lease or sale, with infrastructure designed for the installation of manufactured homes.

L. **Community Homes** means a living option, certified, licensed, or monitored by the Department of Health and Hospitals, where six or fewer people with developmental disabilities reside.

M. **Live-Work Units** means a dwelling unit that provides space that is designed for one or more commercial uses that are permitted in the zoning district. Access between the dwelling unit and the commercial space is provided within the unit.

Sec. 18.202 Home Uses

- A. **Home Office** is an accessory (incidental) use of a residential dwelling unit for office / administrative activities that do not involve visits to the home by clients or customers. Web page design, writing, data processing, and accounting are illustrative examples of the types of office / administrative activities contemplated by this definition (when they do not involve visits to the home by clients). Home offices are further defined by the requirements set out in Table 1.402, *Home Use Standards*.
- B. **Home Occupation** is an accessory use of a residential dwelling unit for any service, professional, or art occupation that is conducted in the residence, but does not change the essential character of the residential use. Home occupations may involve visits by customers and clients on a "by appointment only" basis. Examples of home occupations include, but are not limited to: small appliance or computer repair, and professional services or counseling provided to more than one person at a time within the home, Home occupations are further defined by the requirements set out in Table 1.402, *Home Use Standards*.
- C. **Home Business** means any business, occupation or activity conducted for financial gain from within a dwelling unit where such use is incidental and accessory to the use of the building as a residence by the person engaged in the home business. Examples of home businesses include landscaping services that involve storage of equipment on-site, assembly of products from premanufactured components where deliveries are by parcel service, and construction contractors and subcontractors with

operations that are in accordance with the applicable standards of this UDC. The phrase "home business" does not include the phrases "family child day care home" or "bed and breakfast." Home businesses are further defined by the requirements set out in Table 1.402, *Home Use Standards*.

- D. **Family Child Day Care Home** means any place, facility, or home operated by an institution, society, agency, corporation, person or persons, or any other group for the primary purpose of providing care, supervision, and/or guidance of six or fewer children.
- E. **Bed and Breakfast** means any place of lodging that provides five or fewer rooms for rent, is the owner's personal residence, and is occupied by the owner at the time of rental.

Sec. 18.203 Institutional Uses

- A. **Cemetery** means any place, including a mausoleum, niche, or crypt, in which there is provided space either below or above the surface of the ground for the interment of the remains of human bodies.
- B. **College / University / Vo-Tech** means a community college, college, university, vocational / technical school, trade school, language school, business school, training center, beauty school, culinary school, and comparable advanced or continuing education facilities. The phrase does not include music schools, fitness centers, sports instruction, swimming instruction, or martial arts instruction (see Sec. 18.204, *Commercial Uses*, subsection M., *Services*).
- C. **Hospitals** means hospitals, walk-in clinics, birthing centers, and medical laboratories, including general medical and surgical hospitals and specialty hospitals. The term "hospitals" does not mean alcoholism or drug rehabilitation facilities, nor does it mean medical offices where patients are generally seen by appointment.
- D. **Institutional Residential** means institutional housing combined with common food service, nursing, counseling, health care, or comparable services, but does not include assisted living facilities, congregate care, nursing homes, or continuing care neighborhoods. The phrase "institutional residential" includes:
 - 1. Facilities, other than community homes, in which residents live in an institutional environment and are, generally, under the care or control of staff;
 - 2. In-patient drug and alcoholism hospitals and rehabilitation centers, in which residents have institutional care, or are treated by staff in an institutional setting, rather than living independently; and
 - 3. Any sheltered care, group care, community home, or residential substance abuse facility with more than six total occupants.
- E. **Place of Public Assembly** means a place where the people assemble for civic, educational, cultural, or day care purposes. This use includes the following:
 - 1. Places of worship; theaters; conference centers;
 - 2. Cultural or arts centers; museums; and aquariums;
 - 3. Libraries;
 - 4. Pre-schools;
 - 5. Elementary, middle, and high schools;
 - 6. Adult day care; and
 - 7. Child care centers.
- F. **Private Club** means organizations or associations of persons for some common purpose, such as a

fraternal, social, educational or recreational purpose, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business. Examples of private clubs include (but are not limited to) 4-H Clubs, veterans organizations, Boy Scout and Girl Scout facilities, Elks Lodges, YMCA, YWCA, private community clubhouses, golf clubhouses, and fraternities and sororities that do not include residential facilities. The phrase "private club" does not include organizations with a principal purpose of serving alcoholic beverages to its members or others.

- G. **Protective Care** means housing where the residents are assigned to the facility and are under the protective care of the county, state, or federal government. This use includes: jails or prisons; work release; psychiatric hospitals; and comparable facilities.
- H. **Public Service** uses include emergency service, buildings, or garages (e.g. ambulance, fire, police, rescue), and conservation agencies. (NAICS 62191, 92212, 92216). (Office uses are under Section 17.205.)
- I. **Residential Eldercare Facilities** means any one or combination of the following units types: assisted living, congregate care, continuing care, and/or nursing home facilities. Units are on the same parcel proposed for development, designed to provide progressively increasing levels of care to residents as their needs for such care increase.

Sec. 18.204 Commercial Uses

- A. **Agricultural Support and Other Rural Services** means uses that support agricultural uses, including:
 - 1. Farm supply services and feed stores;
 - 2. Farm equipment dealers; and
 - 3. Crop storage and packing.
- B. **Alcoholic Beverage Sales** means the retail sale of beer, wine, or other alcoholic beverages for on- or off-premises consumption subject to state and/or local laws.
- C. **Art Gallery/Studio.** An establishment for the instruction or study of, or a commercial establishment engaged in the sale, loan, and exhibition of painting, sculpture, photography, video art, or other works of art. An art gallery does not include a cultural facility, such as a library, museum, or non-commercial gallery that may also display paintings, sculpture, photography, video art, or other works of art. This includes a permanent outdoor art market on private property where artists display and sell hand-crafted or personally produced art directly to retail customers at stalls, booths, tables, platforms, or similar display areas, under the supervision of a proprietor that rents or otherwise arranges for assigned spaces for each vendor.
- D. **Bar.** An establishment serving alcoholic beverages in which the principal business is the sale of such beverages for consumption on the premises. A bar may include a micro-brewery or micro-distillery on site as an ancillary use and retail sales of those beverages produced in the on-site micro-brewery or micro-distillery. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.
- E. **Brewery.** A facility listed as a "manufacturer or brewer" as defined in Title 26, Section 241 of the Louisiana Revised Statutes. The facilities may include on-site tasting facilities as an accessory use with retail sales of only those alcoholic beverages produced at that facility for consumption on or off-premise. On-site tasting facilities shall be subject to the use and parking standards of a bar and any limitations provided for in state and/or local law.
- F. **Campgrounds** means a form of commercial lodging where guests bring tents, travel trailers, recreational vehicles (RVs), campers, or other similar forms of shelter. The campground rents pads to the guests. The term "campgrounds" also includes the phrase "RV Parks."

C.G. Car Wash means any area or business using, self-service, in-bay automatic, or conveyor equipment for cleaning and washing motor vehicles, whether as a part of another business operation (e.g., as an accessory use to light automobile service / gas station or vehicle sales, rental, and service), or as a standalone operation, of any type, on a commercial basis. The definition includes fleet and municipal in-bay automatic and conveyor vehicle wash facilities.

H. Commercial Amusement, Indoor means uses that provide commercial amusement indoors (except adult uses), including but not limited to:

1. Bowling alleys and pool rooms;
2. Indoor sports arenas;
3. Movie theaters and live theaters;
4. Indoor skating rinks (ice or roller);
5. Video arcades; and
6. Shooting arcades.

I. Commercial Amusement, Outdoor means uses that provide commercial amusement outdoors (except sexually oriented businesses), including but not limited to:

1. Outdoor arenas or stadiums (including but not limited to amphitheaters, sports stadiums, concert facilities, rodeos, and racing facilities);
2. Amusement parks or theme parks;
3. Fairgrounds;
4. Miniature golf establishments;
5. Golf driving ranges;
6. Water slides;
7. Batting cages; and
8. Shooting ranges.

J. Commercial Retail. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. A commercial retail establishment does not include any adult uses. A commercial retail establishment may not sell alcoholic beverages unless retail sales of packaged alcoholic beverages is allowed within the district and a separate approval is obtained for such use. A commercial retail establishment that sells food products, such as a delicatessen, bakery, or grocery, may offer ancillary seating areas for consumption of food on the premises.

K. Distillery. A facility listed as a "manufacturer" as defined in Title 26, Section 2 of the Louisiana Revised Statutes. The facilities may include on-site tasting facilities as an accessory use with retail sales of only those alcoholic beverages produced at that facility for consumption on or off-premise. On-site tasting facilities shall be subject to the use and parking standards of a bar and any limitations provided for in state and/or local law.

D.L. Drive-in / Drive Through Facility means a facility used by an approved commercial retail or service use to provide service to customers in vehicles who either:

1. Drive up to a window or station; or
2. Drive through the building for purchases.

M. Financial Institution. A bank, savings and loan, credit union, or mortgage office. A financial institution

does not include check cashing, pay day loan, or title loan establishments.

N. Gas Station. An establishment where flammable or combustible liquids or gases used as fuel for motor vehicles are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Gas stations may include electronic charging stations for automobiles.

O. Heavy Commercial. Retail, rental, and/or service establishments of a heavier commercial character typically requiring permanent outdoor service or storage areas or partially enclosed structures. Examples of heavy sales, rental, and service establishments include large-scale home improvement centers with outdoor storage and display and rental components, lumberyards, truck rental establishments, and sales, rental, and repair of heavy equipment.

P. Hotel/Motel. An establishment providing a room for sleeping accommodations for a fee with private bathroom facilities and customary lodging services. Related ancillary uses may include, but are not limited to conference and meeting rooms, restaurants, sale of convenience items, bars, and recreational facilities.

Q. Kennel/Pet Day Care. Any premises where any combination of dogs, cats or other household pets, totaling four (4) or more animals, six (6) months of age or older, are kept, boarded or bred for the intention of profit.

R. Light Automobile Service means:

1. Quick service oil, tune-up, brake, and muffler shops in which:
 - a. Repairs are made in fully enclosed bays;
 - b. Repairs are of a type that is typically completed in less than two hours (e.g., oil changes, brake service, tire rotation and balancing, glass repair, tire replacement, fluid checks and replacement, muffler service, spark plug replacement, and comparable services); and
 - c. Vehicles are generally not stored on-site, and on the occasion when overnight storage is necessary, vehicles are stored indoors; or

S. Mini-Warehouse/Self-Storage. A structure that rents individual compartments for the purpose of storing personal property.

T. Mixed Use means development in which a combination of residential and commercial uses (e.g., residential-over-retail), or several classifications of commercial uses (e.g., office and retail), are located on the same parcel proposed for development.

U. Nursery or Greenhouse means an enterprise that conducts the retail and/or wholesale sale of plants grown on the premises. The terms also include, as an accessory use, the sale of a limited selection of items (e.g., soil, planters, pruners, mulch, lawn or patio furniture, garden accessories, etc., but not power equipment) that are directly related to the care and maintenance of landscapes.

V. Office. A use that engages in the processing, manipulation, or application of business information or professional expertise. An office may or may not offer services to the public and is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, with the exception of prototype development, nor engaged in the repair of products or retail services. It is characteristic of an office use that retail or wholesale goods are not shown on the premises to a customer. An office can also be used for medical, dental, chiropractic, etc. services. Examples include, but are not limited to, professional offices for non-profit organizations, government offices, advertising, accounting, investment services, insurance, contracting, architecture, planning, engineering, legal services and real estate services.

W. Parks and Playgrounds. A non-commercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. Parks and playgrounds include, but are not limited to,

ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, playgrounds, beaches, and park district field houses, which may have indoor recreation facilities.

L-X. Pawn Shop. An establishment that lends money on the deposit or pledge of physically delivered personal property, and who may also purchase such property on the condition of selling it back again at a stipulated price. A pawn shop includes establishments that buy personal property, such as jewelry or artwork, made of gold or other valuable metals for refining. Consignment shops and antique shops are not considered pawn shops.

Y. Restaurant, Café. An establishment whose primary business is the sale of one or more specialty types of food or beverage that is or are not considered a complete meal (e.g., candy, coffee, or ice cream). Specialty restaurants may only offer alcoholic beverages for sale with conditional use approval and only if alcoholic beverage sales is either a permitted or conditional use in the zoning district.

Z. Restaurant, Fast-Food. An establishment, which may be part of a chain of fast food outlets, that is oriented around the quick-service of meals for on-premise or off-premise consumption. Typically, a fast-food restaurant's design or principal method of operation includes three (3) or more of the following characteristics: 1) a permanent menu board is provided from which to select and order food; 2) standardized floor plans, architecture and/or sign design are used over several locations; 3) customers pay for food before consuming it; 4) a self-service condiment bar is provided; 5) trash receptacles are provided for self-service bussing; 6) furnishing plan indicates hard-finished, stationary seating arrangements; 7) drive-through service is offered; and 8) most main course food items are prepackaged rather than made to order. Fast food restaurants may not offer alcoholic beverages for sale.

M-AA. Restaurant, Standard. An establishment where food and/or beverages are prepared to order, served by wait staff, and usually consumed on-premises. A standard restaurant's principal method of operation includes ordering by customers from an individual menu or menu board and the service of food and beverages by a restaurant employee at the same table or counter where the items are consumed. Standard restaurants may sell and serve alcoholic beverages with conditional use approval only if alcoholic beverage sales is either a permitted or conditional use in the zoning district. Average monthly revenue from food and nonalcoholic beverages shall exceed sixty percent of the total average monthly revenue from the sale of food, nonalcoholic beverages and alcoholic beverages.

N-BB. Services, Personal. An establishment primarily engaged in the provision of frequent or recurrent services of a personal nature. Typical uses include, but are not limited to, beauty salons and spas, barbershops, tanning salons, massage establishments, commercial copy shops, animal grooming, shoe repair, personal item repair shops, laundromats, dry cleaners, and tailors. Personal service establishment also include health clubs, exercise studios, sports instruction, swimming instruction, martial arts schools, yoga studios, or dance instruction studios. Personal service establishments do not include any adult uses.

CC. Tattoo Parlor. An establishment where tattooing, body piercing, and non-medical body modification services are offered. This definition does not include establishments that offer only ear piercing as an ancillary use.

O-DD. Shopping Center means a group of retail, personal, or professional service establishments planned, developed, owned, or managed as a unit, with off-street parking provided on the property.

P-EE. Vehicle Sales, Rental, and Service means uses that sell, rent and perform service on automobiles, light trucks, boats, and motorcycles. The phrase does not include auto body (e.g., collision repair), paint or upholstery services.

Q-FF. Veterinarian (Dogs, Cats, Exotic Pets) means veterinary clinics and hospitals that provide care for small domestic animals. The term does not include large animal and livestock veterinarians, which

are classified as agricultural support and other rural services.

Sec. 18.205 Reserved

Sec. 18.206 Industrial Uses

- A. **Disposal** means facilities for the disposal of non-nuclear waste or fill, or the composting of organic wastes. The term includes landfill and composting facility.
- B. **Extraction** means uses that involve extraction of minerals and fossil fuels from the ground, including surface and subsurface mining and quarrying facility.
- C. **Heavy Industry** means:
 - 1. Primary processing or manufacturing or repair operations not specifically defined elsewhere in this Section, which involve:
 - a. An outside storage area that is larger than the area of the first floor of buildings on the same lot;
 - b. A material risk of environmental contamination, explosion, or fire;
 - c. Perceptible ground vibration;
 - d. Excessive noise or dust;
 - e. Emission of objectionable odors; or
 - f. More than 12 trips by semi trailer trucks per day; or
 - 2. Petroleum storage.
 - 3. Truck fueling and repair
 - 4. Processing of minerals (except precious and semi-precious stone cutting for jewelry or precision instruments such as lasers or watches), ores, or fossil fuels; or
 - 5. Industries that are required to undergo New Source Review under the Federal Clean Air Act, or are subject to construction or operation permits pursuant to the Louisiana Stationary Sources Program or Title V of the Federal Clean Air Act.
 - 6. For illustrative purposes, heavy industrial uses include, but are not limited to:
 - a. Coal cleaning plants with thermal dryers; coke oven batteries; carbon black plants (furnace process); petroleum refineries; petroleum storage and transfer units (except retail gasoline stations); and bulk fuel dealers;
 - b. Facilities used in the primary or secondary production of metals (e.g., primary zinc, copper, or lead smelters; primary aluminum ore reduction plants; iron and steel mills; sintering plants; secondary metal production plants; and blacksmith shops);
 - c. Portland cement plants;
 - d. Sawmills and pulp mills;
 - e. Incinerators with the capacity to charge more than 250 tons of refuse per day;
 - f. Lime plants; phosphate rock processing plants; sulfur recovery plants; and hydrofluoric, sulfuric, or nitric acid plants;
 - g. Fossil fuel combustion (boilers or electricity generation) totaling more than 250 million BTUs per hour of heat input;

- h. Fabrication of building materials such as countertops, drywall, and cut stone;
- i. Fabrication of vehicles, manufacturing equipment, durable goods, or pre-fabricated homes or home components;
- j. Auto or marine body, paint, or upholstery shops;
- k. Drycleaner processing plants that use PERC or comparable petrochemical solvents;
- l. Meat or seafood processing plants;
- m. Manufacture of glass products (e.g., window panes, bottles and jars), except hand-blown products;
- n. Manufacture of plastic products (except assembly of parts that are manufactured elsewhere);
- o. Plasma arc welding, cutting, gouging, surfacing, or spraying; gas welding (but not brazing); arc welding with equipment that is rated at more than 200 amps; TIG welding; and other heavy welding procedures (e.g., for structural steel, automotive body, or heavy equipment manufacture or repair);
- p. Hot mix asphalt plants;
- q. Regional wastewater utilities;
- r. Fossil fuel power plants, waste-to-energy plants, and biomass plants that produce more than 100 megawatts of electricity;
- s. Fossil fuel peaker power plants.

D. **Light Industry** means uses that involve research and development, assembly, compounding, packaging, testing, or treatment of products from previously prepared materials, with limited outside storage and limited external impacts or risks; or wholesale uses; or rental or sale of large items that are stored outside. For illustrative purposes, light industry and wholesale uses include:

- 1. Assembly, testing, or refurbishing of products, instruments, electronics, office and computing machines, and fixtures from pre-manufactured components;
- 2. Offices of general contractors, specialty subcontractors, or tradesmen which include:
 - a. Bay door access to indoor storage of tools, parts, and materials;
 - b. Parking of commercial vehicles; or
 - c. Outdoor storage areas that are smaller than the area of the first floor of the building that are used for storage of materials or vehicles that are less than 12 feet in height.
- 3. Communications facilities, except wireless telecommunications facilities;
- 4. Data centers, server farms, telephone exchange buildings, and telecom hotels;
- 5. Food production and packaging other than meat and seafood processing and restaurants;
- 6. Furniture making or refinishing;
- 7. Manufacture of textiles or apparel;
- 8. Screen printing of apparel;
- 9. Printing and publishing, except copy centers (which are commercial and personal services), and except printing presses that require a Stationary Source permit or Title V permit for air emissions (which are heavy industry);

10. Wholesale trade, durable and non-durable, except:
 - a. Farm products;
 - b. Combustible or hazardous materials, and
 - c. Wholesale clubs that are open to the public for membership;
11. Research and development, scientific testing, and product testing;
12. Manufacture or compounding of pharmaceutical products, dietary supplements, health and beauty products, and herbal products; and
13. Packaging of products.

E. **Recycling and Salvage** means any land or structure used for collection, sorting, aggregation, and resale (or transfer) of recyclable materials or for the aggregate storage of inoperable man-made equipment, machinery, scrap, or other used or discarded materials having a total cubic volume of at least 700 cubic feet, for the purposes of recycling, re-using, or re-selling components. The phrase does not include "waste transfer stations," (even if they include a separate space for collection of recyclable materials), and does not include facilities where the materials are actually recycled into raw materials (such uses are typically heavy industry), but does include:

1. **Recycling centers;**
2. Composting facilities;
3. Vehicle recycling or scrap metal processing; and
4. Collection, dismantlement, storage, and salvage of inoperable vehicles, boats, trucks, farm vehicles or equipment, or other types of heavy machinery.

F. **Utilities, Community** means a water, wastewater, or stormwater treatment facility that is designed to provide services to more than one square mile of land area; and the generation of not more than 500kW of electricity using wind energy conversion systems or ground-mounted photovoltaic arrays. The phrase "utilities, community" does not include the production of electricity using fossil, biomass, waste, or nuclear fuels, nor the storage of natural gas.

G. **Utilities, Neighborhood** means water, wastewater, or stormwater treatment facility that serves an area of one square mile or less; utility substations or lift stations; local utility distribution or collection facilities, including electric, gas, telephone, water, sewer, and stormwater; and the generation of not more than 250kW of electricity using wind energy conversion systems or ground-mounted photovoltaic arrays. The phrase "utilities, neighborhood" does not include the production of electricity using fossil, biomass, waste, or nuclear fuels, nor the storage of natural gas.

H. **Warehousing and Transportation** means warehousing and logistics facilities, except:

1. Mini- or self-storage warehouses;
2. Warehousing that is accessory to a manufacturing facility, occupying less than 25 percent of the total floor area of the facility; and
3. Parcel service drop-off locations that are not accessory to a parcel service processing facility.

Sec. 18.207 Agricultural Uses

A. **Agriculture** means land (with and without farm residences) used for field crops for food, fiber, or energy; orchards; viniculture; horticulture; dairying; pasturage; aquaculture, and truck farming. The term "agriculture" also includes the raising or breeding of livestock, cattle, horses, poultry, and bees where there is no more than one animal equivalent unit or bee colony per acre. The term includes

the necessary accessory uses for storing the products and inputs needed to produce them. The term also includes incidental retail sales by the producer of products raised on the premises. The term does not include intensive agriculture.

B. **Commercial Stables** means the stabling, training, feeding of horses, or the provision of riding facilities for the use of anyone other than the resident of the property. Equestrian trails that are constructed as part of the common open space of a subdivision and intended for the exclusive use of residents of the subdivision are not commercial stables.

Sec. 18.208 Special Uses

A. **Adult Uses** means:

1. Any use of property available to the public, whether for profit or not, that:
 - Involves nude or topless dancing;
 - Predominantly advertises and offers material and/or items that depict and/or are generally used in sexual activity; or,
 - Allows other similar activities that depict, describe, simulate, or relate to sexual activities.
2. Not limiting the preceding, the phrase "adult use" shall also include any:
 - Bookstore/shop in which the primary type of material offered is of a sexual nature;
 - Motion picture arcade/motion picture theater in which the predominant type of material shown depicts sexual acts;
 - Cabaret/lounge/night club in which the predominant attraction is nude or topless dancing;
 - Health spa/sauna in which services of a sexual nature are offered to the public;
3. Not limiting the preceding, and with respect to specific business types, the phrase "adult use" also includes, but is not limited to, any:
 - Adult arcade;
 - Adult bookstore or supply store;
 - Adult cabaret, lounge, or night club;
 - Adult health spa or sauna;
 - Adult hotel or motel;
 - Adult model studio;
 - Adult motion picture theater;
 - Adult novelty business;
 - Adult outdoor motion picture theater;
 - Escort agency;
 - Lingerie Modeling Studio;
 - Sexual encounter center; or
 - Any other business that offers its patrons services or entertainment that provide nude dancing or other live recording performances that depict, describe, or relate to

"specified anatomical areas" or "specified sexual activities."

- B. **Airports** means aircraft take-off and landing fields and flight training schools; or airstrips for personal aircraft for the private use of an individual. The term "airport" also includes the term "heliport," which is any area used for the take-off and landing of helicopters that also includes passenger and cargo facilities, fueling, and emergency service facilities.
- C. **Parking (Stand-Alone Lot) and Transit Facilities** means:
 - 1. Parking that is not accessory to a specific use, where a fee is typically charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Parking Facility. This includes small structures intended to shield attendants from the weather.
 - 2. Terminals used for the ticketing, loading, and unloading of bus or train passengers. Food and beverage sales conducted during normal terminal operations are included as accessory uses.
- D. **Wireless Telecommunications Facilities** means radio or television broadcasting towers, telecommunications towers, and antenna arrays (free-standing or tower mounted). The phrase does not include residential satellite dishes, TV or HDTV antennae, or amateur radio antennae.

Sec. 18.209 Temporary Uses

- A. **Temporary Manufactured Buildings** means a manufactured home that is used temporarily as a classroom, dwelling unit, construction office, or storage unit. The phrase includes shipping containers that are 20 feet or more in length, when they are used to store construction materials. The phrase does not include portable on-demand storage units.
- B. **Model Homes and On-Site Real Estate Sales Offices** means a dwelling unit that is used as a model to display the layout and finishes of other dwelling units that are or will be available for sale within a subdivision or condominium development. Sales Office means: a dwelling unit within a subdivision that is used as a sales office; a dwelling unit within a condominium that is used as a sales office; or a modular unit used as a sales office for a subdivision or condominium.
- C. **Portable Storage Units** are enclosed storage containers that are less than 20 feet in length, which are left at a location for temporary storage on-site, or for filling and moving to another site (which may include an off-site storage facility).
- D. **Public Interest or Special Event** means outdoor gatherings, auctions, art sales, block parties, and bake sales for the benefit of the community at-large, or community service or non-profit organizations (both faith-based and secular). These events may also include, but are not limited to, outdoor concerts, auctions, carnivals, circuses, outdoor meetings, and special entertainment at commercial properties. Such uses are often characterized by frequent travel to various communities and high noise levels, regardless of their purpose.
- E. **Garage Sale** means the temporary use of a dwelling unit or residential property to display tangible personal property for sale to the public, where the property that is offered for sale was obtained for the personal use of a resident of the premises. Garage sales are also commonly known as estate sales, yard sales, attic sales, and rummage sales.
- F. **Commercial Outdoor Sales Event** means periodic outdoor sales of goods by occupants of a commercial parcel.
- G. **Sidewalk Sales and Farmers' Markets** means sales that are conducted by either the store owner or occupant, outside their store, or by one or more commercial farms, on:
 - 1. A public sidewalk;

2. A private sidewalk; or
3. Pedestrian areas adjacent to a sidewalk, such as pedestrian plazas.

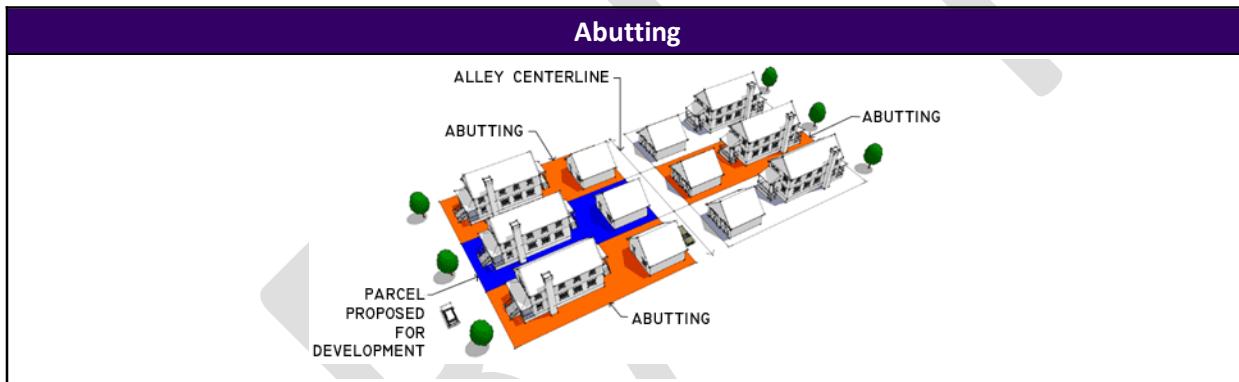
H. **Truckload Sale** means the sale of various goods outdoors by persons who are not employed by the owners or managers of the parcel on which the sale occurs, or tenants of buildings on the parcel on which the sale occurs.

I. **Farm Stand** means a temporary or permanent structure or vehicle used for the sale of agricultural produce in-season, at least 50 percent of which is grown by the seller or farmers within 25 miles of the City limits.

Division 18.300 General Definitions

A

Abutting, when referring to lots, parcels or property, means next to and having some portion of a boundary that is coterminous with the parcel proposed for development. Lots or parcels that are separated only by an alley are abutting if their property lines would be shared if they extended to the centerline of the alley. See Figure "Abutting."



Abandonment means that a use, structure, or sign is no longer being used, occupied, or otherwise operated either because the owner or operator affirmatively intends to discontinue use, occupancy, or operation, or because the use, occupancy, or operation is discontinued for a period of time specified in this UDC, after which it is not allowed to be resumed.

Access means a vehicular connection to a public or private street or alley from a lot or parcel.

Access Easement means a private easement for vehicular access across one lot or parcel to another (e.g., a driveway across a lot to access another lot). Cross-access easements are reciprocal arrangements that provide for the free flow of vehicles across the property line of abutting lots (e.g., a driveway connection between abutting shopping centers).

Accessory Building means a **building** that is detached from a principal building, but located on the same lot, and which is incidental and subordinate to the principal use or building.

Accessory Dwelling Unit means a building or group of rooms with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is a detached or attached extension to an principal single-family building. Accessory dwelling units are subordinate in size and scale to principal dwelling units, and may be subject to limitations on their configuration and floor area.

Accessory Structure means a structure which is on the same parcel of property as a principal use or building, the use of which is incidental to the use of the principal use or building (such as gazebos and carports).

Accessory Use means a use of land or a building, or portion thereof, that is incidental and subordinate to the principal use and located on the same lot with such principal use. For example, a single-bay car wash is a typical accessory use to a light automobile service / gasoline station.

Active Recreation means recreational uses, areas, and activities oriented toward potential competition and involving special equipment. Playgrounds, sports fields and courts, swimming pools, and golf courses are examples of active recreation uses.

Addition means any construction that adds or enlarges the size of an existing building. Additions also include any extension or increase in floor area or height of a building or structure. Examples of additions are adding a porch, a carport, or a new room.

Alley means a narrow right-of-way that is designed to provide rear (generally secondary) access to property.

Animal Equivalent Unit means a unit of measurement to compare various animal types based upon equivalent forage needs or waste generation.

Animal Equivalent Units	
Animal	Animal Units
Adult Cow with Unweaned Calf	1.00
Mature Dairy Cattle	1.40
Slaughter or Feeder Cow	1.00
Sheep	0.20
Goat	0.20
Llama	0.60
Horse	1.25
Mule	1.25
Donkey	1.25
Burro	1.25
Swine (>55 pounds)	0.40
Swine (<55 pounds)	0.07
Laying Hens	0.03
Broiler Chickens	0.01
Turkeys	0.02
Other Animals	Average Animal Weight (in pounds) / 1,000 pounds

Antenna means any exterior transmitting or receiving device mounted on a tower, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, or other communication signals. Different types of antennae may be subject to different requirements pursuant to this UDC.

Appeal means review of a final decision, determination, order, or act pursuant to this UDC which is made by the responsible official or a decision-making body.

Applicant means a person, firm, or agency that executes the necessary forms to obtain a development order for any zoning, subdivision, site plan, building, land disturbance, or other activity regulated by this UDC.

Approval means a final action granting a development order, which is taken by the responsible official or decision-making body.

Architectural Details means any projection, relief, cornice, column, change of building material, window, or door opening on any building. The phrase does not include wall textures, such as brick, ribbed concrete, split face concrete block, or siding, nor does it include color changes.

Awning or Canopy means a structure partially attached or entirely supported by a wall, and which is covered by canvas, cloth, or other similar material used as a protective cover for a door, entrance, window, walkway, or service area.

B

Base Flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation means the elevation of the base flood.

Best Management Practices means that combination of conservation measures, structures, vegetation, or other management practices that reduces or avoids adverse impacts of development on an adjoining site's land, water, or waterways and water bodies.

Block means an area of land, normally (but not necessarily) divided into lots, that is surrounded on all sides by any of the following:

1. streets or other transportation rights-of-way (except alleys); or
2. physical barriers such as water bodies or public open spaces.

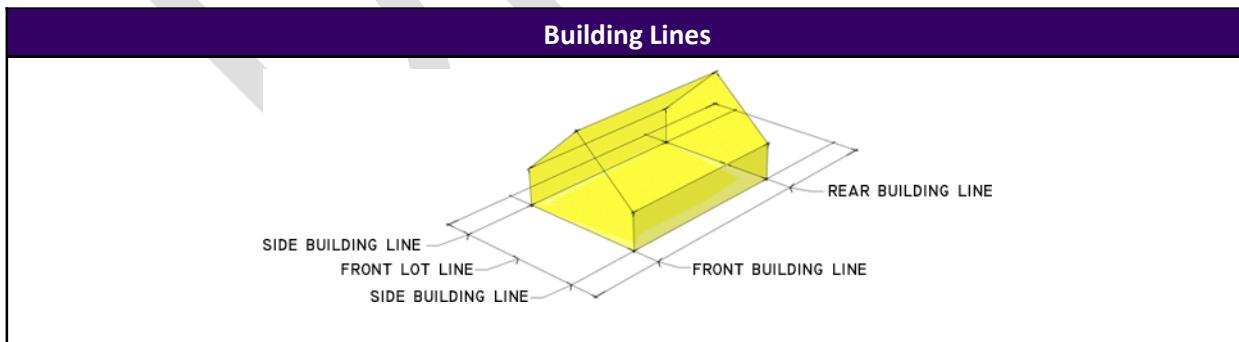
Buffer means open spaces, landscaped areas, fences, walls, berms, or any combination thereof, which are used to physically and visually separate one use or property from another in order to mitigate the impacts of noise, light, or other nuisance.

Bufferyard means a designated strip of land upon which a buffer is installed. Bufferyards may be required between land uses, along district boundaries, along parking lot boundaries, and along street and railroad rights-of-way.

Buildable Area means the area of a lot or parcel proposed for development that is available for development after setbacks, bufferyards, required open spaces and landscaped areas, stormwater detention and treatment areas, and right-of-way dedications are provided.

Building means a roofed structure, enclosed by walls, which is intended to shelter people, animals, property, or business activity. The word "building" shall be construed as if followed by the words "or part or parts thereof and all equipment therein."

Building Line means a line that runs along the wall plane of a building, extending from lot line to lot line. The building line is not necessarily the same as the setback line. See Figure "Building Lines."



Business Park means a development that contains a number of separate businesses, offices, light manufacturing facilities, accessory and supporting uses, and common open space designed, planned, and constructed on an integrated and coordinated basis. Commercial retail and restaurant uses are not dominant components of business parks.

C

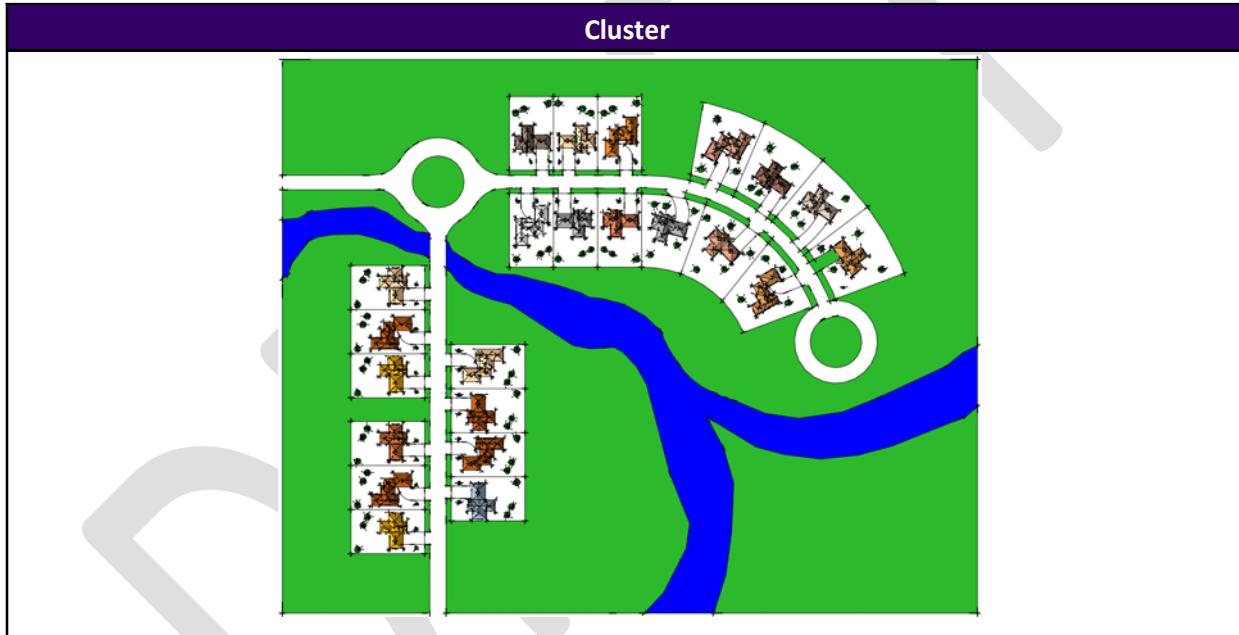
Caliper means the diameter of new landscape plantings, measured:

1. Six inches above ground for caliper sizes up to 4 inches; and
2. 12 inches above ground for larger sizes.

Certificate of Occupancy means a statement signed by the Building Inspector that sets forth that a building, structure, or use legally complies with this UDC and the applicable Building Codes, and that the building, structure, or use may be used for the purposes stated therein.

Changeable Copy means an element of a sign which allows for sign messages to be routinely changed, either manually (using removable inserts with characters or graphics) or electronically (using display panels).

Cluster means a development pattern or design technique in which lots are grouped together, rather than spread evenly throughout a parcel as in conventional subdivision development. Cluster development allows the remaining land to be used for recreation, open space, and the preservation of natural resources.



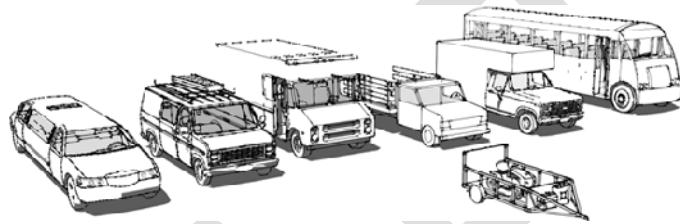
Commencement of Construction means that a building permit or other written permit required to be issued by the Building Inspector has been issued and work has commenced under such permit. This is recognizable upon an inspection of the property and which work is of a nature and character that reflects a good faith intention to continue the work until completion, such as the clearing of rights-of-ways, rough-grading of the roadway, the installation of a drainage system or stormwater management facilities, and the placement and active maintenance of erosion and sediment control measures.

Commercial Vehicle means:

1. Any motor vehicle, trailer, or semi-trailer that:
 - a. Is designed or used to carry freight, other vehicles, equipment, passengers for a fee, or merchandise in the furtherance of any business enterprise; and
 - b. Has a gross weight of more than 10,000 pounds;
2. Any step van or truck that is designed for commercial moving or parcel delivery services;

3. Any truck that is used for retail sales (e.g., ice cream, lunches);
4. Any vehicle with more than four wheels that is used for business purposes;
5. Any trailer that is used to haul machinery, supplies, or equipment for business purposes (horse trailers, boat trailers, motorcycle trailers, RV trailers, and car trailers put to personal use are not included in the definition);
6. Any trailer that is used for commercial hauling (e.g., waste, junk, or lawn clippings), or commercial moving services;
7. Any tracked vehicle used for construction or excavation; and
8. Any vehicle which has permanently mounted outside brackets or holders for ladders, tools, pipes, or other similar equipment.

Illustrative Commercial Vehicles



Comprehensive Plan means the Comprehensive Plan for the City of Zachary, Louisiana, as adopted and amended from time to time.

Conditional Use means a use, which because of its potential impacts, may be permitted in a given zoning district, only after public hearing review and issuance of a conditional use permit.

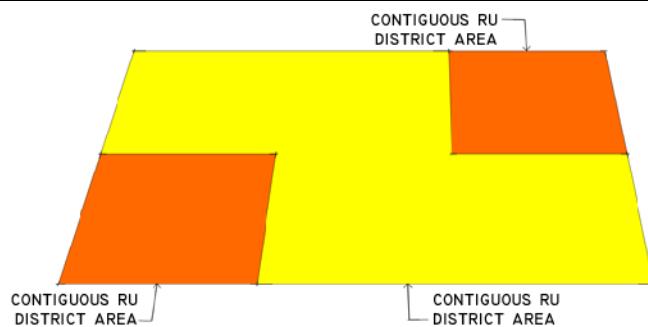
Conservation Easement means a recorded legal document that restricts the use of land to uses that are compatible with environmental conservation, historic preservation, open space preservation, or agricultural preservation. Conservation easements sever development rights from property and extinguish them, but do not involve transfer of fee simple title to the property to be conserved.

Constructed Wetland means a low-lying area, artificially created by dredging, damming, or berthing of earth for the retention of water and the establishment of a hydrophytic vegetative community.

Construction means the erection of a new building or structure, or the installation of infrastructure, on a parcel proposed for development.

Contiguous means connecting without a break. For example, "contiguous zoning district area" means all of the area enclosed within a single zoning district boundary. See Figure "Contiguous Areas."

Contiguous Areas



Conversion, when referring to a use, means a change of the original use of a building, lot or parcel to a different use, or the conversion of a nonconforming use to a conforming one (either by a change of the use or by application of [Division 12.500, Conversion of Nonconformities](#)).

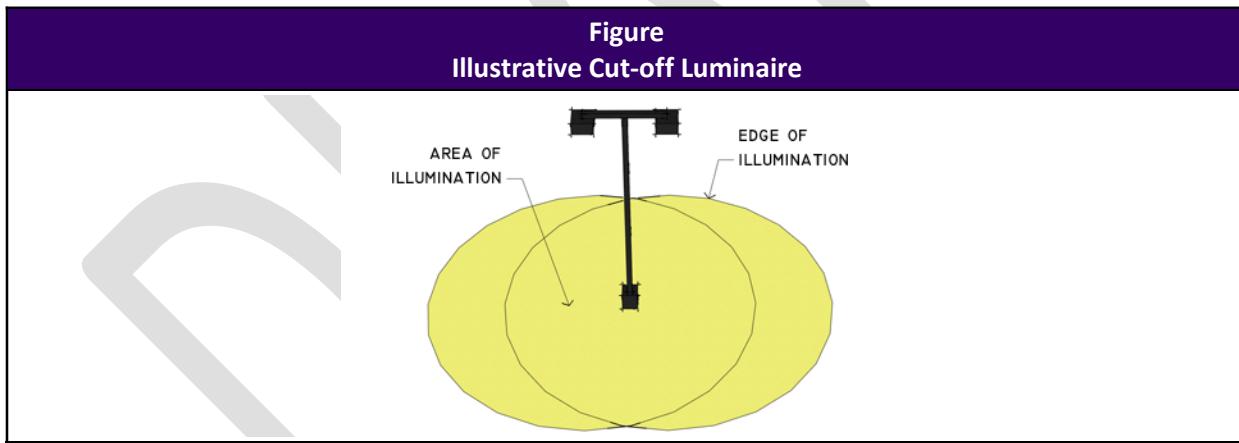
Covenant (or "Restrictive Covenant") means a restriction on the use or development of land, or which requires affirmative actions to be performed (e.g., the payment of dues to a homeowners' association), that is set forth in a recorded agreement, and that runs with the land (i.e., it is binding upon subsequent owners of the property).

Critical Root Zone means a circular area measured outward from a tree trunk representing the essential area of the roots that must be maintained or protected for the tree's survival. Critical root zone is one foot of radial distance for every inch DBH, for Live Oaks 1.5 feet for every inch DBH, with a minimum of eight feet.

Cut-off means a point at which all light rays emitted by a lamp, light source, or luminaire are intercepted or redirected by a shield, preventing their continuation. For signs, the term "cut-off" simply refers to the use of shields to direct the light so light rays shine exclusively on the sign.

Cut-off Angle means the angle, formed by a line drawn from the edge of the light beam of a luminaire to the ground and a line perpendicular to the ground from the light source, above which no light is emitted.

Cut-off Luminaire means an outdoor lighting fixture, or luminaire, with shields, reflectors, or refractor panels which direct and cut off the light at an angle that is less than 90 degrees, in order to ensure that the light from the fixture illuminates an area of ground or wall plane without spilling over onto adjacent property or exposing a light source to view from adjacent property or rights-of-way. See Figure , *Illustrative Cut-off Luminaire*.



D

Day-Night Level (DNL) means a sound measurement scale that measures noise exposure over a 24-hour period. The scale accounts for nighttime noise levels by imposing a 10 a-weighted decibel (dBA) penalty against sounds that occur between 10:00 PM and 7:00 AM during the 24-hour period (this means that one nighttime event is considered equal to 10 daytime events at the same level). The scale also accounts for various weather patterns that may affect noise levels. Generally speaking, this measurement scale converts the a-weighted decibels of various noise events into sound exposure level (SEL), which measures the noise level of each individual event in a one-second period. These individual events are then computed over the 24 hour period to reflect a DNL.

Dedication means the transfer of private property to public or common ownership for a public purpose. The transfer may be a fee-simple interest (e.g., a deed or title) or less than fee simple interest (e.g., an easement). Dedication requires the acceptance of the property or property interest in order to be

complete.

Deed Restriction means a restriction on the use of a lot or parcel of land that is set forth in the deed and recorded with the county register of deeds. It is binding on subsequent owners and is sometimes also known as a restrictive covenant.

Density means the number of dwelling units allowed per unit of land area of a parcel proposed for development. Density is measured as gross density and net density, which are measured as provided in Section 17.205, *Density*.

Design Storm Frequency means the time interval in years at which a storm occurrence has a chance to exceed or equal the storm of specific duration and intensity used in design of drainage facilities.

Detention/Retention Basin means a natural or man-made basin or structure that is designed as a temporary holding area for water. Water may be detained to minimize flooding downstream or retained to increase aquifer recharge.

Developer means a person seeking to build or develop as defined in this UDC.

Development means any building, construction, renovation, mining, extraction, dredging, filling, excavation, or comparable activity or operation; any material change in the use or appearance of any structure or in the land itself; the division of land into parcels; any change in the intensity of use of land (such as an increase in the number of dwelling units in a structure); any change from one use to another use; and any activity that alters a bayou, river, stream, lake, pond, canal, marsh, woodland, wetland, endangered species habitat, aquifer or other natural resource area. Development does not include agriculture and forestry operations.

Development Order means any permit or decision that is processed as an administrative permit or a public hearing permit, as set out in Section 14.202, *Administrative Permits*, or Section 14.203, *Public Hearing Permits*.

Diameter at Breast Height (DBH) means a measurement of the size of a tree that is equal to the diameter of its trunk measured four and one-half feet above the adjacent natural grade.

Dimensional Letters or Symbols means letters, numbers, or symbols that are manufactured individually, are permanently affixed to a permanent sign, and that project at least one-half inch from the sign face upon which they are mounted, or are engraved at least one-half inch into the sign face. Examples of dimensional letters or symbols include formed plastic sign letters, metal face sign letters, flat-cut acrylic letters, channel sign letters, reverse channel sign letters, and engraved or embossed letters.

Disposal Field means a system of open jointed or perforated pipes laid in the upper strata of the soil to distribute sewage effluent into the soil for absorption and vaporization.

Domestic Animals. means animals that are commonly kept as pets or livestock. Wild animals, wild birds, wild or poisonous reptiles, insects, and arachnids are not included in this definition.

Drainage means the process and path by which surface water (usually from rainfall) moves across the land surface to a body of water.

Drainage Areas mean the delineated areas that currently contribute, or are proposed to contribute, runoff to a specific location or point.

Drainage Facility means any system of artificially constructed drains, including open channels and stormwater sewers, used to convey stormwater, surface water, or groundwater, either continuously or intermittently, to natural water courses.

Drinking Water Protection Area means the area around a drinking water source, such as a well or surface water intake, as delineated by the Louisiana Department of Environmental Quality as part of the Source

Water Assessment Program. This area is shown on Source Water Assessment Program maps and contains the Drinking Water Protection Critical Area.

Drinking Water Protection Critical Area means a 1,000 foot radial boundary from any water well that serves an active public water system.

Drip-line means a generally circular line, the circumference of which is determined by the outer reaches of a tree's widest branching points.

Driveway means a private accessway, primarily for vehicles, leading from a street to a dwelling unit, parking lot, parking garage, or loading area.

Duplex means a building designed as a single structure, containing two separate living units, each of which is designed to be occupied as a separate permanent residence for one family, and each of which has its own primary outside entrance. Duplexes may be configured side-by-side or over-and-under.

Duplex Townhouse means a townhouse containing two separate living units, each of which is designed to be occupied as a separate permanent residence for one family, and each of which has its own primary outside entrance. The units in a duplex townhouse are separated by a floor. Duplex townhouses are attached to each other with common side walls that run from foundation to roof, which are not penetrated between townhouse units.

Dwelling Unit means one or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family, with separate facilities for all of the following: sanitation, living, sleeping, cooking, and eating.

E

Earthen Berm means a man-made mound of earth used to shield or buffer properties, buildings, or structures from adjoining property or rights-of-way, or to control the direction of surface water flow.

Easement means any portion of a parcel that is subject to an agreement between the property owner and another party or the public which grants the other party or the public the right to make limited use of that portion of the property for a specified purpose.

Electronic Message Center means a variable message sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays that use incandescent lamps, LEDs, LCDs or a flipper matrix, to display the variable messages, and which may enable changes to be made to messages from locations other than at the sign itself.

End Use Plan means a plan for the use of a quarry or landfill or similar use for its use after the primary use is closed.

Erosion means the wearing away of soil or rock fragments by water, rain, wind, or gravity.

F

Facade means an elevation of a building that faces a street or that includes a principal public entrance.

Family means:

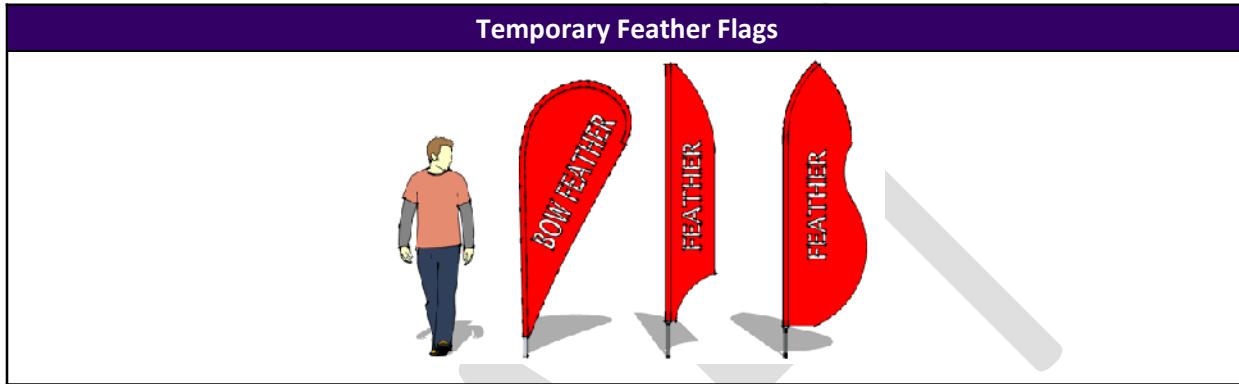
1. An individual;
2. Two or more persons related by genetics, marriage, legal adoption, foster care or guardianship, or other comparable relationship established by law; or
3. Five or fewer persons who constitute a relatively permanent functioning group, living together as a single housekeeping unit (*i.e.*, with common living areas and shared cooking and housekeeping responsibilities).

Farm means any land or buildings or structures on or in which agriculture and farming operations are carried on, including the residence or residences of owners, occupants, or employees who live on the property.

Farmstead means a residence on a farm that is used by the owner or operator of the farm.

Fascia means a band that is located at the top edge of a [building](#), but below the actual roofline, and above the building wall. Fascia material is often of a different type than either the roof or the building wall.

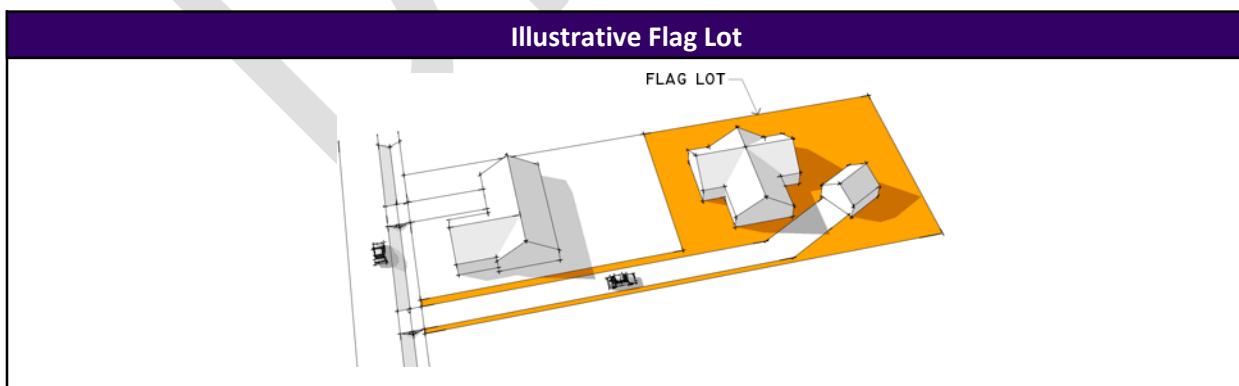
Feather Flag means a flag that is mounted on a temporary flagpole, which may be vertical, bowed poles, or flexible poles. Feather flags do not include flags of comparable form that are flown from permanent, vertical flagpoles.



Filling means the depositing on land, whether submerged or not, of sand, gravel, earth, or other materials that tend to build up the elevation of the land.

Flag means a flexible piece of fabric, that is attached along one edge to a pole or rope, and which is designed to move when the wind blows. Flags are typically (but not necessarily) rectangular in shape, and typically include printed or embroidered insignia that symbolizes a nation, state, or organization, or that display a graphic or message.

Flag Lot means a tract of land having insufficient lot width along a road or at the minimum setback line to meet the requirements of [Article 2, District Intensity and Development Standards](#), but with sufficient area to meet all lot requirements further back on the lot. Flag lots are normally accessed by an easement through the lot that abuts the street, or by a small strip of land that is owned by the owner of the flag lot.



Flood (or "Flooding") means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland waters.

2. The unusual and rapid accumulation or runoff of surface waters from any source.

Floodproofing means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

Floodway (or "Regulatory Floodway") means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floodplain means a relatively flat or low-lying land area adjoining a river, stream, or watercourse which is subject to periodic partial or complete inundation. For the purposes of this UDC, floodplains are those areas that are designated "areas of special flood hazard" by *Chapter 46, Flood Damage Prevention, City of Zachary Code of Ordinances*.

Floodplain Management Regulations means *Chapter 46, Flood Damage Prevention, City of Zachary Code of Ordinances*.

Floodway means the portion of the floodplain where water velocities are high and the majority of the discharge the waters of the base flood occurs. Floodways may be indicated on maps created by the Federal Emergency Management Agency.

Floor Area Ratio ("FAR") means a measure of the intensity of development of a lot or parcel, which is calculated as provided in Section *17.206, Floor Area Ratio*.

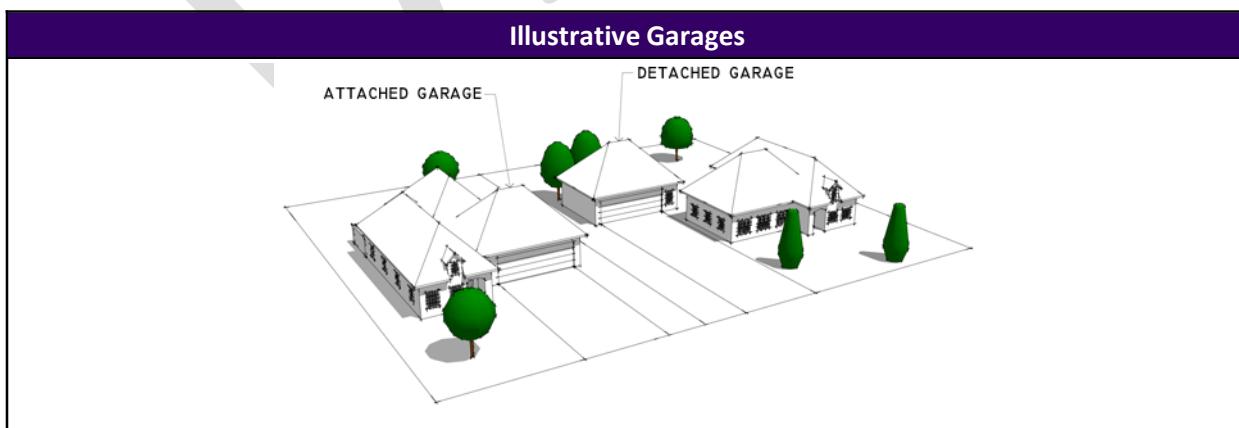
Footcandle means a unit of measurement of the amount of illumination cast on a surface. One footcandle is the amount of illumination falling on all points which are one foot from a uniform point source of one standardized candle.

Forester means a person who is engaged in the forestry industry or who owns land used for forestry purposes.

Frontage means the total length of the line or curve of a lot boundary that is coterminous with a street right-of-way line. For corner lots, frontage may be calculated for each street.

G

Garage means an enclosed space for parking vehicles. Garages may be either attached to the principal building or detached accessory structures. The word "garage," alone, does not include the phrase "parking garage."



Grade means the natural level of the ground, or the elevation of the surface of an improvement, as the context requires.

Grading means the excavating, filling (including hydraulic fill), or stockpiling of earth materials, or any combination thereof, generally for the purposes of preparing land for development.

Ground Floor means the floor of a building that is closest to grade, provided that the elevation difference between the floor and grade is not more than four feet.

Ground Cover means low growing plants that are planted in such a manner as to form a continuous cover over the ground, such as turf, liriope, ground cover jasmine, or like plants that can be maintained at or below two feet in height. The phrase "ground cover" includes grasses, ornamental grasses, vines, and other herbaceous material.

Groundwater means a portion of the subsurface water that occurs beneath the water table in soils and geologic formations that are fully saturated. Groundwater is often used as a source of water for drinking, household use, and irrigation.

Guyed Tower means any **telecommunications tower** using wire guys connecting above-grade portions of the tower diagonally with the ground to provide support for the tower, antennae, and connecting appurtenances.

H

Hazardous Materials means those materials designated by the Secretary of the U.S. Department of Transportation as posing an unreasonable threat to the public and the environment. The phrase "Hazardous Materials" includes all of the following:

1. Radioactive materials (Class 7 material, as defined in 49 CFR §173.403).
2. Explosives;
3. Hazardous Substances;
4. Hazardous Wastes;
5. Marine Pollutants;
6. Elevated Temperature Material
7. Materials identified in 49 CFR §172.101, and
8. Materials meeting the definitions contained in 49 CFR §173.

Holiday Decorations are decorations that are clearly customary and commonly associated with federal, state, local, or religious holidays, which contain no commercial message, and which, if lit, are lit with bulbs or light emitting diodes ("LEDs") that are comparable to or dimmer than seven watt incandescent light bulbs (e.g., C9 format holiday lighting).

Homeowner means a person to whom a residential lot and / or dwelling units is conveyed at any time after it is developed.

Hydrophytic Vegetation means plants that are adapted to grow in saturated soil conditions.

I

Impervious Surfaces means an area that do not allow significant amounts of water to infiltrate into the ground. Examples of impervious surfaces are blacktop and concrete.

Improved means that land has been altered with:

1. Any man-made, immovable item which becomes part of, is placed upon, or is affixed to land; or
2. Has been altered to better suit a particular purpose.

Infiltration means the passage or movement of water or other liquids down through the soil profile.

Interceptor means the sewer line that carries the waste discharged from one or more collector sewers to the ultimate point of disposal or treatment plant. Occasionally, service laterals discharge directly into the interceptor sewer where conditions do not permit a collector sewer or a collector sewer would be redundant. Interceptor sewers are generally larger than 10 inches in diameter.

Intermittent Stream means a channel with banks and a bed within which concentrated water flows some of the time.

Intensity means the amount of development per unit of land area, a measure of the degree to which land is used, or allowed to be used, for development.

Intensive Agriculture means:

1. Concentrated animal feeding operations ("CAFOs") of any size, as defined by 40 C.F.R. § 122.23, *Concentrated Animal Feeding Operations*.
2. Concentrated aquatic animal production facilities, as defined by 40 C.F.R. § 122.24, *Concentrated Aquatic Animal Production Facilities*.
3. Any use where animals are tightly confined in buildings or outdoor pens or pastures with more than one animal equivalent unit per acre, including feedlots, hog farms, and poultry operations; or
4. Any other agricultural use that is required to obtain a discharge permit under the Federal Clean Water Act because of animal or poultry wastes.

L

Landscape Architect means an individual registered by the State of Louisiana to practice the profession of landscape architecture.

Landscape Maintenance Program, Long-Term means a program setting out the type and frequency of care of landscaped and natural areas, including mowing, watering, applying fertilizer, and periodic work to remove invasive exotic species and promote the health of the vegetation in the natural areas.

Landscape Maintenance Program, Short-Term means a program for maintenance that is needed for the first two years after planting of landscape material, to ensure that trees get sufficient water and other care, and that areas of groundcover are kept free of weeds or other material that prevent it from stabilizing. In natural areas, the program may require intensive initial care to keep out invasive species.

Landscape Surface Area means the surface area of land not covered by any buildings, storage areas, or impervious surfaces. These areas shall be maintained as lawn, formally or informally landscaped areas, or natural areas, and may be left undisturbed.

Landscape Surface Ratio ("LSR") means the ratio of landscaped surface to a unit of land area, measured as provided in Section 17.204, *Landscape Surface Ratio*.

Landscaped Area means any area that is landscaped, including modifications of the existing landscape for an aesthetic or functional purpose, such as drainage enhancements or the preservation and maintenance of existing vegetation, together with minor structures and appurtenances such as outdoor furniture, retaining walls, and water features, public art, and fountains.

Landscaping means plant material such as lawns, groundcover, trees, bushes, and the like, in formal, informal, or natural arrangements.

Lattice Tower means a structure which consists of vertical and horizontal supports and metal crossed strips or bars to support antennae and connecting appurtenances. Lattice towers may be freestanding or

supported by wire guys.

LEED for Homes means a rating system established by the United States Green Building Council that promotes the design and construction of high-performance "green" homes. The LEED for Homes rating system measures the overall performance of a home in eight categories:

1. *Innovation and Design Process (ID)*. Special design methods, unique regional credits, measures not currently addressed in the rating system, and exemplary performance levels.
2. *Location and Linkages (LL)*. The placement of homes in socially and environmentally responsible ways in relation to the larger community.
3. *Sustainable Sites (SS)*. The use of the entire property so as to minimize the project's impact on the site.
4. *Water Efficiency (WE)*. Water-efficient practices, both indoor and outdoor.
5. *Energy and Atmosphere (EA)*. Energy efficiency, particularly in the building envelope and heating and cooling design.
6. *Materials and Resources (MR)*. Efficient utilization of materials, selection of environmentally preferable materials, and minimization of waste during construction.
7. *Indoor Environmental Quality (EQ)*. Improvement of indoor air quality by reducing the creation of and exposure to pollutants.
8. *Awareness and Education (AE)*. The education of homeowners, tenant, and / or building manager about the operation and maintenance of the green features of a LEED home.

Level of Service ("LOS") means a measure of the amount of capacity of infrastructure that is used by existing and proposed development. With respect to streets, LOS means traffic on a roadway segment or intersection being during peak hours, as determined by the most current version of Report 209, the Highway Capacity Manual, prepared by the National Research Council's Transportation Research Board. Level of service is expressed on a scale of "A" to "F" with "A" indicating the level of service with the least service interruption due to traffic and "F" indicating a street that has exceeded its rated capacity to move traffic. The definitions of levels of service "A" through "F" shall be those contained in the references cited in this definition.

Limited Use means a use that is allowed in a zoning district, subject to standards that mitigate its impact on other uses in the district or that prevent a concentration of the use in a particular area.

Limited Use Permit means a permit issued by the responsible official that approves the establishment of a limited use.

Loading Space means a durably paved, off-street space used for loading and unloading from vehicles, except passenger vehicles, in connection with the use of the property on which such space is located.

Local Street means a street that provides access to individual lots or land uses.

Lot means a parcel of land with boundaries established by a legal instrument such as a recorded deed, court order, or a recorded plat, which is recognized as a separate legal entity for purposes of transfer of title. This definition shall not be construed to make lots that were not lawfully created conforming with this UDC.

Lot Area means the area of a lot within the lot lines, calculated according to the methodology in Section 17.207, *Lot Area*.

Lot Depth. The average depth measured in the mean direction of the side lot lines from the front street line to the rear lot line. The rear line shall be deemed to be not farther back than a line drawn parallel with the front *street line*, entirely on the lot, and not less than 10 feet long.

Lot Line means the boundary line of a lot. There are five types of lot lines, as follows:

1. *Front Lot Line* means the lot line that is coterminous with the right-of-way boundary for the street from which the lot takes its address, or, in the case of a flag lot, the lot line that is closest to and approximately parallel to the street from which the lot takes access. Front lot lines are not necessarily straight lines.
2. *Rear lot line* means the lot line or lines that are opposite the front lot line. However:
 - a. There is no rear lot line if the lot is triangular or pie-shaped, and the side lot lines intersect at a point; and
 - b. There may be more than one rear lot line if the side lot lines do not meet and are not connected by a single line.
3. *Rear Street Lot Line* means a lot line that is opposite the front lot line that runs coterminously with a street right-of-way line.
4. *Interior Side Lot Line* means the lot line that connects the front lot line to the rear lot line, running generally perpendicular, radial, or at angles to the street.
5. *Side Street Lot Line* means a side lot line that runs coterminously with a street right-of-wayline.

Lot-Line House means a housing type that consists of a single family detached building located on an individual lot with one wall constructed along the side lot line, and a side yard on the other side of the building that separates it from other buildings. Lot-line house development often requires the recording of covenants, conditions, and restrictions that allow for the maintenance of building walls from, and the overhang of eaves over, abutting property.

Lot Width means the width of a lot, measured as provided in Section 17.302, *Lot Width*.

Luminaire means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts ready to be mounted on a pole or other location.

M

Manufactured Home means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. Manufactured homes are built to standards promulgated by the United States Department of Housing and Urban Development ("HUD"). Homes that are designed to be transportable, but do not meet HUD standards, nor the standards of the building code, are not manufactured homes (they are "mobile homes.").

Manufactured Home Park or Subdivision means a parcel of land that is divided into two or more lots that are made available for lease or sale, and are developed and intended for the installation of manufactured homes.

Map Amendment means an amendment to the Official Zoning Map that involves a change of one or more district boundaries, generally with the intent of changing the zoning classification of specific property that is owned or controlled by the applicant for the map amendment.

Mean Sea Level means the National Geodetic Vertical Datum (NGVD) of 1929, or other datum to which base flood elevations shown on a community's flood Insurance Rate Map are referenced.

Mean Surface Water Elevation means the observed limit of the dry weather flow elevation in a watercourse.

Mitigation means any action taken to lessen the specified undesirable impacts of a proposed land use or

land disturbance activity, including those which would adversely affect the health or longevity of a natural feature, pose a visual intrusion or conflict, or otherwise be deemed incompatible with surrounding properties or environmental planning objectives.

Mobile Home means a transportable, one-family dwelling larger than 320 square feet that is designed to be used as a year-round residence, but does not meet the standards for manufactured homes that are promulgated by the United States Department of Housing and Urban Development, nor the standards of the building code. The phrase "mobile home" does not include travel trailer, recreational vehicle, or manufactured home.

Monopole Tower means a single, freestanding pole structure that supports antennae and connecting appurtenances.

Monument means a relatively permanent object that is used to identify the location of a lot corner, point of tangency, or point of curvature. An artificial monument retains a stable and distinctive location and is of sufficient size and composition to resist the deteriorating forces of nature. The placement of monuments according to a subdivision plat is known as "monumentation."

Multifamily means a building that contains three or more dwelling units, with either direct access to the outside or through a common hallway. Multifamily also includes "multiplex," which is a building designed to appear as a single, large single family detached building, but which contains three or more dwelling units inside.

Multiplex means a multifamily building type that is designed to appear as a large single-family home. Units may be accessed by a shared foyer or separate outside entrances at ground level. Units may be separated in any manner permitted by the applicable building code. The term multiplex also describes existing single-family detached homes that are reconfigured into three or more dwelling units.

N

Natural Area means an area of one or more private lots, or a parcel designated as common open space, or public land, which is set aside, restored, or preserved with locally indigenous plant species and maintained through the encouragement of locally indigenous plant species and elimination of noxious weeds.

No-cut-off Luminaire means an exterior lighting fixture that is not shielded in a manner that would qualify the fixture a cut-off luminaire. See Figure "Illustrative No-cut-off Luminaires."



O

Opacity means the measurement of the screening effectiveness of a bufferyard or fence, expressed as the percent of view across the bufferyard or fence that may be blocked to a height of 35 feet, based on the expected volume of landscape material at a variety of heights that is likely to result from a given planting

program.

Open Space means land areas that are left undeveloped from ground to sky, except as provided in Section 3.201, *Use and Function of Open Space*, in order to meet the open space ratio or other landscaping requirements (e.g., bufferyards, parking lot landscaping, etc.) of this UDC. Section 17.203, *Open Space Ratio*, enumerates those areas which are counted as open space. *Also see Permeable Open Space.*

Open Space Ratio ("OSR") means the proportion of a development required to be set aside and preserved as open space. Minimum OSRs for residential development are set out in Article 2, *District Intensity and Development Standards*. OSR is calculated as provided in Section 17.203, *Open Space Ratio*.

Outdoor Storage means storage of items for a period of more than 24 consecutive hours outside of an enclosed building (T-structures, lean-to type structures, or roofed-over, fenced-in areas are not enclosed buildings). The intent of the definition is to include items that are comparable to any of the following:

1. Personal or business property or supplies, except passenger vehicles and light trucks stored in driveways, carports, or parking lots that are intended for overnight parking.
2. Business inventory for sale or lease, except nursery plants.
3. Raw materials or industrial inputs for processing.
4. Appliances, machinery, vehicles, or other items to be repaired.
5. Fuel stored in above-ground tanks.
6. Construction materials and construction equipment.
7. Landscape maintenance equipment.
8. Recyclable materials.

The phrase "outdoor storage" is not intended to encompass the term "disposal," or uses that involve the long-term storage or transfer of solid waste.

Outparcel means a lot that is created within a nonresidential parcel proposed for development, which shares street access and may share parking areas with the principal parcel. Outparcels are typically, but not necessarily, associated with shopping centers, and are usually developed with single-use buildings that are set closer to the street than the other shopping center buildings.

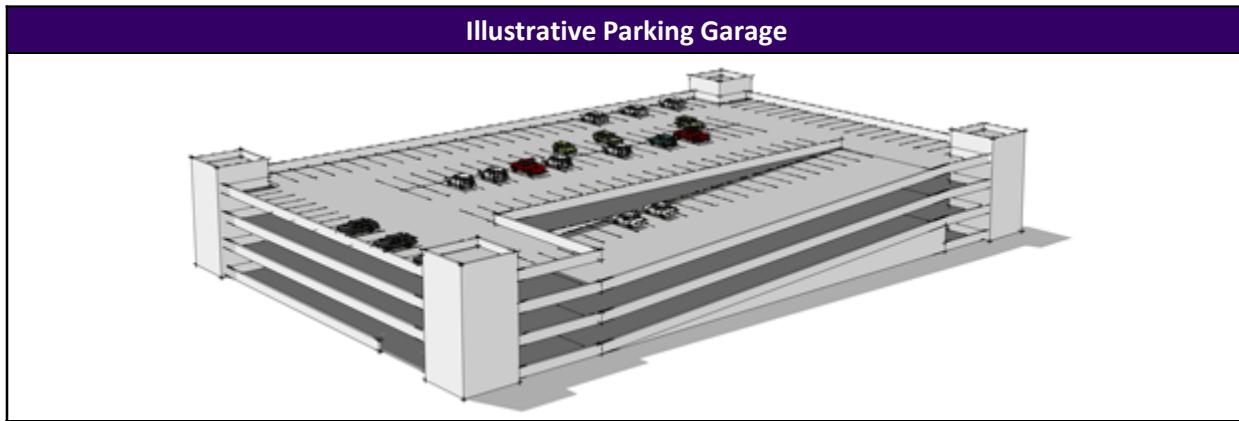
P

Parcel Proposed for Development means any legally described parcel of land which is designated by the owner or developer as land to be used or developed as a single unit, or which has been developed as a unit as determined by the responsible official or decision-maker. Parcels proposed for development are often, but not necessarily, subdivided into individual lots.

Park means an area open to the general public and reserved for recreational, educational, or scenic purposes.

Parking Lot means an area designated for off-street parking.

Parking Garage means a structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. The phrase includes free-standing parking structures, deck parking, and parking pedestals under buildings. See Figure "Illustrative Parking Garage."



Parking Space means an area that is used for parking of motor vehicles that:

1. Is accessible from a street, aisle, or alley and meets the applicable dimensional requirements of Section [9.301, Parking Space and Module Standards](#); or
2. Is accessible from a street or alley, is located in a residential driveway, garage, or carport, and meets the dimensional requirements for a standard parking space set out in Section [9.301, Parking Space and Module Standards](#).

Passive Recreation means recreational uses, areas, or activities oriented to noncompetitive activities that either require no special equipment or are natural areas. Bicycle riding, hiking, and bird watching are examples of passive recreation activities.

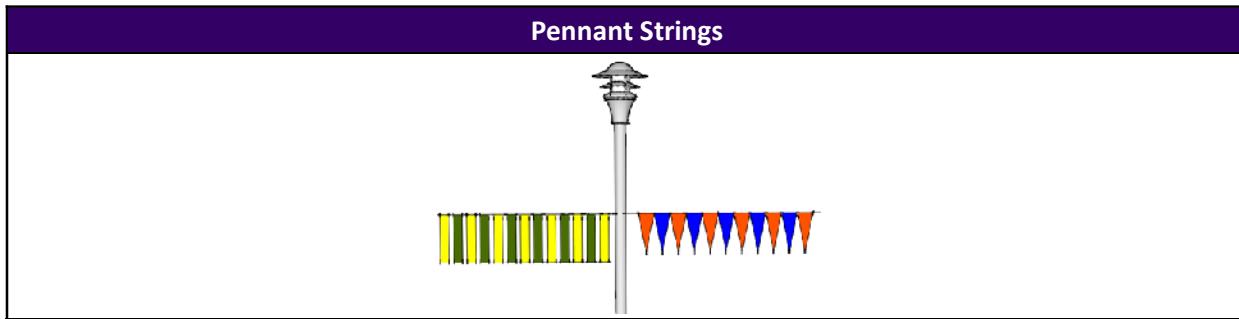
Patio House means a housing type that is a detached or attached dwelling unit for a single family, with one dwelling unit from ground to roof. Each dwelling unit's lot is fully enclosed by a wall located at the lot line, which creates a private yard (referred to as a "patio"), between the house and the wall. All living spaces, such as living rooms, dens, and bedrooms, face into the yard or patio.

Peak Hours or Peak Periods means, with respect to street traffic in general, those periods from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM on weekdays, with peak hours being a 60-minute period within a peak period. Different peak hours may be established by traffic study approved by the City, based on the type of development proposed or the traffic counts on an impacted street.

Pedestrian Precinct means a paved or largely paved area set aside for pedestrian circulation that provides a full range of pedestrian amenities, such as seating areas, street furniture, pedestrian-scale lighting, landscaping, fountains or water features, public art, or other appropriate amenities.

Pedestrian Way means a publicly or privately owned right-of-way or easement for pedestrian or bicycle use, including paths, sidewalks, and trails.

Pennant String means multiple shapes made of cloth, fabric, vinyl, flexible plastic, or other lightweight material that are fastened to a stringer, which is secured or tethered so as to allow movement of the pennants in the wind. Pennant strings are signs. *See Figure "Pennant String."*



Perennial Stream means a channel with banks and a bed within which water flows all of the time.

Permeable Open Space. Those areas of a lot open and unobstructed at grade level upward, unless otherwise permitted by this Ordinance. The required permeable open space area shall be substantially covered with grass, live groundcover, shrubs, plants, trees, or permeable outdoor hardscape features or amenities, such as seating areas, un-roofed decks constructed of wood slats over undisturbed ground, pools and patios. Off-street parking and loading areas, driveways or required landscape for parking lots and screening may satisfy permeable open space requirements if permeable paving is used.

Permeable Paving. A pavement system designed to allow movement of stormwater through the pavement surface and into an aggregate base. Concrete bases and mortar are prohibited. Materials include but are not limited to pervious concrete and asphalt, aggregate if stabilized with a grid-system that prevents compaction and washout; and permeable pavement, such as open-jointed blocks, pavers, or bricks that provide void spaces between to allow stormwater infiltration.

Permitted Use means a use of land that is allowed in a given zoning district. Permitted uses may be subject to design standards.

Pervious means a surface that allows rainfall to infiltrate into the ground.

Planning and Zoning Commission means the City of Zachary, Louisiana Planning and Zoning Commission. See [Division 13.300, Planning and Zoning Commission](#).

Plat means a document, prepared by a registered land surveyor or engineer, which delineates property lines, easements, dedications, and open space parcels, and shows the location of monuments and other landmarks for the purpose of identifying property.

Primary Access means the manner in which a property takes access to the public street system, ordinarily by a drive that intersects the street. Where there are several possible accesses, the one located or configured to have the most traffic is the primary access.

Principal Building means a building in which the principal use of a lot or parcel is conducted.

Principal Structure means, if there is no principal building, the structure in which the principal use of a parcel is located, or the largest structure on a parcel. Fences and garden walls are not principal structures.

Principal Use means the main use to which a parcel, lot, or premise (e.g., a leased space in a shopping center) is put.

Property Line means any boundary line of legally described property. In context, the phrase "property line" may refer to the parcel proposed for development, abutting properties, or to distant properties (e.g., for the purposes of separating land uses).

Public Improvement means any improvement, facility or service, together with customary improvements and appurtenances thereto, necessary to provide for public needs such as: streets, alleys, pedestrian walks or paths, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, and public utility and energy services.

Public Sewer means a sewer system that is owned by a public entity.

Public Utilities means utility services that are provided to the general public, such as potable water, sewer, telephone, solid waste collection, on-site recycling collection, cable communications, natural gas, and electricity). The phrase "public utilities" does not refer to the type of entity that owns or controls the utility.

Public Water Supply means a water supply that provides water through constructed conveyances to the public for at least fifteen service connections or regularly serves an average of at least twenty-five individuals daily for at least sixty days per year.

R

Recreational Vehicle means a vehicle designed or used as living quarters for recreational, camping, vacation, or travel use, such as house trailers, [travel trailers](#), trucks, trailers, pickup trucks, and vans.

Recreational Vehicle Park means a use that provides for the parking and use of recreational vehicles on a temporary basis, which provides hookups for water, sewer, and electricity.

Reforestation means the planting or replanting of forest plant materials. The term also includes planting in areas that were not recently forested for the purpose of mitigating an environmental impact.

Responsible Official means a member of the City Staff who is ultimately responsible for processing an application to decision (in the case of administrative approvals) or recommendation to an approving body (in the case of discretionary approvals).

Retaining Wall means a structure that holds an earthen embankment in place.

Reverse Frontage Lot means a lot that extends between and has frontage on both of two generally parallel streets.

Reverse Vending Machine means a device that accepts used (empty) beverage containers or other recyclable materials and returns money to the user (the reverse of the typical vending cycle).

Rezoning means an amendment to the Official Zoning Map. *See Map Amendment.*

Right-of-Way means a strip of land acquired by reservation, dedication, prescription, or condemnation that is intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities. Rights-of-way are not easements.

Roadway means the portion of a street that includes the cartway and shoulders within the right-of-way.

Roof Deck Townhouse means a townhouse that provides at least 500 square feet of outdoor living space on the rooftop.

Runoff means rainwater than does not evaporate or infiltrate, but instead flows along the land surface to a waterbody.

S

Sanitary Sewer Line means a pipe that carries sewage to a central treatment and disposal plant.

Sanitary Sewer System means a central treatment and disposal plant and related systems and pipes including, but not limited to, sanitary sewer lines. Sanitary sewer system, in context, may also mean a portion of the overall system, such as the collection pipes that are installed within a subdivision.

Satellite Dish means a dish-shaped type of antenna that is designed to receive communications via satellite relay.

Sediment means soils or other surface materials that are transported and / or deposited by the action of

wind, water, or gravity as a product of erosion.

Septic System, Individual means a system in which sanitary sewage and wastewater is collected from a single use or dwelling unit, by a system of pipes, and carried to either a septic tank and tile disposal field or a mechanical aeration and clarification system that are located within the boundaries of the lot from which the effluent was produced.

Setback means a distance from a lot line to the nearest point on a building on the lot. Minimum setbacks are those setbacks that are required by this UDC for each yard. Actual setbacks are the setbacks that are provided.

Shopping Center means a group of retail, service, or restaurant establishments that are planned, developed, owned, or managed as a unit, with off-street parking that serves all of the uses in the center located on the parcel proposed for development.

Shrub means any of the following:

1. A woody plant of less size than an understory tree, and usually with several stems from the same root;
2. Perennial plants that reach at least three feet in height; and
3. Ornamental grasses that reach at least three feet in height.

Sidewalk means a pedestrian way that extends along, parallel to, and within the right-of-way of a public or private street or an abutting easement.

Sight Distance Triangle means the triangular area formed by a diagonal line connecting two points located on intersecting street right-of-way lines, or a right-of-way line and the curb or edge of a driveway. See Section [8.212, Sight Distance Requirements](#).

Sign means any writing (including letter, word, or numeral), pictorial presentation (including illustration or decoration), emblem (including device, symbol, or trademark), flag (including banner or pennant), or any other figure of similar character, that:

1. Is a structure or any part thereof; or is attached to, painted on, or in any other manner represented on a building or other structure; or is displayed in a building window in a manner that is discernible from public rights-of-way or abutting property; and
2. Is used to display noncommercial information; or announce; or direct attention; or advertise.

Sign, Abandoned means:

1. A sign pertaining to or associated with an event, business, or purpose which is no longer ongoing on the premises, and which has been inactive or out of business for a period of 90 consecutive days or longer; or
2. A sign structure which does not display a sign for a period of 90 consecutive days or longer.

Abandoned signs include wayfinding signs to events that are no longer ongoing, but do not include other signs that display noncommercial messages.

Sign Area is defined in Section [5.201, Measurements](#).

Sign, Awning means a sign that is located or printed on a canopy or awning.

Sign, Banner means a temporary sign composed of a flexible piece of fabric, plastic, vinyl, or paper, which is typically mounted with rope to a building, fence, wall, or stakes.

Illustration: Banner Sign



Sign, Freestanding means a sign that is not attached to a building.

Sign, Pylon means any sign that is affixed to one or more pylons or poles, designed configured in one of the following ways:

1. The combined width of the poles or pylons is less than 60 percent of the width of the sign face; or
2. Two poles support the sign face, one on each end, and the clearance under the sign is more than 30 inches.

Sign Height means the height of a sign, calculated as provided in Section [5.201, Maintenance](#).

Sign, Inflatable means a sign or component of a sign that is supported by one or more air chambers that may be sealed or kept inflated by blowers. The phrase includes, but is not limited to balloons, tubes in motion, and inflatable sign structures.

Sign, Marquee means a sign affixed to a hood, awning, or permanent roof-type construction that projects from the wall of a building above an entrance (e.g., as traditionally found on movie theaters, live theaters, and comparable uses).

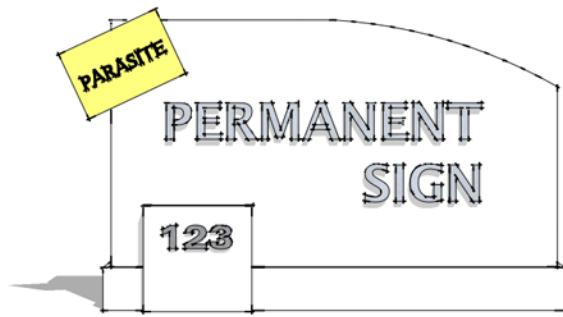
Sign, Nameplate means a small sign that is attached to a principal building near the primary entrance, which contains copy that is scaled for pedestrian use.

Sign, Nonconforming means a sign that does not comply with the requirements of [Article 5, Signs](#), and other applicable provisions of this UDC. See [Article 12, Nonconformities](#).

Sign, Off-premises means a sign that directs the attention of the public to any goods, merchandise, property, business, service, entertainment, or amusement conducted or produced that is bought or sold, furnished, offered, or transferred elsewhere than on the premises where such sign is located or to which it is affixed. Signs that display only noncommercial messages are not included in this definition.

Sign, Parasitic means a temporary sign that is affixed to a permanent sign or sign structure, which is not part of the original design of the permanent sign or sign structure.

Parasitic Sign



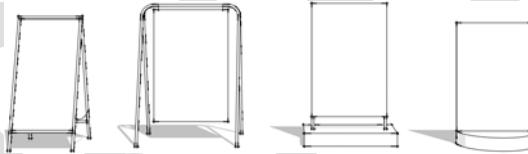
Sign, Portable Changeable Copy means a sign that:

1. Includes a changeable copy element; and
2. Is not permanently affixed to a building, structure, or the ground.

Sign, Roof means a sign that is totally supported by or affixed to the roof of a building.

Sign, Sidewalk means any type of temporary, self-supporting, freestanding sign that is designed to be placed on a hard surface, without the need for installing posts, anchors, or other supports into the ground. Sidewalk signs include A-frame signs, signs suspended from A-frames, signs suspended from U- frames or H-frames that are installed into a portable base, and other comparable types of signs.

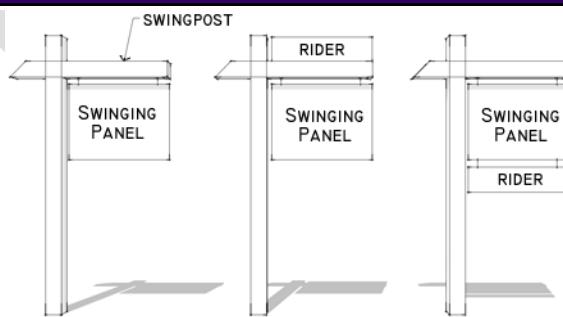
Sidewalk Signs



Sign Structure means any device or material that supports, has supported, or is capable of supporting a sign in a stationary position, including decorative covers or sign roofs.

Sign, Swing means a temporary sign that is suspended from a swingpost (a post with a horizontal arm for suspending signs). The definition of swing sign includes a single rider sign that is either attached to the top of the swingpost or suspended from the bottom of the swinging panel.

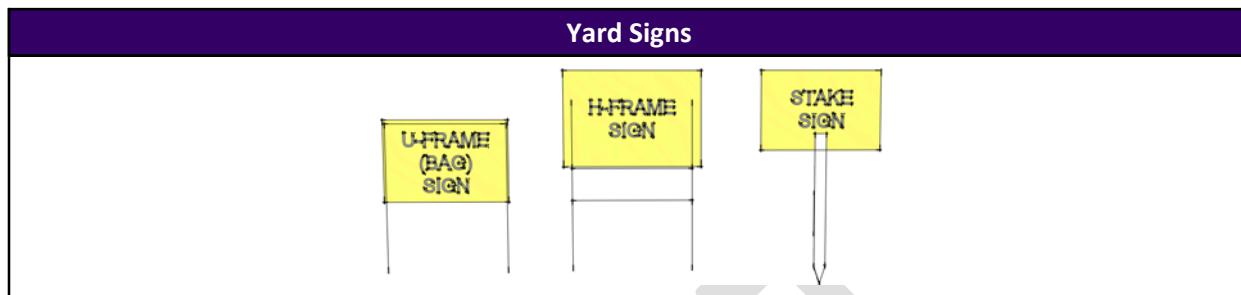
Swing Sign



Sign, Temporary means a sign or advertising display that is intended for short-term display, which is constructed of cloth, canvas, fabric, paper, plywood, corrugated plastic, metal, or other light material. Temporary signs are not permanently affixed to sign structures, structures, or buildings.

Sign, Wall means a sign that is fastened to or painted on a wall of a building or structure in such a manner that the wall serves as the supporting structure or forms the background surface. Wall signs do not project more than 12 inches from the building to which they are attached.

Sign, Yard means a form of temporary free-standing sign that is commonly placed in residential yards. It refers to U-frame signs (including bag signs), small H-frame signs, and stake signs, *See Figure "Yard Signs."*



Single Family Attached means housing types with two or more dwelling units that are located in a single structure or attached structures:

1. Which are separated from each other by an unpenetrated dividing side wall (*e.g.*, side-by-side duplexes and all types of townhomes); and / or
2. Which are separated by a floor (*i.e.*, over-under duplexes and duplex townhomes), but have ground floor entrances for each unit.

Single Family Detached means a dwelling unit, designed for and occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit.

Sketch Plan means an informal plan indicating the salient existing features of a parcel proposed for development and its surroundings, including the general layout of a proposed development.

Slope means a measurement of the change in the vertical measurement divided by the change in the horizontal measurement (*i.e.*, rise / run). The figure is generally expressed as a ratio or a percentage.

Stormwater Management means the mitigation of the hydrologic impacts of lost natural runoff storage by the use of constructed storage facilities.

1. For water quantity control, a system of vegetative, structural, and other measures that may control the volume and rate of stormwater runoff which may be caused by land disturbing activities or activities upon the land; and
2. For water quality control, a system of vegetative, structural, and other measures that control adverse effects on water quality that may be caused by land disturbing activities or activities upon the land.

Stormwater Management Plan means a plan for the control of soil erosion, sedimentation, stormwater quantity, and water quality impacts resulting from any land disturbing activity.

Streamer means strips (called "fringe streamers") or tightly spaced geometric shapes (called "flag streamers" or "pennant streamers") made of cloth, fabric, vinyl, flexible plastic, or other lightweight material that are fastened to a stringer, which is secured or tethered so as to allow movement of the strips or shapes in the wind. Streamers are signs.

Street means a strip of land, comprising the entire area within a street right-of-way, which is intended for use as a means of vehicular and pedestrian circulation, which provides access to more than one lot.

Street, Arterial means a street that is primarily for through traffic, carrying heavy loads and large volumes

of traffic, usually on a continuous route.

Street, Collector means a street that serves or is designed to serve as the connection from local streets to arterial streets, such as the main entrance street of a residential development. Collector streets may also serve as a secondary connection between arterial streets.

Street, Cul-de-sac means a short, independent, local street having only one point of ingress and egress, terminating in a circular turn-around called a cul-de-sac.

Street, Half (or "Street, Partial") means a street, generally parallel and adjacent to a property line, having a lesser right-of-way width than normally required for improvement and use of the street, with the intent that the abutting property will provide the other half of the right-of-way when it is developed.

Street, Local means a street which serves or is designed to serve primarily as access to abutting properties.

Street, Private means any street right-of-way that is not dedicated to public use, and which is maintained by a private entity, such as a property owners' association.

Street, Public means any street right-of-way that is publicly owned by deed, right-of-way dedication, prescription, or any other conveyance, and maintained by a federal, state, or local unit of government.

Structural Alterations means any change in the supporting members of a building, such as bearing walls, columns, beams or girders and floor joists, ceiling joists, roof rafters, or stairways; or any change to a structure, including a sign structure, that changes its size or configuration or provides additional or alternative support.

Structure means anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground including but not limited to fences, signs, kiosks, or similar uses.

Subdivision means

1. The division or redivision of a lot, tract, or parcel of land, by any means, including by means of a plan or a description by metes and bounds, into two or more lots, tracts, parcels, or other divisions of land, for the purpose, whether immediate or future, of lease, of the transfer of ownership, or of **building** development, exempting, however, the division of land for agricultural purposes into parcels of more than 10 acres not involving any new streets or easements of access, divisions of property by testamentary or interstate provision, or divisions of property upon court order; or
2. The division or allocation of land for the opening, widening, or extension of any street or streets, or the division or allocation of land as open spaces for common use by owners, occupants, or leaseholders, or as easements for the extension and maintenance of public sewer, water supply, storm drainage, or other public facilities.

A subdivision includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

Substantial Damage means damage sustained by a building or structure (from any cause), whereby the cost of restoring the building or structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred.

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the start of construction of the improvement. The term does not include any project or improvement of a structure to correct existing violations of state or local health, sanitary, or safety

ordinance specifications which have been identified by the City and which are the minimum necessary to ensure safe living conditions.

Superblock means an area that is bounded on all sides by arterial or collector streets, railroads, or waterbodies.

Surety means a form of financial guarantee that improvements will be made. Surety provides the City with the financial resources to install required improvements if the developer fails to do so. Surety may include bonds, cash, letters of credit, or other financial instruments approved by the City as appropriate to the type and scale of improvements for which the surety is required.

Swale means a linear depression in the land's surface in which sheet runoff collects and forms a temporary watercourse.

T

Telecommunications Tower means a structure erected to support **antennae**.

Text Amendment means a change to the text of the UDC, adopted by Ordinance of the City Council, including amendments that supplement, modify, or repeal any of this UDC's present or future provisions. Changes to the Official Zoning Map are not included in the phrase "text amendment," nor are changes to resolutions that implement this UDC, such as fee and fine schedules.

Top of Bank means a point above the mean water surface of a watercourse which defines the maximum depth of channel flow in the watercourse.

Topography means the existing configuration of the earth's surface including the relative relief, elevations, and position of land features.

Total Floor Area means the sum of the total horizontal areas of every floor of every building on a lot or parcel proposed for development, as appropriate to the context.

Tower means a free-standing structure that is used to mount one or more antennae or small wind energy conversion systems. The word tower includes monopoles, guyed towers, lattice towers, and stealth towers.

Townhouse means a single-family attached dwelling unit, with a private outside entrance, which is part of a larger structure containing other townhouse units that are attached horizontally in a linear arrangement. Townhouses have totally exposed front and rear elevations that are used for access, light, and ventilation.

Travel Trailer means a trailer that is attached to an automobile or light truck and used as a portable dwelling. The phrase "travel trailer" includes trailers that are equipped with furniture, kitchen facilities, and bathrooms, as well as "pop-up" tent trailers with fewer amenities.

Tree, Canopy means a tree with a canopy that, at maturity, would occupy the upper level of a forest in a natural ecological situation. These trees are commonly called shade trees. They typically reach heights of more than 50 feet at maturity.

Tree, Evergreen means a broad leaf evergreen tree or cone-bearing evergreen tree that, at maturity, typically has a height of greater than 35 feet. For the purposes of this UDC, evergreen trees that typically have a height of 12 to 35 feet at maturity are considered understory trees, and evergreens that typically have a height of less than 12 feet at maturity are considered shrubs.

Tree, Understory means a tree with a canopy that would occupy the intermediate level of a forest in a natural ecological situation. They are also found as dominant species in old field succession. These trees are commonly called ornamental trees. Understory trees are deciduous trees that typically reach heights of 12 to 44 feet at maturity, and evergreen trees that typically reach heights of 12 to 35 feet at maturity.

V

Variance means a development order that provides relief from the standards of this UDC. See Section 14.507, *Variance Requirements*.

Village House means a single family detached building on a small lot, with a small front yard and alley access.

W

Water Quality means characteristics of stormwater runoff that relate to the chemical, physical, biological, or radiological integrity of water.

Waterbody means any watercourse, lake, or pond that is defined by a bank or shore, in which water can be found on a year-round basis.

Watercourse means a stream channel (perennial, intermittent, mapped, or unmapped) with banks and a bed within which water regularly flows.

Watershed means a land area, also known as a drainage area, which collects precipitation and contributes runoff to a receiving body of water or point along a watercourse.

Water Table means the level below the surface at which the ground is saturated by water.

Weak-Link Townhouse means a single-family attached dwelling unit, with a single unit from ground to roof and with individual outside access. Each unit has a one-story and a two-story component. Garages are typically, but not necessarily, accessed from the street.

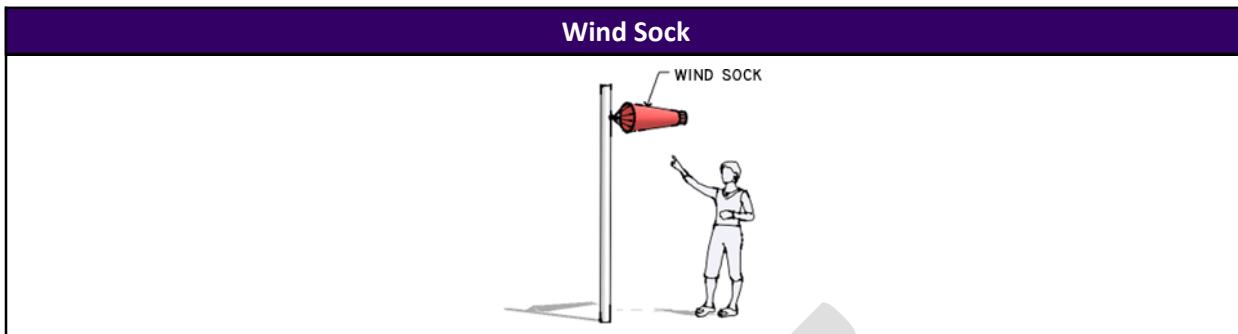
Weed means:

1. The Chinese Tallow Tree (*Triadica sebifera*);
2. Cogon Grass (*Imperata cylindrica*);
3. Kudzu (*Pueraria lobata*);
4. Purple Loosestrife (*Lythrum Salicaria*); or
5. Any variety of grass or groundcover that is not generally used for landscaping purposes (or is not part of an approved landscape plan), which is left to grow uncontrolled in a designated landscaped area, and which would tend to crowd out or obscure other landscape materials.

Wetland means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, bayous, and similar areas.

Wildlife Habitat means a community of plants that provide food, water, cover, nesting, and foraging or feeding conditions necessary to maintain a population of wildlife.

Wind Sock means a type of sign that is made of fabric or other flexible materials that are formed in a conical or tubular shape, designed to extend as the wind flows through it.



Woodland means a naturally occurring forest or stand of trees on a parcel or portion thereof that is not developed; or a stand of trees that was planted for the purposes of forestation or reforestation.

Y

Yard means an at-grade area of a lot that is not improved with buildings (except as allowed by Article 2, *District Intensity and Development Standards*), as follows:

1. Generally, a yard is the area between the lot line and the portion of the principal building that is closest to the lot line; and
2. A required yard is the area between the lot line and the required setback in relation to that lot line.

Yard, Front means an area that extends across the full width of the lot between the front lot line and the required front setback line.

Yard, Side Street means a yard extending from the front setback line to the rear lot line, located between the side street lot line and the side street setback line.

Yard, Rear means a yard extending the full width of the lot between the rear lot line and the rear setback line. For a corner lot, the rear yard does not extend beyond the side street setback line.

Yard, Interior Side means a yard that extends from the front setback line to the rear setback line, between the interior side lot line and the interior side setback line.

Z

Zoning District means a designation shown on the Zoning Map as being in a district enumerated in Article 1, *Zoning Districts, Uses, and Accessory Uses*. The phrase may refer to the standards of a particular district, or to an area so mapped, or both.

Zoning Map means the Official Zoning Map of the City of Zachary, Louisiana, which incorporated into this UDC by operation of Section 1.202, *Official Zoning Map*, and which shows the location and boundaries of the zoning districts established by this UDC.

Zoning Permit means a development order issued by the responsible official in hard copy that certifies that the proposed use of the land is a permitted use in the zoning district in which it is located, and the use is in compliance with any other applicable requirements of this UDC.