

### ARTICLE III. - DISTRICTS

Sec. 28-46. - General provisions.

(a)

*Creation of districts.* For the purpose of this chapter, the urban planning district of Terrebonne Parish is divided into the following districts:

(1)

R-1 Single-family Residential Districts

(2)

R-2M Two-Family Residential Districts (High Density)

(3)

R-2 Two-Family Residential Districts (Low Density)

(4)

R-3M Multi-Family Townhouse Condominium Districts

(5)

R-3 Multi-Family Residential Districts (High Density)

(6)

C-1 Central Business Districts

(7)

C-2 General Commercial Districts

(8)

C-3 Neighborhood Commercial Districts

(9)

C-4 Transition-Commercial Districts

(10)

C-5 Commercial Business Park Districts

(11)

C-6 Light Commercial Districts

(12)

MS Medical Services Districts

(13)

I-1 Light Industrial Districts

(14)

I-2 Heavy Industrial Districts

(15)

O-L Open Land Districts

For the purpose of this chapter, these districts shall be ranked with respect to degree of restriction, in descending order of restriction, as follows: O-L, R-1, R-2, R-2M, R-3, R-3M, C-6, MS, C-5, C-4, C-3, C-2, C-1, I-1, and I-2. Except as otherwise expressly prohibited in this chapter, a use permitted in a zone of higher restriction is permitted in a zone with lesser restriction; i.e., Uses in R-1 are permitted in R-2.

(b)

*Zoning map.* The zoning districts and the boundaries described in this article are shown on the "Zoning Map of the Parish of Terrebonne" which map is hereby made a part of this chapter.

(c)

*District boundaries.* Except where specifically defined within this chapter or shown by dimension or otherwise on the zoning map, the boundaries of districts are lot or property lines, the center lines of streets or alleys or such lines extending, railway right-of-way lines, natural boundary lines such as watercourses and the municipal corporate limit lines as they may exist from time to time. Questions concerning the exact location of any district boundary described in this article shall be decided by the board of adjustment.

(d)

*Utility lines.* Water, electric transmission, sanitary sewer, telephone and telegraph, storm water drainage and natural gas lines, regardless of any other provision or regulation appearing in this chapter, shall not be deemed and shall not constitute "uses requiring planning approval" or "special exception uses" in any district insofar as their placement, erection or construction on dedicated streets, alleys and public ways is concerned; but on such streets, alleys and public ways they shall constitute uses by right, and no permit, license or other document of approval for such use(s) shall be required under this chapter.

(e)

*Additional or supplemental districts and regulations.* For purposes of this chapter, there may be additional or supplemental districts and regulations defined in other articles of this chapter.

(City Code 1965, App. A, art. III, § A; Ord. No. 6322, 10-11-00; Ord. No. 7350, § I, 9-12-07)

**State law reference**— Creation of districts, R.S. 33:4722.

Sec. 28-47. - Residential districts.

(a)

*R-1 Districts: Single-Family Residential Districts.* These districts are composed mainly of areas containing one-family dwellings and open areas where similar residential development seems likely to occur; few two-family and multiple-family dwellings are found in these areas. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

(1)

*Permitted uses.* In R-1 District only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified.

Accessory use.

Residential/single-family residential.

Agriculture.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

b.

*Uses requiring planning approval*—The uses listed below are permitted, upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located.

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Home occupation.

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article IX governing special exceptions:

Armories—military (reserves or national guard).

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator station (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry material or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Water or sewage pump station.

(2)

*Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling: Six thousand (6,000) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....20

Side yard .....5

Rear yard .....25

(b)

*R-2 Districts: Two-Family, Residential District, Low-Density.* These districts are composed of areas containing one-family and two-family dwellings; in many instances there is evident a trend toward increased density through conversion of single units to duplexes or apartments. The town house, the single-family home and the double home would characterize the low-density development of this district. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, and to prevent crowding of the land by requiring certain minimum yard and area standards to be met.

(1)

*Permitted uses.* In R-2 Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Agriculture.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Home occupation.

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Armories—military (reserve or national guard).

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator station (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry material or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Residential/mobile home.

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education law of the state.

Water or sewage pump station.

(2)

*Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling: Six thousand (6,000) square feet.

For a two-family dwelling: Seven thousand two hundred (7,200) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....20

Side yard .....5

Rear yard .....25

(c)

*R-2M Districts: Two-Family, Residential Districts, High-Density.* These districts are composed of areas containing one-family and two-family dwellings; in many instances there is evident a trend toward increased density through conversion of single units to duplexes and the construction of new common-wall doubles in older neighborhoods. The town house, the single-family home, and the common-wall double would characterize the density development of this district. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, [and] to prevent crowding of the land by requiring certain minimum yard and area standards to be met.

(1)

*Permitted uses.* In R-2M Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Agriculture.

Recreation—community.

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as not causing undue traffic congestion or creating a traffic hazard; and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Home occupation.

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

c.

*Special exception uses*—The uses below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Armories—military (reserve or national guard).

Nursing homes.

Electric substation, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements.

Gas regulator station, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements.

Residential/mobile home.

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education law of the state.

Water or sewerage pump station.

(2)

*Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling, five thousand (5,000) square feet.

For a two-family dwelling, five thousand five hundred (5,500) square feet.

For electric substation, gas regulator station, water or sewerage pumping station, no minimum requirement.

For any other permitted use, ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed twenty-five (25) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Front yard, twenty-five (25) feet.

Side yard, five (5) feet.

Rear yard, twenty (20) feet.

(d)

*R-3 Districts: Multiple-Family Residential Districts, High-Density.* These districts are composed mainly of areas containing a mixture of one-family, two-family and multiple-family dwellings; in many of them there is evident a trend toward increased population density through conversion of large houses into duplexes or apartments and through use of remaining vacant land for apartment buildings. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, to prevent overcrowding of the land by requiring certain minimum yard and other spaces for all buildings and to avoid excessive population density by requiring certain minimum building site areas for dwelling units.

(1)

*Permitted uses.* In R-3 Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Residential/multiple-family residential.

Residential/mobile home park.

Residential/mobile home.

Agriculture.

Home occupation.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating [a] traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Armory—military (reserve or national guard).

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Art gallery or cultural services.

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator station (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Telephone exchange.

Water or sewage pump station.

(2)

*Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling: Six thousand (6,000) square feet.

For a two-family dwelling: Seven thousand two hundred (7,200) square feet.

For a multiple-family dwelling:

First two (2) dwelling units—Seven thousand two hundred (7,200) square feet.

Each additional dwelling unit—Two thousand (2,000) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed forty-five (45) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....25

Side yard .....5

Rear yard .....30

(e)

***R-3SHD Districts: Multiple-Family Residential Districts, Special High-Density.*** These districts are composed mainly of areas containing a mixture of one-family, two-family and multiple-family dwellings; in many of them there is evident a trend toward increased population density through conversion of large houses into duplexes or apartments and through use of remaining vacant land for apartment buildings. The district regulations are designed to encourage higher-density residential development including supportive commercial uses, such as health care, schools and churches, to prevent overcrowding of the land by requiring certain minimum yard and other spaces for all buildings, and to avoid excessive population density by requiring certain minimum building site areas for dwelling units.

(1)

*Permitted uses.* In R-3SHD Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Residential/multiple-family residential.

Residential/mobile home park.

Residential/mobile home.

Agriculture.

Home occupation.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating [a] traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Armory—military (reserve or national guard).

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Library (public).

Outpatient medical, including dental, chiropractic, and eye-care services

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Art gallery or cultural services.

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator station (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Telephone exchange.

Water or sewage pump station.

(2)

*Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family or two-family dwelling: Six thousand (6,000) square feet.

For a multi-family building containing up to ten (10) dwelling units: Ten thousand (10,000) square feet.

For a multi-family building containing up to twenty five (25) dwelling units: Twenty thousand (20,000) square feet.

For a multi-family building containing up to fifty (50) dwelling units: One thousand (1000) square feet per dwelling.

For a multi-family building containing up to two hundred (200) dwelling units: seven hundred fifty (750) square feet per dwelling.

For a multi-family building containing up to three hundred (300) dwelling units: five hundred fifty (550) square feet per dwelling.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed one hundred thirty-five (135) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard.....25

Side yard.....25

Rear yard.....30

*Maximum site coverage:*

Building footprint.....50%

Non-permeable surfaces excluding building footprint.....50%

Total building footprint and non-permeable surfaces.....75%

(f)

*R-3M: Multifamily Town House Condominium Districts.* These districts are composed mainly of areas containing a mixture of one-family, two-family, and multiple-family dwellings; in many of them there is evident a trend toward increased population density. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, to prevent over-crowding of the land by requiring certain minimum yard and other spaces for all buildings and to avoid excessive population density by requiring certain minimum building site areas for dwelling units.

(1)

*Permitted uses.* In R-3M Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Residential/townhouse residential.

Residential/condominium residential.

Agriculture.

Home occupation.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities; as not causing undue traffic congestion or creating traffic hazard; and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Armory—military (reserve or national guard).

Cemetery.

Church, religious assembly, including parish house, community house and educational building.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Library (public).

Pipeline of electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

c.

*Special exception uses*— The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered as an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Art gallery or cultural services.

Nursing homes.

Electric substation, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials; provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning and land use commission as being equally satisfactory for meeting enclosure requirements.

Gas regulator station, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials; provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements.

Nursery, day care center or kindergarten.

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Telephone exchange.

Water or sewerage pumping station.

(2)

*Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (Forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling, six thousand (6,000) square feet.

For a two-family dwelling, seventy-two hundred (7,200) square feet.

For a multiple-family dwelling:

First two (2) dwelling units, seventy-two hundred (7,200) square feet.

Each additional dwelling unit, two thousand (2,000) square feet.

For electric substation, gas regulator station, water or sewage pumping station, no minimum requirement.

For other permitted use, ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Building units.* Maximum number of housing units per building unit, four (4).

(5)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....25

Side yard ..... 5

Rear yard .....30

(City Code 1965, App. A, art. III, § B; Ord. No. 4672, § I, 6-26-91; Ord. No. 5446, § I, 8-9-95; Ord. No. 6705, § I, 12-18-02; Ord. No. 6720, § I, 2-12-03; Ord. No. 7350, § I, 9-12-07; Ord. No. 8117, § I (Att. A), 4-25-12)

**State law reference**— Residence districts for purposes of motor vehicles and traffic regulation, R.S. 32:1(56).

Sec. 28-48. - Commercial districts.

(a)

*C-1 District: Central Business District.* This district is composed of land and structures used to furnish, in addition to all of the retail goods and services required by transients and by residents of the metropolitan area and of the trade area, certain wholesale and limited manufacturing in support of the main uses. Located at the convergence of the principal thoroughfares and highways, the Central Business District is surrounded by nonresidential districts and multiple-family residential districts. The district regulations are designed to permit the further development of the district for its purpose, subject to limitations designed to prevent the further congestion of the area that would result from overly intensive development.

(1)

*Permitted uses.* In the C-1 Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified (see definitions):

Accessory use.

Administrative and business offices.

Amusement arcade.

Art and craft studio

Automotive and equipment repair.

Automotive, fuel station.

Automotive, service station.

Bar, tavern, lounge.

Bed and breakfast.

Business support services.

Business or trade school.

City hall, police station, courthouse, federal building, other governmental buildings.

Clinic.

Club or lodge (private).

Communications services.

Construction sales and services.

Consumer repair services.

Convenience store.

Financial services.

Food sales.

Gambling or gaming establishments.

Garage, parking.

Golf course.

Health club.

Hospital (general).

Hotel/motel

Laboratory, medical or dental.

Liquor sales, not to be consumed on premises.

Marine services-marinas.

Medical services.

Outdoor general advertising structure (need not be enclosed within structure).

Parking facilities.

Personal services.

Postal and parcel delivery services.

Public safety services.

Recreation, indoor sports.

Recreation, indoor entertainment.

Residential, accessory.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Residential/townhouse residential.

Residential/condominium residential.

Residential/multiple-family residential.

Restaurants, sit-down.

Retail sales, convenience

Retail sales, general

Schools, public and private primary and middle educational facilities.

Telecommunications tower.

Theatre.

Utilities, minor including gas regulator stations (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission and/or historic district commission, as applicable, as being equally satisfactory for meeting enclosure requirements).

Electric substations (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission and/or historic district commission, as applicable, as being equally satisfactory for meeting enclosure requirements).

Wholesale trade.

Wireless facility.

b.

*Prohibited uses*—In addition to those uses disallowed under the provisions of (a)(1) of this section, the following uses are expressly prohibited in a C-1 district:

Mobile homes for residential and/or commercial purposes

c.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Ambulance service.

Armories—military (reserve or national guard).

Church, religious assembly, including parish house, community house and educational buildings.

Cultural services.

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

d.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article IX governing special exceptions:

None.

(2)

*Building site area.* There is no minimum building site within the C-1 District.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed one hundred (100) feet (may be reduced if fire hazard).

(4)

*Yards required.* No yards are required for any buildings in the C-1 District.

(b)

*C-2 Districts: General Commercial Districts.* These districts are composed of land and structures used to furnish, in addition to the retail goods and services found in neighborhood districts, such less frequently needed goods as clothing and automobiles and such less frequently needed services as banking and theaters, the wider range of retail goods and services to satisfy all of the household and personal needs of the residents of a group or community of neighborhoods. Usually located on a thoroughfare or near the intersection of two (2) thoroughfares, these districts are large and are within convenient driving distance of the group of neighborhoods they will serve. The district regulations are designed to permit the development of the districts for their purpose and to protect the abutting and surrounding residential areas by requiring certain minimum yard standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional general commercial districts will be created in accordance with the amendment procedure set forth herein, as they are needed to serve groups of new neighborhoods. To insure that such districts are actually developed to supply the business needs of the groups of neighborhoods, the amendment creating the district may set a time limit for its development.

(1)

*Permitted uses.* In the C-2 Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

All uses allowed in the c-1 district.

Accessory use.

Adult nightclub.

Adult uses/materials

Agricultural sales and services.

Ambulance services.

Animal kennels.

Animal sales and services (limited).

Apartments.

Armories—military (reserve or national guard)  
 Automotive sales and rentals.  
 Boarding houses.  
 Campgrounds.  
 Car wash.  
 Clinic, animal.  
 College and university facilities.  
 Concrete statues, handiwork.  
 Congregate housing.  
 Country club.  
 Day care centers, preschools, nursery schools.  
 Dormitory.  
 Exterminating services.  
 Farm equipment sales and service.  
 Flea markets.  
 Fraternity/sorority residence.  
 Funeral home.  
 Garage, public.  
 Garden center.  
 Governmental buildings (local, state, federal)  
 Laundry services, coin-operated.  
 Laundry services, commercial  
 Marine services, boat sales/service.  
 Marine services, commercial and charter fishing.  
 Marine services, retail.  
 Marine services, yacht clubs.  
 Nursery, plant.  
 Nursing home.  
 Outdoor general advertising structure (need not be enclosed within structure).  
 Public safety services.  
 Recreation, commercial outdoor sports.  
 Residential/townhouse residential.  
 Residential/condominium residential.  
 Residential/multiple-family residential.  
 Restaurants, drive-in.  
 Restaurants, fast food.  
 Restaurants, outdoor fast food.  
 Schools, public and private secondary educational facilities.  
 Schools, vocational-technical, community, trade or industrial.  
 Self-storage warehouse containing rented storage spaces with individual unit area not exceeding seven hundred fifty (750) square feet.  
 Shopping center, major.  
 Stable, private.  
 Taxidermy.  
 Truck and heavy equipment sales/rental/service.

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Church, religious assembly, including parish house, community house and educational buildings.

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Revival church (temporary), as a temporary use on a permit issued by the zoning administrator, such permit to be good for a period not exceeding one week and renewable for not more than three (3) such periods.

Theater, outdoor (need not be enclosed within structure).

c.

*Prohibited uses:*

Residential/mobile home park.

Residential/mobile home.

Gambling or gaming establishments.

d.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article IX governing special exceptions:

Recreation, outdoor entertainment, but not car racing tracks/facilities.

Radio and television broadcasting transmitter and studio.

(2)

*Building site area.* There is no minimum building site area required for commercial businesses. For residential uses, the area required will be same as in the R-3 District.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards for commercial businesses shall be:

*Feet*

Front yard .....25

Side yard .....5

Rear yard .....20

For residential use, the yards are the same as for the R-3 District.

Exceptions: A rear yard abutting on a public alley or waterway (bayou or drainage servitude) need only be ten (10) feet in depth, and a rear yard abutting on a lot in a residential or C-4 District shall have the same minimum depth as a rear yard required in the abutting district.

(c)

*C-3 Districts: Neighborhood Commercial Districts.* These districts are composed of land and structures occupied by or suitable for furnishing the retail goods, such as groceries and drugs, and the services, such as barbering and shoe repairing, to satisfy the daily household needs of the surrounding residential neighborhoods. Often located on one (1) or more thoroughfares, these districts are small and are within convenient walking distance of most of the areas they will serve. The district regulations are designed to permit the development of the districts for their purpose and to protect the abutting and surrounding residential areas by requiring certain minimum yard and area standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional neighborhood commercial districts will be created in accordance with the amendment procedure set forth herein, as they are needed to serve new residential areas. To insure that such new districts are actually developed to supply the business needs of the neighborhoods, the amendment creating the district may set a time limit for its development.

(1)

*Permitted uses.* In C-3 Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

All uses permitted in C-2 Districts, except as prohibited in b. below.

Accessory use.

Restaurant liquor sales (to be consumed on premises) provided that eighty (80) percent of structure usage is for the preparation and consumption of food.

b.

*Prohibited uses:*

Adult night clubs.

Adult uses/materials.

Agricultural sales and services.

Campgrounds.

Farm equipment and sales.

Gambling or gaming establishments.

Garages, public.

All marine services (see definitions).

Nursery, plant.

Shopping center, major.

Stables, private.

Taverns, bars or lounges.

Truck and heavy equipment sales/rental/service.

Residential/mobile home park.

Residential/mobile home.

c.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Church, religious assembly, including parish house, community house and educational buildings.

Animal sales and services (limited).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

d.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article VIII governing special exceptions:

Armories—military (reserve or national guard).

College fraternity and sorority houses.

Liquor sales not to be consumed on the premises.

Self-storage warehouse containing rented storage spaces with individual unit area not exceeding seven hundred fifty (750) square feet.

(2)

*Building site area.* There is no minimum required building site area for commercial businesses. For residential areas, the area must be the same as for R-3 Districts.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....25

Side yard .....5

Rear yard .....20

Residential yard requirements are the same as for the R-3 District.

Exceptions: A rear yard abutting on a public alley or waterway (bayou or drainage servitude) need only be ten (10) feet in depth, and a rear yard abutting on a lot in a residential or C-4 District shall have the same minimum depth as the rear yard required in the abutting district.

(d)

*C-4 Districts: Transition-Commercial Districts.* These districts are composed of land and structures occupied by or suitable for such uses as dwellings, offices, studios and a very limited number of uses involving sales of merchandise. Although usually located between residential areas and business areas, these districts are in some instances freestanding in residential areas or they may include hospital or college groups and related uses. The district regulations are designed to protect abutting and surrounding residential districts by limiting the commercial uses rather stringently. The construction of new residences in these districts, while permitted, is not encouraged. For the protection of residential uses within and residential areas abutting the district, certain minimum yard and area standards comparable to those called for in the residential districts are required to be met.

(1)

*Permitted uses.* In the C-4 Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Antique shop.

Apothecary, limited to the sale of pharmaceuticals and medical supplies.

Art gallery or museum.

Clinic

Club or lodge, private, not including one in which the chief activity is a service customarily carried on as a business.

College or university.

Convalescent home.

Dwelling, one-family, two-family and multiple-family.

Electric substation (need not be enclosed within a structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Farming, truck gardening and greenhouses, including only the sale of products raised on the premises.

Fire station.

Floral shop.

Gas regulator station (need not be enclosed within a structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry

materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gift shop.

Hospital or sanitarium.

Institution for children or the aged.

Interior decorating shop.

Library or reading room.

Nameplate, not exceeding one square foot in area (need not be enclosed within structure).

Nursery, day care center or kindergarten.

Office.

Park or playground, public, including recreation center (need not be enclosed within structure).

Radio and television broadcasting studio.

Studio for professional work or teaching of any form of fine arts, photography, music, drama, dance.

Telephone exchange.

Underground petroleum storage tanks.

Water or sewage pumping station.

Water storage (need not be enclosed within structure).

YMCA, YWCA and similar institutions.

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Church, religious assembly, including parish houses, community house and educational buildings.

College fraternity or sorority house.

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustments. In accordance with the provisions of Article IX governing special exceptions.

Self-storage warehouse containing rented storage spaces with individual unit area not exceeding seven hundred fifty (750) square feet.

(2)

*Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a one-family dwelling: Six thousand (6,000) square feet.

For a two-family dwelling: Seven thousand two hundred (7,200) square feet.

For a multiple-family dwelling:

First two (2) dwelling units—Seven thousand two hundred (7,200) square feet.

Each additional dwelling unit—Two thousand (2,000) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....20

Side yard .....5

Rear yard .....20

(e)

*C-5 Districts: Commercial Business Park Districts.* These districts are similar to the C-2 general commercial districts in that they are composed of land and structures used to furnish, in addition to some of the retail goods and services found in neighborhood commercial districts, many of the less frequently needed goods and services found in the general commercial districts. Usually easily accessible from thoroughfares, but not strung out along thoroughfares, these districts contain buildings that are freestanding on large, well-landscaped sites with off-street parking. Uses that are noisy, unsightly or otherwise objectionable or unattractive are seldom found in these districts, and the districts are not intended to accommodate such uses. The district regulations are designed to permit the development of the districts for their purpose in an open, spacious arrangement and to protect the abutting and surrounding residential area by requiring certain minimum yard and area standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional commercial business park districts will be created in accordance with the amendment procedure set forth herein, as they are needed. To insure that such districts are actually developed to supply the business needs of the urban area, the amendment creating the district may set a time limit for its development.

(1)

*Permitted uses.* In the C-5 Districts only the following uses are permitted:

a.

Uses by right—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Air-conditioning sales and services.

Ambulance service.

Amusement, commercial, miniature golf course and golf driving range (need not be enclosed within structure).

Antique store.

Apparel and accessory store.

Appliance store.

Apothecary, limited to the sale of pharmaceuticals and medical supplies.

Armory.

Art gallery and museum.

Artificial limb manufacture.

Auditorium.

Automobile and truck salesroom, where the primary function is the retail sale of new automobiles and the retail sale of used automobiles, accessories, tires and batteries is a secondary function only and where services are limited to installation of items sold, making minor mechanical adjustments and washing and polishing (may not rebuild or overhaul engines, repair bodies, repaint automobiles, recap tires, clean automobiles or motors, reupholster automobiles or conduct dismantling; may display and store automobiles only within completely enclosed structures).

Automobile filling station, where the primary function is the retail sale of gasoline, oil, grease, tires, batteries and accessories and where services are limited to installation of items sold, washing, polishing and greasing (fuel pumps need not be enclosed within structure).

Bank.

Barber and beauty supplies and equipment sales.

Barbershop or beauty shop.

Bookstore.

Business machines store.

Camera and photographic supplies store.

City hall, police station, courthouse, federal building.

Clinic, dental or medical.

Club or lodge, private.

Drugstore.

Electric substation (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Fire station.

Floral shop.

Funeral home, mortuary or undertaking establishment.

Furniture store, retail.

Gas regulator station (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gift shop.

Glass store.

Gymnasium, commercial.

Interior decorating shop.

Jewelry store.

Laboratory, dental or medical.

Laundry and/or dry-cleaning pickup station.

Library, public.

Liquor sales, for consumption on the premises.

Liquor sales, not to be consumed on the premises.

Medical offices.

Music store.

Office equipment and supplies, retail.

Optician.

Picture framing and/or mirror silvering.  
Police substation.  
Post office.  
Radio and television broadcasting studio.  
Restaurant.  
Sporting goods store, retail.  
Studio for professional work or teaching of any form of fine arts, photography, music, drama, dance.  
Surgical or dental supplies store.  
Telephone exchange, but not including shops or garages.  
Underground petroleum storage tanks.  
Water or sewage pumping station.  
Water storage (need not be enclosed within structure).  
YMCA, YWCA and similar institutions.

b.

Uses requiring planning approval—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Church, including parish house, community house and educational buildings.  
Pipeline or electric transmission line (need not be enclosed within structure).  
Railroad right-of-way, but not including shops, yard and team tracks (need not be enclosed within structure).

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustments, in accordance with the provisions of Article IX governing special exceptions.

Convalescent home.  
Hospital or sanitarium.  
Hotel, motel, tourist home, all for transient occupancy, except that not more than one-third of the gross floor area may be used for apartments for permanent occupancy.  
Institution for children or the aged.  
Self-storage warehouse containing rented storage spaces with individual unit area not exceeding seven hundred fifty (750) square feet.  
Passenger depot, railway or bus.

(2)

*Building site area.* The minimum building site area shall be:

For electric substation, gas regulator station, water or sewage pumping station: No minimum requirements.  
For any other permitted use: Ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....20

Side yard .....5

Rear yard .....20

Exceptions: A rear yard abutting on a public alley or waterway (bayou or drainage servitude) need only be ten (10) feet in depth, and a rear yard abutting on a lot in a residential or C-4 District shall have the same minimum depth as a rear yard required in the abutting district.

(f)

*C-6 Districts: Light Commercial Districts.* These districts are composed of land areas and structures which possess unique characteristics suitable for highly restrictive light commercial development such as offices, studios, and other very limited light commercial uses involving the sale of specialty merchandise. Although always located directly abutting or adjacent to residential subdivision(s), these areas are not conducive to continued development of the surrounding residential neighborhood because of their proximity to heavily traveled roadways. In order to facilitate the special need to preserve the sensitive neighborhood setting of the surrounding residential districts, the C-6 zoning regulations incorporate provisions which limit commercial use rather stringently; control access; establish use limitations and design standards; control on-premise signage; and, require limited aesthetic considerations in the design and development of individual building sites within these districts. All in all, the C-6 District regulations are designed to permit the location of certain types of professional and retail activities on a limited basis in a residential neighborhood whenever it is found to be necessary and desirable for the public health, safety, morals and general welfare.

(1)

*Permitted uses.* In the C-6 Districts only the following uses are permitted:

a.

*Uses by right.* The uses listed below are permitted subject to the conditions specified:

Altering and repairing of wearing apparel/seamstress/tailor.

Antique shop, for resale purposes only/refinishing services prohibited.

Apparel and accessory shop.

Art gallery or museum.

Bank.

Barber shop/beauty salon.

Book store.

Camera shop.

Clinic, dental or medical.

Dwelling, one-family.

Floral shop.

Gift shop.

Interior decorating shop.

Jewelry store.

Library or reading room.

Office.

Park or playground (public), not including recreation center.

Studio for professional work or teaching of any form of fine arts, photography, music, drama and/or dance.

b.

*Uses requiring planning approval.* The uses listed below are permitted upon the approval of the location and site plan thereof by the zoning commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as not causing undue traffic congestion or creating a traffic hazard, and as being in harmony with the orderly and appropriate development of the district in which the use is located.

Church, including parish houses, community house and educational buildings directly associated with church functions.

c.

*Special exception uses.* The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustments in accordance with the provisions of Article IX governing special exceptions:

None

d.

*Prohibited uses.* In addition to those uses disallowed under the provisions of (a)(1) of this section, the following uses are expressly prohibited in a C-6 district:

Restaurants.

Sale of alcoholic beverages and gaming devices.

Laundry, dry cleaning, dyeing establishments, including self-service operations.

Substance abuse, blood donor, abortion, and communicable disease clinics.

Outdoor storage of motor vehicles.

Outdoor storage of any kind.

Off-premise outdoor advertising.

Mobile homes for residential or commercial use.

Multi-family dwellings.

Gas stations.

Water or sewage pumping stations.

Open drainage detention and/or retention ponds.

(2)

*Conformance.* It is recognized that the commercial activities, which are permitted in this section, will be in close proximity to established residential neighborhoods. It is mandatory that the operation and performance of all uses in the C-6 District shall be subservient to and compatible with the peace and tranquility of a general residential environment. In addition to the excluded uses specified herein, no operations or activities shall be allowed in the C-6 District which disturb or annoy the residential inhabitants of the surrounding area, including but not limited to the following:

The operation of any instrument or device which creates interference with radio or television reception.

Outdoor displays or merchandise or article for sale.

The transacting of any business or activity on an outside or open-air basis.

The burning of refuse or operation of any incinerator.

Pole signs of any type.

The emitting of smells, odors, or aromas, including cooking outdoors.

Outdoor storage of refuse except in authorized receptacles.

The production of any vibration, smoke, dust, or fumes.

The causing of any glare from outside lighting devices.

Any operation or business activity occurring between the hours of 9:00 p.m. and 7:00 a.m.

Any loud, excessive, or unusual noise resulting from the business activity or operations conducted in the district, including noises caused by the performance of service functions such as deliveries from motor vehicles and garbage pickup service.

(3)

*Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a one-family dwelling (square feet) .....6,000

For other permitted uses (square feet) .....10,000

(4)

*Building height limit.* No structure shall be erected or altered to exceed one-story or twenty (20) feet. Planning approval shall be required for structures being erected or altered in excess of twenty (20) feet in height.

(5)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Front Yard	20 feet
Side Yard	10 feet
Side Yard Abutting Residential Structure	25 feet with 5' Green Space
Rear Yard	30 feet with 5' Green Space

(6)

*Accessory structures.* No accessory buildings or structures shall be erected or permitted in the C-6 Zoning District.

(7)

*Site development standards.* In the C-6 Zoning District, the following standards for the development of individual building sites shall apply:

a.

Each lot must abut a public street.

b.

Building facades shall maintain a consistent street edge, with the exception of passages for pedestrian access and drives to parking areas.

c.

Building facades shall be constructed of either traditional materials (masonry, wood, stone) or contemporary materials (vinyl siding, stucco/concrete). Building facades of exposed concrete block, metal siding, and reflective glass are expressly prohibited.

d.

All rooftop equipment shall be enclosed in building materials that match the structure or which are visually compatible with the structure.

e.

Parking facilities shall be hard surfaced.

f.

Automobile driveway entrance(s) to all building site shall be provided and limited to a maximum of two (2) curb cuts per street frontage and shall be located in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on the surrounding area. The width, radius, spacing of curb cuts and size and amount of parking spaces required shall conform to the provisions contained in Article VII of this chapter.

(8)

*Landscaping.* All building sites in the C-6 District shall have landscaping along the front or street boundary.

(9)

*Sidewalks.* Sidewalks shall be constructed within the appropriate rights-of-way and subsequently dedicated to the Terrebonne Parish Consolidated Government for public access. They shall be concrete and no less than five (5) feet in width. Sidewalks outside of the public right-of-way shall be privately owned and maintained. They shall be comprised of concrete or pavers.

(10)

*On-premise signs.* To ensure that on-premise signs are visually compatible with the surrounding environment and to avoid inappropriate materials and design the following provisions shall apply.

a.

*Allowable signage.* The following on-premise signs are allowed in the C-6 Zoning District:

Freestanding monument (ground) sign(s) limited to only public or private place identification per building site.

Facade signs.

Directional signs.

b.

*Prohibited signs.* The following signs shall be prohibited in the C-6 District:

Moving signs.

Flashing signs.

Temporary signs.  
Animated signs.  
Pennants/ribbons/logo flags.  
Pylon signs.  
Neon signs.  
Backlit canopies.

c.

*Materials.* Monument signs shall be constructed with materials used in the main structure and shall be compatible with the area.

1.

Facade signs shall be made of wood or signboard, carved and/or sandblasted and finished with gold leaf or paint stains. Uniform material shall be used for signs on buildings that are connected by common walls, located in a common plaza or otherwise associated as a single group.

2.

Directional signs shall be of materials compatible with facade signs.

d.

*Height.* Freestanding monument signs, as required in this section, shall be no greater than eight (8) feet in height above the finished grade.

e.

*Size.* Freestanding monument signs, as required herein, shall have a maximum area of fifty (50) square feet per sign for the primary sign and twenty-four (24) square feet per sign face for any secondary signs. Double-faced signs are permitted.

f.

*Illumination.* Sign lighting shall minimize glare and maintain the aesthetic character of the area; therefore, signs may not be internally lit. Raised lettering signs may be backlit. All other signs shall be externally lit. The illumination of signs shall be prohibited between the hours of 9:00 p.m. and 7:00 a.m.

g.

*Setbacks.* Freestanding monument signs shall have a minimum setback of ten (10) feet from the right-of-way line and ten (10) feet from the side property line and shall be located in a manner that does not interfere with the required minimum sight distance at driveways and intersections.

h.

*Number of signs.* A maximum of one (1) facade sign per use is permitted, except that a use fronting on two (2) streets may have one (1) sign for each building front. A maximum of one (1) freestanding monument sign is permitted per driveway up to a maximum of three (3) signs, except that for two (2) or more signs, driveways must be separated by a minimum of two hundred feet (200) as measured center line.

(g)

*MS Districts: Medical Service Districts.* These districts are designed to encourage an appropriate grouping of medical service facilities. In most cases, the district would include a hospital or group of hospitals as the center of such hospital-related services as offices, drugstores, restaurants and shops. Apartments are permitted in the district.

(1)

*Permitted uses.* In the MS District, only the following uses are permitted:

a.

Uses by right—The uses listed below are permitted subject to conditions specified:

Any use permitted in the R-1, R-2, R-3 districts.

Banks.

Barbershops.

Beauty parlors.

Clinics.

Dormitories.

Drugstores.

Flower shops.

Hospitals.

Hotels, motels, containing not more than one hundred (100) rooms.

Offices of physicians, surgeons, dentists, psychiatrists, physiotherapists or other practicing or related specialists.

Parking garages.

Parking lots.

Pharmacies.

Professional offices.

Restaurants, but not drive-in restaurants.

Retail shops, dispensing medical and surgical supplies.

Tourist homes.

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Cemeteries.

Church, religious assembly, including parish house, community house and educational building.

Funeral parlors.

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses required in planning approval. In addition, these uses are declared to possess such characteristics of unique or special form that each specified use shall be considered an individual case and shall be subject to approval by the board of adjustments, in accordance with provisions of Article IX covering special exceptions:

None.

When it has been determined by the parish council that such conditional uses will promote the public welfare, public safety and public health, and that the proposal is in general compatible with adjacent or nearby drainage systems, applications for approval shall be transmitted to the zoning and land use commission for a public hearing and action in accordance with provisions of the public hearing.

(2)

*Building site area.* There is no minimum building site area required.

(3)

*Building height limit.* In the case of a hospital in this district there is no height limit. For all other structures in the area, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions and yards shall be:

*Feet*

Front yard .....20

Side yard .....5

Rear yard .....20

Exceptions: When a rear yard abuts on a public alley or waterway (bayou or drainage servitude), it only needs to be ten (10) feet in depth, and a rear yard abutting on a residential or commercial district shall have the same minimum depth as a rear yard required in the abutting district.

(City Code 1965, App. A, art. III, § C; Ord. No. 4859, § I, 6-10-92; Ord. No. 5735, § I, 2-5-97; Ord. No. 5901, § I, 4-22-98; Ord. No. 6322, 10-11-00; Ord. No. 6964, § II, 2-23-05; Ord. No. 7350 § I, 9-12-07; Ord. No. 8117, § I (Att. A), 4-25-12)

**State law reference**— Business districts for purposes of motor vehicles and traffic regulation, R.S. 32:1(6).

Sec. 28-49. - Industrial districts.

(a)

*I-1 Districts: Light Industrial Districts.* These districts are composed of land and structures used for light manufacturing or wholesaling or suitable for such uses, where the use and its operation do not directly and adversely affect nearby residential and business uses.

These districts are usually separated from residential areas by business areas or by natural barriers. The district regulations are designed to allow a wide range of industrial activities subject to limitations designed to protect nearby residential and business districts (see Definitions: Industrial-Light).

(1)

*Permitted uses.* In the I-1 Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

Aboveground petroleum storage tanks.

Accessory use.

Agricultural sales and services.

Air-conditioning sales and service.

Airport and/or crop dusting service (need not be enclosed within structure).

Animal sales and services (general).

Aquaculture.

Automotive and equipment repair.

Automotive, fuel station.

Automotive, service station.

Aviary (need not be enclosed within structure).

Carnival or circus, as temporary use on a permit issued by the zoning administrator, such permit to be good for a period not exceeding three (3) days and renewable for not more than three (3) such periods (need not be enclosed within structure).

Light manufacturing facilities/firms of such a nature that all site-generated sounds/noise, light, smoke, and noxious odors are not evident from the site's property line. In addition the facility cannot generate excessive or objectionable heavy truck traffic (deliveries and shipments) detrimental or inappropriate to the area.

Nursery, plant.

Outdoor storage.  
Packing and processing, limited.  
Postal and parcel delivery services.  
Private landing strips.  
Recreation, commercial outdoor sports.  
Recycling collection point.  
Residential/single-family residential.  
Residential/duplex residential.  
Residential/two-family residential.  
Residential/multiple-family residential.  
Residential/mobile home park.  
Residential/mobile home.  
Revival church, temporary, as a temporary use on a permit issued by the zoning administrator, such permit to be good for a period not exceeding one (1) week and renewable for not more than three (3) such periods.  
Riding academy (need not be enclosed within structure).  
Self-storage warehouse.  
Taxidermy.  
Telecommunication tower.  
Warehouse, storage and distribution, light.  
Wholesale trade.  
Wireless facility.

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the Zoning and Land Use Commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Armories—military (reserve or national guard).

Pipeline or electric transmission line (need not be enclosed within structure).

Theater, outdoor (need not be enclosed within structure).

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristic of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article IX governing special exception:

None.

(2)

*Building site area.* The minimum building site area shall be:

For electric substation, gas regulator station, water or sewage pumping station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed forty-five (45) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....25

Side yard .....10

Rear yard .....10

Exceptions: A rear yard abutting on a public alley or waterway (bayou or drainage servitude) need only be ten (10) feet in depth, and a rear yard abutting on a lot in a residential or C-4 District shall have the same minimum depth as a rear yard required in the abutting district.

(b)

*I-2 Districts: Heavy Industrial Districts.* These districts are composed of land and structures used for heavy manufacturing and related activities or suitable for such uses (see Definitions: Industrial-Heavy). Located for convenient access from existing and future arterial thoroughfares and railway lines, these districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas, some type of artificial separation may be required. The district regulations are designed to permit the development of the district for almost any industrial uses, subject to the minimum regulations necessary for the mutual protection of the uses.

(1)

*Permitted uses.* In the I-2 Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

All uses permitted in the I-1 Zoning District.

Aboveground petroleum storage tanks.

Abrasives manufacture.

Accessory use.

Acetylene gas manufacture and/or storage.

Air products manufacture.

Airport and/or crop dusting service (need not be enclosed within structure).

Alcohol distillation and/or storage.

Ammonia bleaching powder and chlorine manufacture.

Armory.

Asbestos products manufacture.

Asphalt products manufacture.

Automobile and truck body manufacture.

Automobile and truck body repair.

Automobile and truck maintenance shops and garages.

Automobile manufacture.

Automobile storage, commercial (need not be enclosed within structure).

Aviary (need not be enclosed within structure).

Battery manufacture.

Boiler or tank works.

Brewery.

Carnival or circus, as a temporary use on a permit issued by the zoning administrator, such permit to be good for a period not exceeding three (3) days and renewable for not more than three (3) such periods (need not be enclosed within structure).

Carting, express, crating, hauling and storage.

Caustic soda manufacture.

Celluloid manufacture.

Chemicals, heavy or industrial, manufacture and/or processing.

Coal storage.

Cold storage plant.

Concrete crusher.

Concrete and concrete products manufacture (need not be enclosed within structure).

Cotton compress.

Cotton ginning and baling.

Construction materials, plants, including sand and gravel storage yards (need not be enclosed within structure).

Construction sales and services.

Contractor's storage yard for vehicles, equipment, materials and/or supplies (need not be enclosed within structure).

Detergents, soaps and byproducts using animal fat, manufacture.

Diesel engine repair.

Disinfectant, insecticide or poison manufacture.

Dog pound (need not be enclosed within structure).

Drug manufacture.

Electric substation (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Electroplating.

Farming and truck gardening (need not be enclosed within structure).

Felt manufacture.

Fire station.

Food products manufacture.

Foundry.

Freight depot, railway and/or truck.

Frozen food plant.

Fungicides manufacture.

Garage, public.

Gas regulator station (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Glass manufacture.  
Glass products manufacture from glass stock.  
Grain drying or feed manufacture from refuse, mash or grain.  
Grain milling, storage and elevators.  
Graphite manufacture.  
Hair products manufacture or processing.  
Hardware manufacture.  
Hosiery mill.  
Ice manufacture.  
Incinerator.  
Insulation manufacture or fabrication.  
Junkyard, automobile wrecking, dismantling or salvage (need not be enclosed within structure but must be enclosed within a fence at least seven (7) feet high and adequate to obstruct view, noise and passage of persons; chain link or similar fence will be permitted if a screen planting adequate to obstruct view is provided).  
Laboratory.  
Laundry services, commercial.  
Linoleum manufacture.  
Livestock and poultry raising, includes dairy (need not be enclosed within structure).  
Lumber yard and building materials (need not be enclosed within structure).  
Marine services, all types (see definitions).  
Metal products fabrication.  
Millwork and similar wood products manufacture.  
Office.  
Office equipment and supplies manufacture.  
Oil and fats, animal and vegetable, manufacture.  
Oil well supplies and machinery (need not be enclosed within structure).  
Outdoor general advertising structure (need not be enclosed within structure).  
Outdoor storage.  
Packing and gasket manufacture.  
Packing and processing, general.  
Paints, pigments, enamels, japan, lacquers, putty, varnishes, whiting and wood filler manufacture or fabrication.  
Paper products manufacture.  
Paper, pulp, cellulose and rayon manufacture.  
Pipe storage (need not be enclosed within structure).  
Plastics fabrication.  
Plastics manufacture.  
Port facilities.  
Potash works.  
Poultry, live, storage and/or dressing.  
Railroad facilities (need not be enclosed within structure).  
Recreation, outdoor entertainment.  
Recycling center.  
Research services or laboratory, hazardous.  
Revival church, temporary, as a temporary use on a permit issued by the zoning administrator, such permit to be good for a period not exceeding one week and renewable for not more than three (3) such periods.  
Riding academy (need not be enclosed within structure).  
Rock crusher.  
Roofing and sheet metal shop.  
Sand and gravel storage yard (need not be enclosed within a structure)  
Sawmill and planing mill.  
Sewage disposal plant.  
Shoe manufacture.  
Shoe polish or stove polish manufacture.  
Soda and washing compound manufacture.  
Stonecutting.  
Sugars and starches manufacture.  
Syrup manufacture.  
Tar distillation or manufacture.

Taxidermist.  
Telephone exchanges, including shops and garages.  
Tool manufacture.  
Trade school.  
Trailer manufacture.  
Transit vehicle storage and servicing (need not be enclosed within structure).  
Truck stop without gaming devices.  
Utilities, major services.  
Utilities, minor services.  
Warehouse, storage and distribution, heavy.  
Water or sewage pumping station.  
Water storage (need not be enclosed within structure).  
Welding shop.  
Well drilling company.  
Wood preserving by creosote or other impregnation treatment (need not be enclosed within structure).

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Military base.  
Pipeline or electric transmission line (need not be enclosed within structure).

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristic of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article IX governing special exception:

Acid manufacture, hydrochloric, nitric, picric, sulphuric, sulphaneous, carbolic.  
Animal black, lamp black or bone black manufacture.  
Animal reduction.  
Bones, distillation.  
Butane and other liquefied petroleum gas products storage and sales.  
Cement, lime, gypsum and plaster manufacture.  
Clay and clay products manufacture (need not be enclosed within structure).  
Explosives, fireworks and gunpowder manufacture and/or storage.  
Fertilizer manufacture or processing.  
Landfill, sanitary.  
Garbage dumping (need not be enclosed within structure).  
Glue, size or gelatin manufacture.  
Junkyard, including storage, baling or sale of rags, paper, iron or junk (need not be enclosed within structure but must be enclosed within a fence at least seven (7) feet high and adequate to obstruct view, noise and passage of persons; a chain link or similar fence will be permitted if a screen planting is provided).  
Matches manufacturing.  
Meat slaughtering and/or packing.  
Metal ingots, pigs, castings, sheets or bars manufacture.  
Petroleum and petroleum products manufacture, processing or storage.  
Rubber or gutta-percha manufacture processing or reclaiming.  
Stockyards (need not be enclosed within structure).  
Tannery, including curing of hides.

(2)

*Building site area.* The minimum building site area shall be ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed one hundred (100) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....25

Side yard .....10

Rear yard .....10

Exceptions: A rear yard abutting on a public alley or waterway (bayou or drainage servitude) need only be ten (10) feet in depth, and a rear yard abutting on a lot in a residential or C-4 District shall have the same minimum depth as a rear yard required in the abutting district.

(City Code 1965, App. A, art. III, § D; Ord. No. 4859, § I, 6-10-92; Ord. No. 7350 § I, 9-12-07)

**State law reference**— Industrial areas, R.S. 33:130.11 et seq.

Sec. 28-50. - Open land districts.

(a)

*O-L Districts: Open Land Districts.* These districts are composed mainly of large tracts of open un-subdivided lands that are vacant or in agricultural or forestry uses. The regulations are designed to protect the essentially open character of the districts until such time as plans for development are prepared by prohibiting the establishment of scattered residential, business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future urban utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth herein whenever such land is subdivided into urban building sites.

(1)

*Permitted uses.* In O-L Districts only the following uses are permitted:

a.

*Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Archery range (need not be enclosed within structure).

Agriculture.

Livestock and poultry raising, includes dairy (need not be enclosed within structure).

Park or playground, public, including recreation center (need not be enclosed within structure).

Riding academy (need not be enclosed within structure).

b.

*Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Outdoor general advertising structure (need not be enclosed within structure).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Revival church, temporary, as a temporary use on a permit issued by the zoning administrator, such permit to be good for a period not exceeding one week and renewable for not more than three (3) such periods.

c.

*Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristic of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article VIII governing special exception:

Airport and/or crop dusting service (need not be enclosed within structure).

Cemetery (need not be enclosed within structure).

Correctional, detention or penal institution.

Electric substation (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator station (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Water and sewage pumping station.

(2)

*Building site area.* The minimum building site area shall be:

For electric substation, gas regulator station, water or sewage pumping station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

(3)

*Building height limit*—Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....25

Side yard .....10

Rear yard .....25

(City Code 1965, App. A, art. III, § E; Ord. No. 7350 § I, 9-12-07)

**State law reference**— Louisiana Right to Farm Law, R.S. 3:3601 et seq.

Sec. 28-51. - Reserved.

**Editor's note**—

Ord. No. 7350, § I, adopted Sept. 12, 2007, repealed [Error! Hyperlink reference not valid.](#), which pertained to flood hazard areas and was derived from City Code 1965, App. A, art. III, § F.