

ARTICLE 2 DEFINITIONS

Accessory Building, Accessory Structure or Uses: An "accessory building, accessory structure or use" is one which:

- a. Is subordinate to and serves a principal building or principal use;
- b. Is subordinate in area, extent or purpose to the principal building or principal use served;
- c. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served;
- d. Is located on the same zoning lot as the principal building or principal use served with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served;
- e. Occupies not more than seven and one half (7½) percent of the area of the lot on which the main building is situated and which is not higher than the principal building and in residentially zoned districts shall not exceed twenty (20) feet in height.

Accessory Use: A use that is incidental and secondary to the principle use on a property. An "accessory use" in business or commercial zoning districts includes, but is not limited to, storage of merchandise normally carried in stock on the same lot with any retail service or business use, unless such storage is excluded by the district regulations.

Accessway: A way of approaching or entering a property.

Activity: An economic unit designated in the classification system given in the 1987 Standard Industrial Classification (SIC) Manual published by the U.S. Department of Commerce, Office of Federal Statistical Policy and Standards.

Addition: An extension or increase in floor area or height of a building or structure.

Adult Theater: Any place or establishment that as a substantial or significant portion of its business features or provides for viewing on site (i) films, motion pictures, video or audio cassettes, slides, or other visual representations or recordings that are distinguished or characterized by an emphasis on the exposure, depiction, or description of Specified Anatomical Areas, or the conduct or simulation of Specified Sexual Activities; or (ii) live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of Specified Anatomical Areas or the conduct or simulation of Specified Sexual Activities. Adult theaters offering viewing of film, photograph material or live performances to audiences smaller in size than five (5) persons per seating, are expressly prohibited

Adult Cabarets: Any place or establishment that as a substantial or significant portion of its business features or provides any of the following:

- a. Persons who appear Semi-Nude, or
- b. Live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of Specified Anatomical Areas or the conduct or simulation of Specified Sexual Activities, or

- c. Films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of Specified Anatomical Areas, or the conduct or simulation of Specified Sexual Activities, or
- d. Any live entertainment which excludes minors or from which minors are prohibited by statute or ordinances, and whether or not any such business is licensed to sell alcoholic beverages.

Adult Store: Any place or establishment which sells offers for sale or rents, for any form of consideration, anyone or more of the following:

- 1. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations or recordings, novelties and devices, which have as their primary or dominant theme, matter depicting, illustrating, describing or relating to Specific Sexual Activities or Specified Anatomical Areas; or
- 2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

An adult store includes a place with only a portion or section of its area set aside for the display or sale to adults of materials listed in subsections (1) and (2) of this subsection except that any place, otherwise included within this definition, that derives not more than ten (10) percent of its gross income from the sale of materials listed in subsections (1) and (2) of this subsection, shall be exempt from the provisions of this section.

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

Agricultural Products related to Farm Winery includes: honey and grapes, berries and fruits whether in whole cluster, whole berry, crushed, uncrushed or pressed into juice form, liquid or frozen. Agricultural product shall not mean any product that already contains alcohol. (amended 07/09/15 ZC15-04-025 OCS#15-3355)

Agricultural Waste: nonhazardous waste resulting from the production and processing of agricultural products, including manures, prunings, and crop residues. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Agricultural Building or Structure: For the purpose of this ordinance: an "agricultural building" or "structure" shall imply any building or structure existing or erected on land used principally for agricultural purposes, with the exception of dwelling units.

Airport (Landing Strip, Heliport or Aircraft Stop): Any premises which are used or intended for use, for the landing and take off of aircraft; and any appurtenant areas which are used or intended for use for buildings incidental to aircraft services, including hangars, facilities for refueling and repair, and various accommodations for passengers, together with all buildings and structures thereon.

Aisle: The traveled way by which cars enter and depart parking spaces.

Alcohol and Drug Treatment Center: A center or clinic sponsored or operated by a non-profit, charitable or for-profit entity or by a public agency and subject to licensing by the State of Louisiana whose purpose is the treatment of chemically dependent persons. No dispensing of controlled substances in connection with or related to the rehabilitation program is permitted.

Alley: A narrow service way providing a secondary means of public access to premises or service entrances of buildings abutting and which is not generally used a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation or which is not in excess of thirty (30) feet in width at its intersection with a street.

Ambulance service: A commercial facility for the housing, maintenance, and dispatch of vehicles designed to transport sick or injured persons to medical facilities.

Amusement Center: Any indoor place or enclosure in which is maintained or operated for the amusement, patronage, or recreation of the public any coin-controlled amusement device of any description, commonly known as video games, pool or billiards, and pinball amusement games.

Antique Shop: An establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design or sentiment.

Apartment: One or more rooms in an apartment building or combination apartment and commercial building, arranged, intended or designed or occupied as a dwelling unit of a single-family, an individual, or a group of individuals.

Apartment Building: A multiple-family dwelling originally designed and constructed to accommodate four or more apartments, designed with more than one dwelling unit connected to a common corridor or entranceway in contrast to single or two-family dwellings converted for multiple-family use or other attached dwellings (party-wall type) as defined herein.

Apartment, Garage: A building designed to accommodate both the storage of automobiles and which second story may be utilized for residential purposes.

Apartment Hotel: A building designed for or containing both dwelling units and individual guest rooms or suites of rooms, which building may include accessory uses such as a cigar store or coffee shop, when such uses are accessible only from the lobby. Lodging as board is provided for a single family indicates a group and offer for compensation and it is open to the public in contra-distinction to a boarding house, lodging house or an apartment which are defined separately.

Arcade: A continuous area at ground level opening to a street or plaza, which is open and unobstructed to a height of not less than 12 feet, and which is accessible to the public at all times. Any portion of an arcade occupied by building columns, landscaping, statuary, or pools shall be considered to be apart of an arcade for the purpose of computing a floor

area. The term "arcade" shall not include off-street loading areas, drive-ways, off-street parking areas, or pedestrian ways accessory thereto.

Architectural Detail: Any projection, relief, cornice, column, change of building material, window or door opening on any building.

Area - (Gross Floor): The area within the inside perimeter of the exterior walls.

Area - (Net): Area actually occupied not including accessory unoccupied areas.

Art Gallery: An establishment for the loan or display of objects of art.

Assisted Living Facility: An Adult Residential Care Home/Facility licensed by the State of Louisiana, Department of Health & Hospital (LA DHH) that provides attached or detached housing and a coordinated array of supportive personal services, 24-hour supervision and assistance (scheduled and unscheduled), activities, and health-related services that are designed to allow the individual to reside in the least restrictive setting of his/her choice, to accommodate individual resident's changing needs and preferences, to maximize the resident's dignity, autonomy, privacy and independence, and to encourage family and community involvement. Said facility may include an age restricted adult housing component (attached or detached) for which LA DHH does not require licensing, but in which the residents are provided assistance with activities of daily living and access to the activities, functions and health related services offered to residents of the associated LA DHH licensed portion of the facility in order to meet the health care needs of the residents. Furthermore, said residents shall be required by said facility to pay to the facility a recurring uniform fee for the costs of said activities, functions and health related services. The age restrictions must be in accordance with all applicable laws. (amended 05/02/13 ZC13-03-014 OCS#13-2948)

Athletic Fields: A site providing recreational areas for activities such as soccer, baseball, softball and football.

Automobile Body Shop: Any building, or portion thereof, used for the repair or straightening of a motor vehicle body or frame, and/or painting of motor vehicles. Maintenance, service and engine repair may be performed as an ancillary function to the body work.

Automotive Repair: Facility for the maintenance, service and engine repair of motor vehicles.

Automobile Sales: The use of any building, land area or other premises for the display and sale of new or used automobiles, panel trucks, vans, trailers or recreational vehicles including warranty repair work and other repair services conducted as an accessory use.

Automobile Service Station: Any building, land area or portion thereof, used or intended to be used for the retail dispensing or sale of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories. This use may include one or more ways in which vehicle washing, lubrication, minor replacement, adjustment or repair services are offered.

Auto-parts Sales: A facility for the retail sale of auto parts, tools and related items.

Aviation Easement: An air rights easement precluding future or additional development of land.

Awning: A cloth, plastic, or nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.

Bakery: A facility for preparing, cooking, baking, and the retail sale of candy, baked goods, or other sweets.

Banner: A sign composed of a logo or design on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow movement caused by the atmosphere.

Batching Plant: A facility for the mixing of concrete or asphalt.

Beacon: A strong or bright light focused or directed in one or more directions.

Behavioral Healthcare Facility: is building or campus that provides a continuum of services for individuals at risk of, or suffering from, mental, behavioral, or addictive disorders. Behavioral health, as a discipline, refers to mental health, psychiatric, marriage and family counseling, and addictions treatment, stress-related physical symptoms ineffective patterns of health care utilization, and counseling/treatment for stress creating circumstances, including but not limited to chronic unemployment, loss or illness of family members, and homelessness. Services may be provided by social workers, counselors, psychiatrist, psychologists, neurologists, and physicians. (amended 12/01/16 2016-381-ZC OCS#16-3646)

Billboards -See Off Premises Signs.

Billboard and Poster Panel: Any structure affixed to the surface of the land or to any building, tower, or other structure designed, arranged, used, or intended to be used exclusively for outdoor advertising and which is rented, leased, or otherwise used in outdoor advertising where a consideration is charged.

Block: That property on one side of a street between two (2) adjacent streets which intersect the street in question.

Board: Means the Board of Adjustment established in Section 3.01.

Boarding House: A structure that is rented to occupants for 30 consecutive days or more and contains more than five units with living and sleeping accommodations, but no kitchen.

Boatel: A building or group of buildings which: (a) contains living or sleeping accommodations used primarily for transient occupancy, and (b) is immediately accessible by boat.

Boat Sales: The use of any building, land area or other premises for the display and sale of new or used boats including warranty repair work and other repair services conducted as an accessory use.

Boulevard or Avenue: A double street or roadway separated by a median.

Breezeway: A covered walkway open on at least two sides from the eaves of the roof to the ground, connecting a main structure with an accessory structure on the same building

site. A breezeway less than 10 feet in width will not be sufficient connection for two distinct spaces to be considered a single structure. The covering must be greater than 10 feet in width or be connected by a fully enclosed structure with access to both spaces in order for the two spaces to be considered a single structure. (amended 06/04/15 ZC15-01-009 OCS#15-3324)

Buffer Planting Area: See the definition in Section 7.0107 A.

Buildable Area: The space remaining on a zoning lot after the minimum open space requirements and environmental standards of this ordinance have been complied with.

Building: A permanent structure having a foundation, and a roof supported by columns or walls, for the enclosure of persons, animals, chattels or moveable property of any kind. When said structure is separated by division walls from the ground up and without openings, each portion of such structure shall be deemed as a separate building.

Building Area: A maximum horizontal projected area of a building and its accessory buildings, excluding only cornices projecting not more than twenty-four (24) inches, open steps and terraces.

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

Building Coverage: The horizontal area measurement within the outside of the exterior walls of the ground floor of all principal and accessory buildings.

Building, Detached: A building surrounded by open space, said open space being on the same zoning lot as the building.

Building Facade Planting Area: See the definition in Section 7.0108 A.

Building Height: The average vertical distance measured from grade as follows; the average elevation at the corners of the foundation, measured at the finished grade, 1) to the highest point of the coping of a flat roof, or 2) to the deck line of a mansard, or 3) to the mean height level between the eaves and the ridge for gable, hip, and gambrel roofs.

Building Inspector: The individual designated by the appointing authority to insure the provisions of the building codes.

Building Line: A line formed by the outer face of the closing wall of a building, structure or portion thereof and the surface of the ground.

Building, Non-Conforming: See Non-Conforming Building.

Building Permit: Written permission issued by the Department of Permits and Inspections authorizing construction, repairs, alterations, additions or changes of use and plan revisions to any structure.

Building, Principal: A non-accessory building in which the principal use on the zoning lot on which it is located is conducted.

Building Setback Line: A line parallel to the street at a distance equal to the depth of the yard required by the zoning district or the depth required by the average building line whichever is more restrictive.

Building, Temporary: A structure without a foundation, having a roof, supported by columns or walls for the enclosure of persons, animals, chattels or moveable property of any kind.

Bulk: The term used to describe the size of buildings or other structures, and their relationships to each other and to open areas and lot lines, and therefore includes: (a) the size of buildings or other structures, and (b) the area of the zoning lot upon which a residential building is located, and (c) the number of dwelling units or rooms within such building in relation to the area of the zoning lot, and (d) the shape of the buildings or other structures in relation to other walls of the same building, to legally required windows, or to other structures, and (e) all open areas relating to buildings or other structures and their relationship hereto.

Bulkhead: A retaining wall created along a body of water behind which fill is placed.

Bulk Plant: A bulk storage plant shall mean any place where flammable liquids are received by tanker, barge, pipeline, tank car or tank vessel or truck and are stored or blended in bulk for the purpose of distributing such liquids by tank truck, pipeline, tank car, tank vessel or container.

Business: The word "business" or the word "commerce" when used in this ordinance means the engaging in the purchase, sale, barter, or exchange of goods, wares, or merchandise; or the maintenance or operation of offices or recreational or amusement enterprises.

Business School: An enterprise offering instruction and training in a service industry or the arts such as secretarial, barber, commercial artist, computer software and similar training.

Caliper: The diameter of a tree trunk. Specific details on the method of measuring caliper as described in Section 7.0104 of these regulations.

Camp Ground: Any area or tract of land used to accommodate two or more camping parties, including cabins, tents, house trailers, or other camping outfits.

Camper trailer: A vehicle equipped for use as dwelling and designed to be hauled along a highway. A vehicle standing on wheels or rigid supports which is used for living or sleeping purposes for short periods of time.

Carport: A roofed structure providing the space for the parking or storage of motor vehicles and enclosed on no more than three sides.

Carnival/Circus: A temporary traveling show or exhibition that has no permanent structure or installation.

Carry-Out Grocery or Retail: An establishment which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of items by

telephone order or mail. There is no retail display area and receipt of purchases occurs primarily off of the premises. This use is targeted to the retail market and as such shall not be confused with Distribution Centers or Wholesale Merchandise Brokers.

Carry-Out Restaurant: An establishment which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of ready-to-eat foods intended primarily to be consumed off of the premises, and where consumption of food on the premises is not permitted.

Car Wash: A facility for the washing or the steam cleaning of passenger vehicles.

Catering Service: An establishment that serves and supplies food to be consumed off premises.

Cemetery: Property used for interring the dead in above ground chambers or burying them beneath the ground.

Certification Of Compliance: A document issued by the Department Of Permits and Inspections which certifies that the plans for a proposed use meets all applicable parish codes and regulations.

Change Of Use Permit: A permit which authorizes any use substantially different from the previous use of a building or land.

Christmas Tree Farm: A land area cultivated for the growing of Christmas trees for market and distribution.

Church: A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Clinic: An establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of physicians practicing medicine together.

Closed Landfill/Dump: A facility that is not longer in operation.

Club: Buildings and facilities owned and operated by a corporation or association of persons for social or recreational purposes, but not operated primarily for profit or to render a service which is customarily carried on as a business.

Collection Facility: a facility, at which one or more containers are located, that is used to accumulate solid waste generated by and delivered by more than one household or commercial establishment for pickup by a transporter, including, but not limited to, facilities typically located in rural areas where garbage collection does not occur. This definition does not include containers that receive only solid waste generated on property that is contiguous with the property on which the container is located (e.g., containers located at and receiving solid waste only from a multi-unit dwelling or a commercial establishment or an industrial establishment). (amended 07/07/11 ZC10-09-114 OCS#11-2547)

College: An educational institution authorized by the state to award associate and bachelors degrees.

Commercial Greenhouse: A structure in which plants, vegetables, flowers and similar materials are grown for sale.

Commercial Recreation: Facilities engaged in providing amusement, entertainment or recreation for a fee, admission charge or in association with the sale of products on the premises including such activities as dance halls, dance studios, theatrical productions, bands, orchestras, other musical entertainment, bowling alleys, billiard and pool establishments, commercial sports arenas, racetracks, miniature golf courses, off track betting establishments, golf courses, and game parlors.

Commercial Solid Waste: all types of solid waste generated by stores, offices, restaurants, warehouses, and other non-manufacturing activities, excluding residential and industrial solid wastes. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Commission: Zoning Commission of St. Tammany Parish.

Community Center: A building designed to serve as the social center of a town, district, etc .

Community Home: Residential living options that are certified, licensed, or monitored by the Louisiana Department of Health and Human Resources to provide residential services to six or fewer persons who are disabled (see Disabled Person). Community homes that provide for six or fewer persons who are mentally retarded or developmentally disabled shall have twenty-four hour supervision including at least one but not more than two twenty-four hour attendants. Such a residential facility shall be considered a single family unit. Notwithstanding the foregoing, in accordance with federal law, the definition (including the interpretation and application) of the term “Community Home” in the Unified Development Code shall also include the definition of “Shelter Care Home” as per Title 48, Chapter 88, of the State of Louisiana Administrative Code (in current form and as hereafter amended), but in no event shall said “Community Home” have more than ten (10) residents under any circumstances (or such lesser amount as allowed by the DHHR license). (amended 09/04/14 ZC14-09-076 OCS#14-3182)

Compatible Use: See Use, Compatible.

Composting: a controlled process of degrading organic matter with microorganisms. (amended 7/07/11 ZC10-09-118 OCS#11-2547)

Composting Facility: a facility where organic matter is processed by natural or mechanical means to aid the microbial decomposition of the organic matter. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Comprehensive Rezoning Study Area (CRSA): Those areas designated by St. Tammany Parish Government for consideration in a large scale comprehensive zoning review. Generally conducted at the neighborhood, community or other scale larger than a request for specific development proposals, the CRSA should properly sized to provide for a comprehensive and holistic review of the interaction of the land use classifications.

Conditional Use: See Use, Conditional.

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

Condominium Association: The community association which administers and maintains the common property and common elements of a condominium.

Condominium, Commercial: A building or group of buildings used for office, businesses, professional services and other commercial enterprises, organized and maintained as a condominium.

Condominium, Industrial: An industrial building or group of buildings organized, owned, and maintained as a condominium.

Construction/Demolition (C&D) Debris: nonhazardous waste generally considered not water-soluble that is produced in the process of construction, remodeling, repair, renovation, or demolition of structures, including buildings of all types (both residential and nonresidential). Solid waste that is not C&D debris (even if resulting from the construction, remodeling, repair, renovation, or demolition of structures) includes, but is not limited to, regulated asbestos-containing material (RACM) as defined in LAC 33:III.5151.B, white goods, creosote-treated lumber, and any other item not an integral part of the structure. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Construction/Sales Office, Temporary. A structure or other facility temporarily used as a construction office or sales office.

Contiguous: Next to, abutting or touching and having a common boundary or portion thereof.

Contractor's Storage Yard: A site visually screened for the storage and maintenance of contractors supplies and operational equipment.

Convalescent Home: See nursing home

Convenience Store: A small retail establishment, usually located within or associated with another use, that offers for sale convenience goods, such as packaged food items, staple groceries, snacks, tobacco, periodicals, and other household goods and may also sell gasoline and other fuel as an accessory use, when permitted; does not include automobile service stations, or vehicle repair shops. (amended 07/01/10 ZC10-01-009 OCS#10-2290)

Convent: The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.

Conversion: The changing of use or occupancy of a dwelling by alteration or by other reorganization so as to increase the number of families or dwelling units in a structure.

Conveyance to Work: A vehicle, usually a commercial vehicle, which serves as the primary transportation to work by a resident of a property

Corner Lot: A lot at the junction of and fronting on two or more intersecting streets.

Country Club: A private recreational club containing a golf course and a club house that is available only to the country club members and their guests.

Court: An open unoccupied space, other than a yard, on the same lot with a building or group of building and which is bound on two (2) or more sides by such building or buildings.

Coverage: That percentage of the plot or lot area covered by the building area.

Cul-de-Sac: The turnaround at the end of a dead end street.

Curvilinear Street: A pattern of streets which are curved.

D.B.H: Diameter breast high.

Day Care Center: A child care facility receiving nine (9) or more children for care during all or part of the day.

Day Care Home: A residence which cares for not more than eight children during all or part of the day. Not to be construed as a Day Care Center. The maximum of eight children includes the natural or adopted children under the age of 16 of the occupants of the residence. The use shall be secondary to the use of the property as a residence. The day care home must only be operated and the care of the children done by a person who resides in the residence where the day care home is to be located. (amended 12/03/09 OCS#09-2169)

Decibel: A unit of sound pressure level.

Decorative Fences: See the definition in Section 7.0106 E I.

Deed: A legal document conveying ownership of real property.

Density: The number of families, individuals, dwelling units or housing structures per unit of land.

Developer: The person, firm or corporation who proposes to subdivide property into smaller lots or parcels to be subsequently used as commercial or residential sites.

Development: The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure, any mining, excavation, landfill or land disturbance and any use in extension of the use of land.

Development: Cluster. A "cluster development" is a planned development or subdivision of a tract of land into residential lots where only a portion of the property is developed with the remainder being protected from future development on a permanent basis.

Direct Light: Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

Disabled Person: Any person who has a physical or mental impairment which substantially limits one or more of the following major life activities:

- a. Self Care
- b. Receptive or expressive language
- c. Learning
- d. Mobility
- e. Self direction
- f. Capacity for independent living
- g. Economic self sufficiency.

This definition shall exclude persons, not otherwise disabled, who are currently using illegal drugs or currently abusing alcohol, and it shall exclude persons, not otherwise disabled, currently under sentence or parole from any criminal violation.

Disability Glare: Glare resulting in reduced visual performance and visibility. It is often accompanied by discomfort.

Disposal: the discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste on or into any land or water so that such solid waste, or any constituent thereof, may have the potential for entering the environment or being emitted into the air or discharged into any waters of Louisiana. Abandonment of solid waste, whether or not it comes into contact with land or water, is also considered disposal. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Distribution Center: An establishment associated with a specific establishment or establishments used for the dispersion of goods and materials to other locations. This use may or may not be associated with warehousing facilities.

District: A part of the Parish wherein regulations of this ordinance are uniform.

Dormitory: A building used as group living quarters for a student body or religious order as an accessory use for college, university, boarding school, orphanage, convent, monastery or other similar institutional use.

Drip Line: The outer edge of the foliage of a tree extending in all directions parallel to the ground.

Drive-In-Restaurant: A building or portion thereof where food and/or beverages are sold in a form ready for consumption and where all or a significant portion of consumption takes place or is designed to take place outside the confines of the building often in an automobile or other vehicle on site.

Drive-In-Use: An establishment which by design of the physical facilities, size or by packaging procedures encourages or permits customers to receive services and obtain goods in a motor vehicle.

Driveway: Generally, a space that is specifically designated and reserved on a site for movement of vehicles from one location to another location, on a particular site, or from the site to a public street. A private servitude, whether constructed to parish road standards or not, is limited to gaining access to not more than two individual residences, two parcels of property, or two uses. Apartment use, condominium use and shopping center use, by way of illustration, are each considered to be separate uses. The number of separate buildings or structures is not considered in determining the number of uses. Multiple use (more

than two) of such access shall warrant and constitute the definition of a “street” and therefore subject to the same specifications, construction standards, surety obligations and subdivision regulations (if applicable) that are required for streets within this ordinance.

Duplex: Two dwelling units affixed as one structure located on a lot.

Dwelling: A building or portion thereof designed or used exclusively for residential occupancy, including one-family dwelling units, two-family dwelling units and multiple-family dwelling units, but not including hotels, boarding or lodging houses.

Dwelling, Attached. (Group, Row, or Town Houses). A building, or a portion of a building, containing three (3) or more dwelling units joined by a party wall or walls, provided those dwellings are not either straight above or below a dwelling intended for use by another separate, independent family. Permitted dwelling units above commercial establishments will be exempt from this definition.

Dwelling, Converted: Any building which was originally designed and constructed as a one-, two-, or three-family dwelling, but which has been changed or altered by the construction of additional dwelling units to provide for more families than the original building.

Dwelling, Detached: A dwelling entirely surrounded by open space, said open space being on the same zoning lot as the dwelling.

Dwelling, Multiple-Family: A dwelling containing three or more dwelling units designed with more than one dwelling unit connecting to a common corridor or entranceway, originally constructed for said purpose, and not including converted dwellings or attached row dwellings (party wall type) as defined herein

Dwelling, Semi-Detached (Duplex): A dwelling unit joined to one other dwelling unit by a party wall.

Dwelling, Single-Family: A dwelling containing accommodations for and occupied by one family unit.

Dwelling, Two-Family: A building designed exclusively for occupancy by two families living independently of each other.

Dwelling Unit: One or more rooms in a structure designed for occupancy by one family for living purposes and having its own permanently installed cooking and sanitary facilities.

Easement: A grant of one or more of the property rights by the property owners to and/or for use by the public, a corporation, or another person or entity.

Easement, Drainage: An easement required for the installation of storm water sewers or drainage ditches, and/or required for the preservation or maintenance of a natural stream or water course or other drainage facility.

Eating and Drinking Establishment: Retail establishments selling food and non-alcoholic beverages for the consumption on the premises. (amended 04/01/10 ZC10-02-020 OCS#10-2246)

Educational Institution: Public, parochial, charitable, or non-profit junior college, college, or university, other than trade or business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants and other incidental facilities for students, teachers and employees.

Electrical Substation: A Facility for transforming electricity for distribution to individual customers.

Electrical energy generating plant: A facility that generates electricity from mechanical power produced by gas, coal or nuclear fission.

Encroachment: Any obstruction located in a designated floodway, right-of-way, or adjacent land.

Enlargement: Increase in size.

Entertainment Venue: shall mean any property, structure or location where activities that include, but is not limited to, live performances, virtual performances, sporting events, and exhibitions held indoors or outdoors to which members of the public are invited with or without charge. Live performances include live productions of music or sound by individuals, bands, musicians, dancing, karaoke, and theatric performances. Adult uses as defined in this ordinance are not permitted. (amended 06/04/15 ZC15-03-019 OCS#15-3322)

Escort: A person who, for compensation, agrees or offers to engage in any of the following acts:

- a. Act as a social companion or date for another person.
- b. Privately to model lingerie with the intention of and for the purpose of providing sexual stimulation or sexual gratification to the customer.
- c. Privately to disrobe for another person with the intention of and for the purpose of providing sexual-stimulation or sexual gratification to the customer.
- d. Agrees to come to a specified location for the purpose of disrobing and for the purpose of providing sexual stimulation or sexual gratification to the customer.
- e. To perform a massage for the purpose of providing sexual stimulation or sexual gratification to the customer.

Escort Agency: A person or business association who, whether on or off the licensed premises, furnishes, offers to furnish, or advertises to furnish escorts, as defined herein, for compensation.

Establishment: A separate place of business having the following characteristics - The ownership and management of all operations conducted within such establishment are separate and distinct from the ownership and management of operations conducted within other establishments of the same or adjacent zoning lot. Direct public access to such "business establishment" is separate and distinct from direct access to any other "business establishment."

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

Existing Use: The use of a lot or structure at the time of the enactment of a zoning ordinance.

Fabrication and Assembly: The manufacturing from standardized parts of a distinct object differing from the individual components.

Facade: The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Family: An individual, or two or more persons related by blood, marriage or adoption, or a group of not more than three persons (excluding servants), not related by blood, marriage or adoption, living together as a single house-keeping unit in a dwelling unit, but not including sororities, fraternities or other similar organizations.

Farm: A parcel of land used for agricultural purposes.

Farming: The business of cultivating land, or employing it for the purposes of husbandry; the cultivation and fertilization of the soil as well as caring for and harvesting the crops.

Farm Stand: A booth or stall located on a farm at which produce and farm products are sold to the general public.

Farm Winery: Any business which produces and sell wines produced from grapes, other fruit, or other suitable agricultural products. (amended 07/09/15 ZC15-04-025 OCS#15-3355)

Fast Food Restaurant: An establishment whose principle business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready to eat state for consumption either within the restaurant building or off premises.

Fence, General: A structure used to delineate a boundary or as a means of confinement or for confinement.

Fence, Solid: A fence having a regular pattern of no more than ten (10) percent openings throughout the length of the fence.

Fill: Sand, gravel, earth or other materials of any composition placed or deposited by humans.

Final plat: The plat which is to be given final approval by the Planning Commission and will be placed on file with the Clerk of Court as a part of the public record.

Fish Farm: An agricultural area devoted to the cultivation of fish and other seafood.

Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Flags, Banners, Seals: Flags, banners and seals are mottos, emblems, designs, shapes or symbols on cloth, plastic, canvas or devices of similar type and materials intended to convey any message or to identify any person, place, idea or thing other than duly adopted flags or seals of nations, states, parishes or municipalities.

Flashing Lights: Any light or light source or reflection of light source which is intermittent in duration, color or intensity or which creates or is designed to create an illusion of intermittent duration, color or intensity.

Flea Market: A market place held in an open area where groups of individual sellers offer goods for sale to the public.

Fleet Storage: Outdoor storage of vehicles used for business purposes.

Flood or Spot Light: Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Floor Area (For Determining Floor Area Ratio): For the purpose of determining the floor area ratio, the "floor area" of a building is the sum of the gross horizontal area of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The "floor area" of a building shall include basement floor area when more than one-half of the basement height is above the established curb level or above the finished lot grade level where curb level has been established, elevator shafts and stairwells at each floor, floor space used for mechanical equipment--except equipment, open or enclosed, located on the roof--penthouses, attic space having headroom of seven feet, six inches or more, interior balconies and mezzanines, enclosed porches and floor area devoted to accessory uses. However, any space devoted to off-street parking or loading shall not be included in "floor area". The "floor area" of structures devoted to bulk storage or materials--including, but not limited to, grain elevators and petroleum storage tanks--shall be determined on the basis of height in feet; i.e., ten feet in height shall equal one floor.

Floor Area, Gross (For Determining Off-Street Parking and Loading Requirements): "Gross Floor Area" is the sum of the gross horizontal areas of the several floors of a building or structure measured from the interior faces of the interior walls or from the interior line of walls separating two (2) buildings or structures, including the following. The "floor area" of a building shall include:

- a. Floor area of the basement if it is not used for other than storage except as required for (g) below
- b. Penthouses
- c. Attics having headroom of seven (7) feet or more.
- d. Interior balconies and mezzanines.
- e. Enclosed porches.
- f. Space devoted to accessory uses.
- g. Accessory storage areas located within selling or working spaces such as counters, racks or closets, or storage use in the conduct of business or use and calculated in the gross leasable area for multi-tenant buildings.
- h. Space devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

It shall not include:

- a. Elevator shafts and stairwells on each floor.
- b. Floor space used for mechanical, telephone and electrical equipment.
- c. Attics having headroom of less than seven (7) feet.
- d. Areas used for storage except as required by (g) above.
- e. Space devoted to off-street parking or loading facilities.
- f. Entrance lobbies.
- g. Washrooms, intended for general public use.

Floor Area Ratio (F.A.R.): The "floor area ratio" of the building or buildings on any zoning lot is the floor area of the building or buildings on that zoning lot divided by 1) the area of such zoning lot, or 2) in the case of planned developments, by the net site area.

Food Processing: An industrial establishment in which food is processed or prepared in large quantities for consumption off premises or for canning, bottling or distribution.

Foot-candles: A unit of measure for luminance. A unit of luminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Foster Home: A facility licensed by the state as a foster home and that provides room, board, ordinary care and supervision to individuals under 18 years of age, who are not related to the resident family, and not to be confused with institutional housing.

Frontage: That side of a lot abutting a street between the two nearest intersecting streets, measured along the line of the street. If the street is a dead-end, then the frontage is that side of a lot abutting the street between an intersecting street and the dead end of the street.

Front Foot: A measure of distance, being one foot as measured along the front property line.

Front Yard: See Yard, Front

Front Yard Planting Area: An area of land between the property line and any vehicular use areas or building that is intended for the replacement or preservation of landscape materials.

Full Cut-Off Type Fixture: A luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90 degree, horizontal plane from the base of the fixture and that is installed in a vertical position to prevent disability glare.

Fully Shielded Fixture: A luminaire or fixture constructed in such a manner that an opaque shield extends, on the top and all sides, below the lowest direct-light-emitting part (LDLEP) of the luminaire. The lowest edge of such a shield shall surround the LDLEP and be level with the horizontal plane, regardless of the orientation of the luminaire or fixture.

Funeral Home: A dwelling or other structure used and occupied by a professional licensed mortician for burial preparation and funeral services.

Garden Shop/Plant Sales: A facility for the growing, display and sale of garden or flower seeds, plants and related items.

Garage, Bus: Any building used or intended to be used for the storage of three or more passenger motor buses or motor coaches used in public transportation, including school buses.

Garage, Private: A detached accessory building or portion of the main building, designed, arranged, used or intended to be used for the storage of passenger automobiles of the occupants of the premises.

Garage, Public: Structures utilized for storage of motor vehicles for profit and with maximum undivided space used for storage of said vehicles.

Garbage: solid waste that includes animal and vegetable matter from the handling, preparation, cooking, and serving of foods (including grease trap waste), but that does not include industrial solid waste. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Glare: See Disability Glare

Golf Course: A comparatively large unobstructed acreage involving enough room over which to walk or ride, point to point, over a generally prescribed course, and to strive to send a ball long distances with variable accuracy, all without unreasonably endangering other players or intruding upon them.

Guest Home: An accessory structure to an existing residence, that is to be used as temporary housing and not to be used as a source of income for the resident family.

Grade, Street: The elevation of the established street in front of the building measured at curb level at the center of such front. Where no street grade has been established, the Parish Engineer shall establish such street grade or its equivalent for the purpose of this ordinance.

Gravel Pit: An open land area where sand, gravel and other fragments are mined or excavated for sale.

Ground Cover: Plant material which reaches a maximum height of not more than twelve (12) inches.

Ground Cover, Decorative: Any mulch material (vegetative or mineral) that is used to cover the surface of the ground to prevent erosion or retain moisture.

Ground Cover, Vegetative: Plant material which reaches a maximum height of not more than twelve (12) inches at maturity, including turf.

Group Home: Residential living options that are certified, licensed, or monitored by the Louisiana Department of Health and Human Resources for the personal care or supervisory care of not more than fifteen (15) individuals not related by blood, marriage or adoption. These facilities provide supervisory or personal care for individuals who are mentally disabled, abused, neglected or emotionally disturbed.

Halfway House: A profit or nonprofit boarding home, rest home, or other home for the sheltered care of adult persons which, in addition to providing food and shelter to four or more persons unrelated to the proprietor, also provides any personal care or service beyond food, shelter and laundry.

Handicapped Person: See definition of disabled person.

Hazardous Waste: waste identified as hazardous in the current Louisiana hazardous waste regulations (LAC 33:V.Subpart 1) and/or by the federal government under the Resource Conservation and Recovery Act and subsequent amendments. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Health Studio/Physical Culture Salon: A facility operated to promote physical fitness or weight control.

Height of Luminaire: The height of a luminaire shall be the vertical distance from the normal finished grade directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

Heliport: An area, either at ground level or elevated on a structure, licensed or approved for the loading and take off of helicopters, including auxiliary facilities such as parking, fueling and maintenance equipment.

Helistop: A landing pad for the occasional and infrequent use of rotary wing aircraft.

Horizontal Luminance: The measurement of brightness from a light source, usually measured in foot-candle or lumens, which is taken through a light meter's sensor at a horizontal position.

Historical District: Any area which contains improvements which: (a) have a special character of special historical or aesthetic interest or value; and (b) represent one or more periods or styles of architecture typical of one or more eras in the history of the Parish; and (c) cause such area, by reason of such factors, to constitute a distinct section of the parish; and (d) has been designated as a historic district.

Home for the Retired: An establishment operated for the purpose of providing domiciliary care for a group of persons who by reason of age are unable to provide such care for themselves and who are not in need of medical or nursing treatment except in the case of temporary illness.

Home Occupation: Any activity or accessory use conducted for financial gain by a member of the household residing therein; which is clearly incidental and secondary to the use of the property for residential purposes.

Home Professional Office: An activity conducted for financial gain by a member of the household residing therein consisting of an office of a practitioner of a recognized and customary profession; which is clearly incidental and secondary to the use of the property for residential purposes.

Home Owners Association: A community association, other than a condominium association, which is organized in a development in which individual owners share common interests in open space or facilities.

Hospice: A facility used to care for the terminally ill.

Hospital or Sanitarium: An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for not less than 24 hours in any week, for three or more non-related individuals suffering from illness, disease, injury, deformity, or other abnormal physical conditions. The term "hospital" as used in this ordinance does not apply to institutions operating primarily for treatment of insane persons, drug addicts, liquor addicts or other types of cases necessitating restraint of patients and the term "hospital" shall not include convalescent, nursing, shelter or boarding homes.

Hotel: A facility offering transient lodging accommodations to the general public and providing additional services such as restaurants, meeting rooms, and recreational facilities.

Household Agriculture: That growing of vegetables, poultry and livestock for the use of the residents of the property whereon it is grown or kept. Permitted animals and insects include, but are not limited to, those raised for consumption or as food producers (cows, goats, bees, rabbits, chickens, etc.) or those used for pleasure (horses, birds, turtles, dogs, cats, etc.). Poisonous, wild or dangerous animals are not permitted (snakes, lions, tigers, bears, etc.). Guard dogs are permitted. All animals must be housed in such a manner as to not create a nuisance to the adjoining residents by way of sight, smell or sound.

Impermeable: Not permitting the passage of water.

Incinerator: any enclosed device using controlled flame combustion that neither meets the criteria for classification as a boiler nor is listed as an industrial furnace, and is not a boiler or an industrial furnace as defined in LAC 33:V.109. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Incinerator Ash: residual solid waste that has been received, thermally oxidized, and/or decomposed by an incinerator. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Incinerator Waste-Handling Facility: a facility that processes solid waste which has been received, thermally oxidized, and/or decomposed by an incinerator. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Incompatible Use: See Use, Incompatible.

Industrial Solid Waste: solid waste generated by a manufacturing, industrial, or mining process, or that is contaminated by solid waste generated by such a process. Such waste may include, but is not limited to, waste resulting from the following manufacturing processes: electric power generation; fertilizer/ agricultural chemicals; food and related products; byproducts; inorganic chemicals; iron and steel manufacturing; leather and leather products; nonferrous metals manufacturing/foundries; organic chemicals; plastics and resins manufacturing; pulp and paper industry; rubber and miscellaneous plastic products; stone, glass, clay, and concrete products; textile manufacturing; and transportation equipment.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Industrial Solid Waste Facility: a facility for the processing, storage, and/or disposal of industrial solid waste. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Indirect Light: Direct light that has been reflected or has scattered off of other surfaces.

Infectious Waste: waste that contains pathogens of sufficient virulence and quantity that exposure to it could result in an infectious disease in a susceptible host. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Inn: See boarding house.

Institution: A facility of federal, state, or local government, public or private utility, public or private school or college, church, public agency, or tax-exempt organization that provides a public service.

Institutional Housing: Any structure or building which is owned and/or operated by a public or private institution and is used for or intended to be used for rehabilitative programs, shelter programs, and/or special housing for mentally or physically handicapped persons, where the occupants are allowed to interact with the community while in residence. Institutional housing shall be allowed only when licensed by the appropriate state and/or local agency, and under such terms and conditions which the Parish Council deem necessary to protect the occupant and the surrounding area.

Interior Landscape Area: Any landscaped area within the interior of a development site and beyond the required periphery landscape area that is planted with trees, shrubs and ground covering material to provide for infiltration of runoff, shade of parking areas or aesthetic enhancement of the site.

Intersecting Street: Any street or public way or court, 30 feet or more in width which joins another at an angle, whether or not it crosses the other.

Junk Yard: Any parcel of land where waste, scrap metal, paper, rags or similar materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including auto and building wrecking yards, but excluding similar uses taking place entirely within a completely enclosed building.

Kennel: Any premises, except where accessory to an agricultural use, where dogs of ten weeks in age or older are housed, groomed, bred, boarded or trained for the use of the residents of the premises.

Kennel, Commercial: Any lot or premises or portion thereof on which household domestic animals, over four months of age, are kept or boarded for compensation or kept for sale.

Laboratory, Commercial: A place devoted to experimental study such as testing and analyzing, manufacturing, assembly or packaging of products is not included within this definition.

LAC 3: Louisiana Administrative Code, Title 33 - Environmental Regulatory Code. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Landfarm: a facility for the disposal of solid wastes in which wastes are applied to the land and/or incorporated into the soil for biological reduction and soil attenuation. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Landfill: a facility for the disposal of solid waste, other than land farm(s) or surface impoundment(s), that disposes of solid waste by placing it on or into the land surface and usually also compacting and covering with suitable cover material to a depth and at a frequency sufficient to control disease vectors and odors and in a manner that protects human health and the environment. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Lamp: The component of a luminaire that produces the actual light.

Landfill/Dump: All property, including negative and positive easements and water and air rights, which have been used by public and private entities for the disposal of solid wastes.

Landmark: Any improvement, any part of which is 30 years old or older, which has a special character or special historical aesthetic interest or value as part of the development, heritage, or cultural characteristics of the parish, state, or nation and which has been designated as a landmark.

Landmark Site: An improvement, parcel, or part thereof, on which is situated a landmark and any abutting improvement, parcel or part thereof, used as and constituting part of the premises on which has been designated as a landmark site.

Landscaping Material: Material including but not limited to, living trees, shrubs, vines, lawn grass, ground cover, landscape water features, and non-living durable materials commonly used in landscaping including, but not limited to, rocks, pebbles, sands, decorative walls and fences, brick pavers, earthen mounds, but excluding paving for vehicular use.

Laser: A device emitting a narrow, very intense beam of light waves that have been amplified and concentrated by stimulated atoms, or the light produced by such device.

Library: An establishment for the loan or display of books or objects.

Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Limited Access Highway: A "limited access highway" is a traffic way, including expressways and toll roads for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right of access to or from the same, except at such points only and in such manner as may be determined by the public authority having jurisdiction over such traffic way.

Limited Wastewater Treatment Facility: As such relate to a community sewerage system, a sewage treatment facility that is designed, constructed, and authorized to treat not more than 499,999 gallons per day of sewage.

Loading and Unloading Space, Off-Street: An open, hard-surfaced area of land, other than a street or public way, the principal use of which is for the standing, loading and unloading of motor trucks, tractors and trailers, to avoid undue interference with the public of the streets and alleys. Such space shall not be less than twelve (12) feet in width, fifty (50) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.

Local Traffic Street: A street paralleling a major highway to give limited access to said highway for safety.

Lodge or Fraternal Order: A "lodge" is a hall or meeting place of a local branch or the members composing such a branch of a fraternal order, or society, such as the Masons, Knights of Columbus, Moose, American Legion and other similar organizations. It may be permissible to serve food and meals on such premises, providing adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests may be allowed provided it is secondary and incidental to the promotion of some other common objective by the organization and further provided that such sale of alcoholic beverages is in compliance with the applicable Federal, State and Parish laws.

Lot: A parcel of land occupied or to be occupied by one building and accessory buildings and uses and including the open spaces required under these regulations. A lot may be land so recorded on the records of the Clerk of Court of the Parish, but it may include parts of or a combination of such lots when adjacent to one another, provided such is used for only one improvement and resubdivided or combined and properly recorded.

Lot Coverage: The area of a zoning lot occupied by the principal building or buildings and accessory buildings.

Lot Depth: The mean horizontal distance between the front and rear lot lines.

Lot, Double Frontage: A lot having frontage on two non-intersecting streets as distinguished from a corner lot.

Lot, Interior: A lot other than a corner.

Lot Line, Adjoining a Street: A front lot line or a side lot line of a corner lot which abuts a street, or a rear line of a double frontage lot.

Lot Line, Front: The front property line of a zoning lot. For a corner lot, the property line lying exclusively between the Front Yard and the street right-of way.

Lot Line, Interior: A side lot line common with another lot.

Lot of Record: A lot which is a part of a subdivision, the plat of which has been recorded in the office of the Clerk of Court of St. Tammany Parish, pursuant to statute.

Lot Line, Rear: The rear lot line is the lot line or lot lines most nearly parallel to and most remote from the front lot line. Lot lines other than front or rear lot lines are side lot lines.

Lot, Through: A lot, other than a corner lot, having frontage on more than one street. (See Double Frontage Lot)

Lounge: An establishment for the sale and consumption of alcoholic beverages on the premises.

Lot Width: The horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line.

Lowest Direct-Light Emitting Part (LDLEP): The lowest part of the lamp or lamps, the reflector or mirror, and/or refractor or lens.

Lumen: A unit of luminous flux. One foot-candle is one lumen per square foot. For the purposes of this Section, the lumen-output values shall be the initial lumen output ratings of a lamp.

Luminaire: This is a complete lighting system, and includes a lamp or lamps and a fixture.

Major Street Plan: The transportation element of the comprehensive plan adopted by the Planning Commission after public hearing which is designed to guide the future development of St. Tammany Parish.

Manufactured Housing: A factory-built, single-family structure, which is manufactured or constructed under authority of 42 U.S.C. Sec. 5403, Federal Manufactured Home Construction and Safety Standards, and is to be used as a place for human habitation, but which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and which does not have permanently attached to its body or frame any wheels or axles. A mobile home is not a manufactured home unless it has been converted to real property and is taxed as a site-built dwelling.

Massage Parlor: Any place, establishment, club or business by whatever name designated which offers, advertises or is equipped or arranged so far as to provide as its primary purpose or as a substantial or significant portion of its services any of the following: physical massage of the person, body rubs, alcohol rubs, baths, steam baths, hot box, magnetic baths or any other similar services commonly rendered by such establishments; the following, however, shall not be included within this definition of massage parlor:

- a. Establishments or businesses which routinely provide such services by a licensed physician, a licensed chiropractor, a licensed practical nurse or a registered professional nurse, or a massage therapist, licensed pursuant to LSA R.S. 37:3551 et seq.;
- b. Establishments or businesses which provide electrolysis treatment by a licensed operator or electrolysis equipment;
- c. Hospitals, nursing homes, medical clinics, or medical offices;
- d. Barber shops or beauty parlors which offer massage to the scalp, the face, the neck or the shoulders only or which are operated by or employ licensed cosmetologists or licensed barbers performing functions authorized under the license held; and
- e. Any establishment or business operated by or employing licensed physical therapists, or licensed athletic trainers performing functions authorized under the license held.

Methadone Center or Clinic: A methadone center or clinic sponsored or operated by a non-profit, charitable or for-profit entity or by a public agency and subject to licensure by the State of Louisiana whose purpose is the dispensing of controlled substances in connection with or related to the rehabilitation of drug abusers.

Mini-Warehouse: See Warehousing-Mini and Warehousing-Public.

Mobile Food Truck: a double-axle vehicle (truck or trailer unit) that is completely mobile with no permanent fixed location, the vendor of which prepares all or most of its victuals on board the vehicle to serve or distribute to customers, in a form suitable for immediate ingestion or consumption. (amended 01/07/17 2016-380-ZC OCS#16-3646)

Mobile Home: Any vehicle or similar portable structure mounted or designed for mounting on wheels, used or intended for use for dwelling purposes, including structural additions, except parked and unoccupied camping-type trailers constructed prior to the adoption of 42 U.S.C. Sec. 5403, Federal Manufactured Home Construction and Safety Standards.

Mobile Home Lot: A designated site within a mobile home court for the exclusive use of the occupants of a single mobile home or Manufactured Home

Mobile Home Park: A site which requires improvements and utilities for the long term parking of mobile homes or Manufactured Homes which may include sewers and facilities for the residents.

Modular Housing: (also Modular Home): A dwelling unit constructed in accordance with the locally adopted building code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

Monastery: The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.

Motel: A "motel" is an establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom and closet space located on a single zoning lot and designed for use by transient automobile tourists. A "motel" furnishes customary hotel services such as maid service and laundering of linen, telephone and secretarial or desk service, and the use and upkeep of furniture. In a "motel" less than fifty percent of the living and sleeping accommodations are occupied or designed for occupancy by persons other than transient, automobile tourists.

Motor Vehicle: A "motor vehicle" is any passenger vehicle, truck, tractor, tractor-trailer, truck-trailer, trailer or semi-trailer propelled or drawn by mechanical power.

Mulch: Any material that is used to cover the ground surface to prevent erosion, retain moisture and protect plant material.

Multiple Family: Three or more dwelling units located on a lot.

Multi-Occupancy Center: A single building or group of buildings situated in close proximity to each other that house more than one (1) tenant or owner and whose parking facilities may be in common with other tenants, owner, or buildings, except those businesses which engage in the sale of automobile fuel products and other goods and services including, but not limited to, fast food restaurants and convenience stores.

Municipal Solid Waste Landfill or MSW Landfill: an entire disposal facility in a contiguous geographical space where residential solid waste and/or commercial solid waste is placed in or on land. The term Municipal Solid Waste does not limit the ownership or source of materials to municipalities.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Murals: A work of art painted or otherwise applied to exterior wall surfaces that do not serve as advertisement for any specific use by virtue of the use of trademarks, corporate names or logos.

Museum: A nonprofit, noncommercial establishment operated as a repository or a collection of nature, scientific, or literary curiosities or objects of interest of works of art, not including the regular sale of distribution of the objects collected.

Neighborhood: An area of a community with characteristics that distinguish it from other community areas and which may include distinct ethnic or economic characteristics, schools or social clubs, or boundaries defined by physical barriers such as major highways, railroads or natural features.

Neon Lighting: Any white or tubular lighting of which the primary source of light is gaseous, not limited to the use of neon gas.

Non-Conforming Building: A building or a structure or portion thereof lawfully existing at the time of adoption of this ordinance, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located.

Non-Processing Transfer Station: a solid waste facility where solid waste is transferred from collection vehicles to other vehicles for transportation without processing. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Nonconforming Sign: A non-conforming sign is any sign structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of this code or any amendments thereto and which fails to conform to all applicable regulations and restrictions of this code, or a non-conforming sign for which a special permit has been issued.

Non-Conforming Use: A use which lawfully occupied a building or land at the time of adoption of this ordinance and which does not conform with the use regulations of the district in which it is located.

Noxious Matter or Materials: "Noxious matter" is matter which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well-being of individuals.

Nursery: Shall be any land used to raise trees, shrubs, flowers, and other plants for sale for transplanting.

Nursery School: Schools designed to provide daytime care or instruction for two or more children from 2 to 5 years of age inclusive, and operated on a regular basis.

Nursing Home: A home for the aged, chronically ill, or incurable persons in which three or more persons not of the same immediate family are received, kept, or provided with food and shelter or care for compensation; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Occupancy: Pertains to and is the purpose for which a building is used or intended to be used. A change of occupancy is not intended to include a change of tenants or proprietors.

Odorous Matter: "Odorous matter" is any matter or material that yields an odor which is offensive in any way.

Office: A room or building in which a person transacts his business or carries on his stated occupation.

Office Building: A building designed for or used as the offices of professional, commercial, industrial, religious, public or semi-public persons or organizations.

Office Warehouse: a facility which has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products. Size of

the office should not exceed 20% of the total square footage of the building. (amended 03/04/10 ZC09-12-036 OCS#10-2217)

Official Zoning Map: The legally adopted map that conclusively shows the location of all parish zoning.

Off-Site: Located outside the lot lines of the lot in question or development location.

Off-Street Parking: A temporary storage area for motor vehicles directly accessible to an access aisle, and which is not located on a dedicated street or right-of-way.

On-Site: Located on the lot that is the subject of a development location.

Open Burning: the combustion of solid waste without control of combustion air to maintain adequate temperature for efficient combustion, containment of the combustion reaction in an enclosed device to provide sufficient residence time and mixing for complete combustion, and control of the emission of the combustion products. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Open Dump: a solid waste processing or disposal facility that has been issued a temporary permit and may not comply with the standards set by these regulations. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Open Space: An unoccupied space open to the sky on the same lot with the building, or in the case of a PUD overlay: land and/or water area retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state. (amended 11/06/14 ZC14-08-075 OCS#14-3241)

Ordinance: A legally adopted law or regulation.

Outdoor Display Area of Pre-Assembled Accessory Building, Pool & Playground Equipment: A facility for the display, service and retail sale of pre assembled building, pool & playground equipment. (amended 11/04/10 ZC10-08-098 OCS#10-2366)

Outdoor Lighting: The night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

Outdoor Retail Sales & Storage Yards : A facility for the sales of home, lawn, and garden supplies, brick, lumber and other similar building material, use in conjunction with a home improvement center, a hardware store or a department store. (amended 11/04/10 ZC10-08-098 OCS#10-2366)

Outdoor Storage Yard: A lot used for the outside placement, for a period in excess of 24 hours for items that are customarily used or stored outside and made of a material that is resistant to damage or deterioration from exposure to the outside environment. (amended 11/04/10 ZC10-08-098 OCS#10-2366)

Park: A parcel of ground set apart for recreation for the public, to promote its health and enjoyment.

Parking Access: The area of a parking lot that allows motor vehicle's ingress and egress from the street.

Parking Area, Private: An open, hard-surfaced area, other than a street or alley, used for the parking of private passenger automobiles only, of occupants of the building or buildings for which the parking area is developed and is accessory to the building

Parking Area, Public: An open, hard-surfaced area, other than a street or alley, used for the storage of passenger automobiles and commercial vehicles under one and one-half ton capacity and available to the public, whether for compensation, free or as an accommodation to clients or customers.

Parking Lot: An off-street ground level area, usually surfaced and improved, for the temporary storage of motor vehicles.

Parking, On-Street: A temporary storage area for motor vehicles which is located on a dedicated Right-Of-Way.

Parking Space, Available: Space within a public or private parking area of not less than 180 square feet (nine feet by twenty feet) exclusive of access drives or aisles, ramps, columns or office and work areas, for the storage of one passenger automobile or commercial vehicle under one and one-half ton capacity .

Particulate Matter: "Particulate matter" is a material, other than water, which is suspended in or discharged into the atmosphere in a finely divided form as a liquid or solid.

Performance Standard: A "performance standard" is a criterion established to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by, or inherent in, uses of land or buildings.

Pervious Surface: Any material that permits full or partial absorption of storm water.

Planned Business Center: Any commercial development, consisting of one or more buildings containing two or more stores or offices, With an aggregate gross floor space of more than 50,000 square feet, which development may be planned or developed as a coordinated unit or which development may be characterized by an integrated arrangement of stores, offices, buildings and facilities, shall be consider as a single unit for all purposes within the meaning and scope of this ordinance.

Planned Development: A "planned development" is a tract of land which is developed as a unit under single ownership or control, which includes two or more principal buildings and which is at least three (3) acres. In residential districts said "planned development" includes a group housing project (whether separately located or separated only, but completely by fire walls), where existing or contemplated street or streets and lot layouts make it impractical to apply the bulk regulations of this ordinance to the individual units in such housing project.

Planning Commission: The body, created by ordinance of St. Tammany Parish Government, with the powers, functions and responsibilities set forth in La R.S. 33:101-120.1, St. Tammany Parish Ordinances and St. Tammany Parish Home Rule Charter.

Planning Director: The official employed as the Parish Planning Director to assist all concerned with the implementation of the regulations.

Plant Material: Any plant including trees, vines, shrubs, ground covers and annuals or vegetation of any size, species or description.

Planting Area: Any area designed for landscape material installation having a minimum area of twenty-five (25) square feet, with a minimum depth of five (5) feet.

Porch: A roofed-over structure, projecting out from the wall or walls of a main structure and commonly open to the weather in part.

Portable Storage Containers: A portable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, building materials or merchandise.
(amended 11/04/10 ZC10-08-098 OCS#10-2366)

Preliminary Plat: The plat which is to be the basis for all construction of improvements and is to receive preliminary approval by the Planning Commission prior to issuance of a work permit.

Premises: Land and all buildings and structures thereon.

Principal Use. The primary purpose or function that a lot serves or is intended to serve.

Processing: A series of operations, usually in a continuous and regular action or succession of action carried on in a definite manner.

Processing Transfer Station: a Type I-A or II-A solid waste processing facility where solid waste is transferred from collection vehicles, processed, and placed in other vehicles for transportation (e.g., a facility that separates recyclables from industrial or putrescible waste streams).(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Professional Office: The office of a person engaged in any occupation, vocation, or calling not purely commercial, mechanical, or agricultural which a professed knowledge or skill in some department of science or learning is used by its practical application.

Public Building: Any building held, used, or controlled exclusively for public purposes by any department or branch of government, state, county, parish, or municipality, without reference as to the ownership of the building or of the realty upon which it is situated.

Public Open Space: Any publicly-owned open area, including but not to the following: parks, playgrounds, school sites, parkways and streets.

Public Utility: Any person, firm or corporation duly authorized to furnish, under public regulation, to the public, electricity , gas, steam, telephone, telegraph, transportation, water or sewerage system.

Pumping Station: A facility for the transmission of water.

Public Way: A "public way" is any sidewalk, street, alley, highway or other public thoroughfare.

Pylon Sign: A permanent, freestanding sign with a support structure enclosed with a skin or veneer whose height exceeds its width. Support structure shall not consist of a single pole. (amended 05/05/11 ZC11-04-033 OCS#11-2523)

Quarrying: The digging out of stone or slate from an open excavation.

Quorum: A majority of the full authorized membership of a board or agency.

Railroad Right-of-Way: A strip of land with tracks and auxiliary facilities for track operation, but not including depots, loading platforms, stations, train sheds, warehouses, car shops car yards, locomotive shops or water towers.

Rear Yard: An open space, including driveways and parking areas, occupied other than by permitted accessory buildings or uses, extending from the rear building line of a principal building to the rear lot line, between the side building lines, projected to the rear lot line.

Recreation -Active: Leisure time activities usually requiring equipment taking place at prescribed places or sites.

Recreation -Passive: Any leisure time activity not considered active.

Rectilinear Street System: A pattern of streets that is characterized by a right angle roadway grid pattern blocks and four way intersections.

Regional Commercial/Office Center: A planned commercial or office development being designed by a single developer with a distinct identifying name/image bearing all of the following characteristics:

- a. Located with at least 1,250 of frontage on the Interstate Highway System, inclusive of frontage roads constructed as part of the development and On/off ramps.
- b. Property is located within a HC-3, PBC-1 or PBC-2 zoning classification where the combined adjacent area of the zoning districts is at least 100 acres in size.
(amended 05/05/11 ZC11-04-033 OCS#11-2523)

Regional Wastewater Treatment Facility: As such relates to a community sewerage system, a sewage treatment facility that is designed, constructed, and authorized to treat more than 499,999 gallons per day of sewage.

Religious Use: A structure or place in which worship, ceremonies and rituals pertaining to a particular system of belief are held.

Retirement Center: A facility for the prolonged or permanent care of persons over 65 years of age.

Research Laboratory: An establishment or other facility for carrying on investigation in the natural, physical or surreal sciences, engineering and development as an extension of investigation with the object of creating end products.

Residence: A home, abode or place where an individual is actively living at a specific point in time.

Residential Solid Waste: any solid waste (including garbage, trash, yard trash, and sludges from residential septic tanks and wastewater treatment facilities) derived from households (including single and multiple residences, hotels and motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds, and day-use recreation areas).(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Restaurant: A business establishment whose **purpose and primary function** is to take orders for and serve food and food items for consumption primarily within the principal building and is equipped with, or will be equipped with, a permanent wet bar equipped with a non-movable sink and a backbar or similar equipment for public display and to inform the public of brands and flavors for sale so as to qualify for the issuance of a Class A-General retail permit where beverage alcohol is sold on the premises for consumption on the premises by paying customers. (amended 04/01/10 ZC10-03-034 OCS#10-2232)

Restaurant w/o lounge: A restaurant that shall not be permitted to be equipped with a permanent wet bar equipped with a non-movable sink and a backbar or similar equipment for public display and to inform the public of brands and flavors for sale so as to qualify for the issuance of a Class A-General retail permit where beverage alcohol is sold on the premises for consumption on the premises by paying customers. A premises that is issued, or otherwise qualifies for the issuance of, a Class A-General retail permit shall not be considered a restaurant w/o lounge. (amended 04/01/10 ZC10-03-034 OCS#10-2232)

Rest Home or Nursing Home: A "rest home or nursing home" is a private home for the care of children or the aged or infirmed. Such home does not contain equipment for surgical care or for treatment of disease or injury and is not primarily developed for mental patients or alcoholics.

Restrictive Covenant: A restriction on the use of land set forth in a deed.

Resubdivision: "Creation of one or more new lots or parcels from an existing parcel or further division of an existing subdivision or portion thereof."

Retail: Establishments engaged in selling goods, merchandise or providing food or specific services to the general public for sale of such goods or services.

Retail Food Store: An Establishment for the display and retail sale of foods and associated items.

Rezone: To change the zoning classification of particular lots or parcel of land.

Right-of-Way (ROW): A strip of land granting the right of passage over the strip of land specified, for the use of the public in the manner as defined and specified (a road, street, pipeline, drain, easement, etc.) on the plat by the developer.

Roof: An overhead structure used for protection or shielding from the sun, rain, or other elements of weather.

Salvage: The utilization of waste material.

School: A building or part thereof designed, constructed or used for educational or instructional purposes.

Searchlight: A strong or bright light with a reflector in a swivel so that the beam may be sent or directed in various directions

Seasonal Use: A temporary use carried on for only a part of the year.

Separation Facility: a Type III solid waste processing facility at which recyclables are separated from a non-putrescible solid waste stream for future use. The non-putrescible waste stream received by the separation facility shall not contain more than a de minimis amount of putrescible waste.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Septage: the contents of a septic tank, cesspool, or other individual sewage-treatment facility that receives domestic-sewage wastes. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Septic System: An underground system with a septic tank used for the decomposition of domestic wastes.

Septic Tank: A water lined receptacle that receives discharge of sewage from a building, sewer or part thereof, and is designed and constructed so as to permit settling of solids from this liquid, digestion of this organic matter and discharge of the liquid portion into a disposal.

Service Street: A street upon which no lot fronts. (see Alley)

Setback: The minimum horizontal distance between the street wall of a building and the street property line.

Sewage Sludge: sludge resulting from treatment of wastewater from publicly or privately owned or operated sewage-treatment plants.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Shall: For purposes of construction of this Ordinance, the word “shall” in its usual signification denotes a mandatory duty. However, words and phrases shall be read with their context and shall be construed according to the common and approved usage of the language. Technical words and phrases, and such others as may have acquired a peculiar and appropriate meaning in the law, shall be construed and understood according to such peculiar and appropriate meaning. Except in those cases where the particular phrase or provision declares that the duty is mandatory, the determination of whether a requirement should be given mandatory or directory effect is to be based on a comparison of the results to which each such construction would lead. A mandatory provision generally prescribes, in addition to requiring the doing of the thing specified, the result that will follow if they are not done; whereas, if directory, their terms are limited to what is required to be done

Shopping Center: A group of commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on site. The provision of goods delivery is separated from customer access.

Shredder: a solid waste facility that reduces the particle size of solid waste by grinding, milling, shredding, or rasping. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Shrub: A relatively low-growing bushy plant, usually with woody stems. For the purposes of this definition, ground cover, trees and annuals are not considered shrubs.

Side and Rear Yard Planting Areas: An area of land between the property line and any vehicular use areas or building that is intended for the placement or preservation of landscape materials.

Sight Obscuring Screen: A 100% opaque visual screen with a minimum height of six (6) feet, if non-living material is used. Living material is used, it shall be at least 70% sight obscuring and be a minimum of four (4) feet in height immediately after planting and shall consist of plants that reach a minimum of six (6) feet in height at maturity.

Sight Triangle: The triangular shaped portion of land established at either side of an access way or public right-of-way intersections in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight of motorists along the intersection with sides of a specific length each along the public right-of-way and/or access way.

Sign: A medium of communication, including its structure and component parts, which is used or intended to be used to attract attention to its subject matter or location usually for advertising purposes, including paint on the surface of a building. Each distinctive message painted or placed on a building or other structure shall be considered an individual sign

Sign, Abandoned On-Premise: An abandoned on-premise sign is an on-premise sign which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, entity, product, or actively conducted, or product available on the premises where such sign is displayed.

Sign, Abandoned Off-Premise: An abandoned off-premise sign is an off-premise sign which:

- a. No longer correctly directs or exhorts any person;
- b. Has fallen into disrepair or otherwise deteriorated as a result of a lack of maintenance, repair or upkeep; or
- c. With regard to billboards, which carries no advertising message other than a message concerning its availability for lease or hire on its structure for any period of one hundred eighty (180) consecutive days.

Sign, Address: A sign which only convey the numeric address of the premises on which it is located.

Sign Area: The area of a sign shall be defined as the square foot area enclosed within the perimeter of the sign face with each face contributing to the aggregate area of any sign. With respect to signs which are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, the sign area shall be defined as that area enclosed by one continuous line connecting the extreme points or edges of the advertising message. In cases where there is no definable simple geometric shape, the simplest geometric shape or rectangle enclosing the outer edges of the advertising message shall determine the sign area. In cases of back-lighted awnings with advertising messages, the entire area of the awning shall be considered as the sign area.

Sign, Attached: An attached sign is any sign which is physically connected to and derives structural support from a building or building appurtenance.

Sign, Audible: An audible sign is any sign which is designed to or which does produce sound.

- Sign, Bench: A bench sign is an advertising message on any portion of a bench or other non-mobile structure or device intended for public seating or convenience.
- Sign, Billboard: A sign which directs attention to a business, commodity, service or entertainment, which is conducted, sold or offered at a location other than the premises on which the sign is located.
- Sign, Changeable Message: A changeable message sign is a sign on which the copy, message or sign panels may be, when specifically issued a permit as a changeable message changed either electronically or manually in the field through the removal, replacement, or rearrangement of letters, symbols, blocks or panels designed for attachment to said sign.
- Sign, Construction: A construction sign is a temporary sign erected and maintained by an architect, contractor, developer, financial institution, subcontractor or materials supplier upon premises for which said person or persons is presently furnishing labor, materials, services or capital financing.
- Sign, Directional: Signs limited to directional messages, principally for pedestrians or vehicular traffic.
- Sign, Directory: A directory sign is an outdoor sign listing and identifying the occupants within shopping centers, industrial centers, retail centers, office centers, and other multi-use commercial or industrial sites.
- Sign, Face: Sign face is the part of the sign that is or can be used to identify, advertise, communicate, inform or convey a visual representation which attracts the attention of the public for any purpose. "Sign face" includes any background material, panel, trim, frame, color and direct or self-illumination that differentiates the sign from the building, structure, backdrop surface or object upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face provided that no message, symbol or any of the aforementioned sign face criteria are displayed on or designed as part of the sign structure, unless it is outlined in neon.
- Sign, Flashing: A "flashing sign" is any illuminated sign on which the artificial light is not maintained stationary and constant in intensity and color at all times when such sign is in use. For the purpose of this ordinance, any revolving, illuminated sign shall be considered a "flashing sign".
- Sign, For Sale: (Concerning real estate.) A temporary sign advertising the private sale of homes, businesses or parcels of land.
- Sign, Freestanding: A freestanding sign is a sign supported by a sign structure secured in the ground and which is wholly independent of any guy wire, support wire, building, fence, vehicle or object other than the sign structure, for support
- Sign, Ground: A ground sign is a monument sign or a pole sign supported by a sign structure secured in the ground and which is wholly independent of any guy wire, support wire, building, fence, vehicle or object other than the sign structure, for support.

Sign, Height: Sign height of a sign shall be defined as the vertical distance from the finished grade to the highest point of either the sign or sign structure.

Sign, Home Occupation: A home occupation sign is any on-premise sign advertising a home occupation.

Sign, Identification: An identification sign is a sign which is limited to the name, address, and/or number of a building or institution, person, or entity which is primary to the identification of the premise and to a general statement of the activity carried on in the building or institution.

Sign, Illuminated: An illuminated sign is any sign which has characters, letters, figures, designs or outlines illuminated by an interior or exterior light source which is primarily designed to illuminate such sign.

Sign, Individual Letter: An individual letter sign is any sign made of self-contained letters that are mounted directly on the face of a building, a parapet, a roof edge of a building or on or below a marquee without being attached to a structure defined herein as a "sign face."

Sign, Inflatable: An inflatable sign is any sign dependent in whole or in part for its structural integrity on the infusion into said sign of compressed air or other fluids, specifically including balloons larger than two (2) feet in diameter or two (2) foot square in area or other gas or helium filled figures.

Sign, Marquee: A marquee sign is any sign attached to and made part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather. Signs painted or sewn onto awnings or canopies shall be considered marquee signs.

Sign, Message: The words or symbols on a sign face which convey a message to those viewing the sign.

Sign, Monument: A monument sign is a freestanding ground sign (a) which is of monolithic construction in which the sign's base or support is of uniform composition with the material comprising the sign area of said sign and the base or support of said sign is directly affixed in or to the ground, (b) the sign face of which is encompassed on the top, sides and bottom by a border or column of the same or compatible material which border or column is not less than 12 inches wide and not more than 24 inches wide, and which border or column compliments and enhances the aesthetic effect of the sign and (c) a double-faced monument sign shall be made of back-to-back sides unless visibility of such sign is impeded in which case the two sides may form a "V" shape in which the interior angle does not exceed 45 degrees.

Sign, Moving Message or Changing Image: A moving message or changing image sign is any sign including public service signs designed to convey sign copy which changes in form or content with greater frequency than once an hour or which otherwise includes action or motion or the illusion of action or motion within its message or sign copy.

Sign, Moving: A sign or part of a sign which changes physical portions by any movement or rotation or which gives the usual impression of such movement or rotation.

Sign, Neon: Any white or colored tubular lighting bent or formed into a design or lettering of which the primary source of light is gaseous. Anything within the boundary of the outline of the neon will be considered a part of the sign face, not limited to the use of neon gas.

Sign, Non-Conforming : A non-conforming sign is any sign structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of this code or any amendments thereto and which fails to conform to all applicable regulations and restrictions of this code, or a non-conforming sign for which a special permit has been issued.

Sign, Off Premises: The following definitions are to be applied when considering regulations concerning billboards:

- a. On premise outdoor advertising sign -any outdoor advertising; display; figure; painting; drawing; message; plaque; poster; billboard; or any other thing which is designed, intended, or used to advertise or inform, any part of which advertising or informational content is visible from any place on the main traveled way of any public highway system. The term includes signs advertising or identifying only on-premise products, services, or activities sold, produced or furnished on the premises and provided further that the advertising relates to a primary activity on the premises and the owner of the premises does not receive income from the advertising; such on premise advertising structures is exempt from the provisions of these minimum standards and none of the terms or conditions shall be applicable thereto. Provided, however, that should the owner of the premises receive income therefrom, such outdoor advertising structures shall be classified as commercial and shall be deemed to have the status of an off-premise outdoor advertising sign for the purpose hereof and same in subject to all of the terms and conditions of these standards.
- b. Off-premise outdoor advertising sign -any outdoor structure, display, figure, painting, drawing, message, plaque, poster, billboard, or any other thing which is designed, intended or use to advertise or inform, any part of which is visible from any place on the main traveled way of any public highway system; provided that such signs advertise or identify, in whole or in part, any off-premise products, services, or activities.
- c. Distance between structures -spacing and the measurement thereof is the measurement in feet along the nearest edge of the pavement or surface between points directly opposite the signs on each side of the highway and shall apply only to structures located along the same side of the highway, spacing restrictions shall apply to property facing on the highway or interstate system and all other property within two hundred (200) feet of the nearest edge of the right of way of the highway or interstate which is zoned to permit outdoor advertising signs. For the purposes hereof, each side of the State and Federal highway or interstate system shall be considered separately.
- d. Height -the elevation measured in feet from either the ground level of the sign at its support or the nearest edge of the main traveled way, whichever is higher.
- e. Lighting -the illumination of whatsoever nature or kind which is attached to, connected with or designed on or off -structure to provide or enhance visibility for any off -premise outdoor advertising; same included: flood lights, thin line or goose neck reflectors.

- f. Setback -the minimum distance measured in feet as to the location of an off -premise sign from the highway right of way or the setback of an existing building.
- g. Sight line -the triangular area formed by the right of way line and a line connecting them at points specified herein.
- h. Size -the maximum area as measured in square feet, inclusive of any border or trim but excluding the base or apron, supports and other structural members; the area shall be measured by the smallest square, rectangle, triangle, circle or combination thereof which shall encompass the entire sign; the maximum size limitations shall apply to each side of the sign structure; and signs may be placed back to back or in V-type construction with not more than one display on each facing, and such sign structure shall be considered as one.

Sign, On-Premise: An on-premise sign is a sign identifying or advertising a business, person, firm, corporation, activity, goal, product or service located or available on the premises where the sign is installed and maintained or which is displayed and maintained by the owner or occupant of the premises on which it is located.

Sign Owner: A sign owner is that person who owns a sign and/or who is responsible for a sign. In those cases in which the sign owner cannot be determined; the owner of the premises upon which the sign is located shall be deemed the owner of the sign.

Sign, Parapet: A parapet sign is a sign extending above a roof line or which serves as a parapet.

Sign, Premise: A Sign Premise is defined as the contiguous land in the same ownership which is not divided by any highway, street, alley or right-of-way. For purposes of this Article a single premise:

- a. May include more than one lot of record when such lots are devoted to a single unity of use; or
- b. May consist of a separate structure on the same lot of record when, in the opinion of the Planning Department, such separate structure appears to be a separate premise.

Sign, Pole: A pole sign is a ground sign (i) the structure of which consists of one or more vertical poles which are partially placed in the ground for stability, and which may have a horizontal pole at or near the top of a single vertical pole and which may be joined together by a horizontal pole, (ii) the sign face or faces of which are attached to the vertical pole(s) and/or horizontal pole and may be chained, cabled or attached to the vertical pole(s) and (iii) the sign face(s) of which do not touch the ground and, therefore, leave an open space between the bottom of the sign face and the ground. A pole sign cannot be connected to or affixed to a building.

Sign, Political : A political sign is any sign urging the election or defeat of any candidate seeking any political office, or urging the passage or defeat of any ballot measure, but not including any billboard owned or maintained by a commercial firm or advertising company when leased or used as a political sign.

Sign, Portable: A portable sign is any sign other than a trailer or vehicle sign that is not permanently affixed to a building, structure or the ground or a sign designed to be moved from place to place. These signs primarily include, but are not limited to: A frame or

sandwich board signs, signs attached to wood or metal frames, and signs designed to be self-supporting and moveable.

Sign, Private Directional: Private directional signs are on-premise signs directing vehicular or pedestrian traffic movement into a premise or within premises.

Sign, Project: A project sign is a temporary sign announcing a proposed land development or construction project.

Sign, Projected: A projected sign is a sign or visual image created by the projection of light onto a surface.

Sign, Projecting: A projecting sign is any sign other than a wall sign affixed to any building or wall which sign has a leading edge extending twelve (12) inches or more beyond such building or wall. Projecting signs are of two (2) types:

- a. Fixed: A other than a wall which extends outward twelve (12) inches or more from the facade of any building and is rigidly affixed thereto.
- b. Swinging -A sign projecting twelve (12) inches or more from the outside wall or walls of any building which is supported by only one rigid support affixed thereto.

Sign, Public Directional: Public directional signs are either:

- a. Signs permanently or temporarily erected in the public right-of-way or on public property with the approval of the Parish Council which denote the name or route to any educational institution, public building of facility , historic place, shrine, church, synagogue, hospital, library or similar facility or institution; or
- b. Signs permanently or temporarily erected identifying a person or entity who has undertaken to plant or maintain landscaping of that portion of the right-of-way.

Sign, Public Service: A public service sign is a sign the primary purpose of which is to provide information as a service to the general public such as time, temperature or the promotion or announcement of public events, or other events of a civic, philanthropic, charitable or religious purpose of general interest to the public.

Sign, Real Estate: A real estate sign is any temporary sign pertaining to the sale, lease or rental of land or buildings, which is erected or displayed on the lot or parcel to which it applies.

Sign, Resident Identification: A resident identification sign is any on-premise sign limited in content to no more than the name of the premises, its municipal address and the names of the present occupant or occupants of the premises.

Sign, Revolving or Rotating: A revolving or rotating sign is any sign whose sign face is designed to move or turn on any axis.

Sign, Roof: A roof sign is any sign erected or painted upon, against or directly above a roof or on top of or above the parapet of a building.

Sign, Snipe: A snipe sign is a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to poles, stakes, fences, or to other like objects.

Sign, Street Banner: A street banner sign is any banner sign which is stretched across and hung over a public right-of-way.

Sign Structure: A sign structure is the supporting structure upon which a sign or sign face is fastened, attached or displayed or is intended to be fastened, attached or displayed; provided however, this definition shall not include a building or fence.

Sign, Temporary: A temporary sign is any sign the display of which is limited by law, ordinance, or regulation and which advertises a situation or event that is designed, intended, or expected to occur and be completed within a reasonably short or definite period after the erection of such sign.

Sign, Trailer: A trailer sign is any sign or sign structure attached to or composed in whole or in part of a trailer frame or chassis or skid or skid frame or body or of any materials which have ever previously constituted in whole or in part such a trailer, skid, frame, chassis or body.

Sign, Vehicle: A vehicle sign is any sign displayed on or from any mode of transportation, including but not limited to cars, buses, trucks/trailers, trains, boats, or airplanes.

Sign, Wall: A wall sign is a sign other than a parapet sign which is painted on or which projects less than twelve (12) inches from the wall of a building, and is painted on, attached to or erected against any exterior wall or window of a building or structure with the exposed face of the sign being in a plane parallel to the plane of said wall or window and not extending above the building.

Sign, Window: A window sign is any sign which is painted on, applied to, attached to or projected upon the exterior or interior of a building glass area, including doors, or located within one foot of the interior of a building glass area, including doors, whose identification, message, symbol, insignia, visual representation, logo type or any other form which communicates information, can be perceived from any off-premises contiguous property or public right-of-way.

Signable Area: An area which is free of architectural details on the facade of a building or part of a building in which an activity is located.

Single Family: One dwelling unit located on a lot.

Single-Plane Lens: A refractor of lens, mounted in the horizontal plane which by de allows direct light to be emitted only through the horizontal plane.

Site: the physical location, including land area and appurtenances, of an existing or proposed storage, processing, or disposal facility. A site may consist of a number of facilities, each subject to a permit to process or dispose of solid waste.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Skateboard Park: A building, structure or open area containing or developed with slopes, hills, passageways and other challenges where people use skate boards to practice the sport for a fee, rental or sale of skate boards. Related equipment may be included.

Sludge: residue produced by or precipitated from a treatment process. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Solar Energy: Radiant energy received from the sun at wave lengths suitable for heat transfer, photo-synthetic use, or photovoltaic use.

Solid Waste: any garbage, refuse, or sludge from a waste treatment plant, water-supply treatment plant, or air pollution-control facility, and other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from industrial, commercial, mining, and agricultural operations, and from community activities. Solid waste does not include solid or dissolved material in domestic sewage; solid or dissolved materials in irrigation return flows or industrial discharges that are point sources as specifically described in the Definitions Section of LAC 33. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Solid Waste Management Facility: a facility which collects, transports, stores, processes or disposes of any garbage, refuse, or sludge from a waste treatment plant, water-supply treatment plant, or air pollution-control facility, and other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from industrial, commercial, mining, and agricultural operations, and from community activities, including but not limited to Construction Debris Landfills, Non-processing Transfer Station, Processing Transfer Station, Compost Facility, Separation Facility (Recycling Facility), Sewage Treatment Facility, Septage Treatment Facility, Municipal Solid Waste Landfill, Industrial Solid Waste Facility and Incinerator. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Specialty Food Processing: The use of a site for the production of a prepared food or foodstuff for wholesale distribution in a structure with not more than 20,000 square feet. This use includes wholesale bakeries, commercial kitchens, produce and other specialty food processing or packaging shops. All processing must be conducted within an enclosed structure. (amended 11/04/10 ZC10-05-049 OCS#10-2364)

Specified anatomical areas: a. Less than completely and opaquely covered:

- a. Human genitals or pubic region;
- b. Human buttocks;
- c. Human female breasts below a point immediately above the top of the areola;

Specified sexual activities:

- a. Human genitals in a state of sexual stimulation, arousal or swelling;
- b. Acts of human anilingus, bestiality, buggery, cunnilingus, coprophagy, coprophilia, fellatio, flagellation, masochism, masturbation, necrophilia, pederasty, pedophilia, sadism, sadomasochism, sapphism, sexual intercourse, sodomy, urolagnia or zooerasty;
- c. Fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breast; and
- d. Excretory functions as part of or in connection with any of the activities

Stable: A structure that is used for the care of horses.

Stadium: A large open or enclosed place used for games and major events and partly or completely surrounded by tiers of seats for spectators.

Start, Commencement: The first placement of building forms or the placement of structural supports, i.e., pilings or tiers, or other structural supports on the site such as footings. For mobile homes, the start of construction shall be considered the placement of the mobile home on the site.

Store: A use or building devoted exclusively to the retail sale of a commodity or commodities.

Store Front: The facade of a space in a building, regardless of the type use of the space, which space must have a direct entrance, by door, from the exterior of the building through the facade, and which facade must face a street or a parking lot for the building.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is not floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding fourteen feet in height shall be considered as an additional story for each fourteen feet or fraction thereof.

Story, Half: A half -story is that portion of a building under a gable, hip or mansard roof, the wall plates of which, on at least two opposite exterior walls, are not more than four and one-half feet above the finished floor of such story. In the case of multiple-family dwellings three or more stories in height, a half-story shall be counted as a story.

Street: All property dedicated or intended for public highway, freeway or roadway purposes or subject to public easements thereof.

Street Line or Right-Of-Way Line: The dividing line between a lot, its property line or lines, and a public right-of-way, a public street, road, or highway; or a private street, road or highway, over which two or more abutting owners have an easement or right-of-way.

Street Planting; Area: See the definition in Section 7.0106 A.

String of Lights: A string of electrical conductors containing two (2) or more lights or light sockets.

Structural Alterations: Any change in either the supporting members of a building, such as bearing walls, columns, beams, or girders, or in the roof and exterior walls.

Structure: Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, including but without limiting the generality of the foregoing, to advertising signs, billboards, back stops for tennis courts and pergolas.

Structure, Portable: A structure of a temporary nature which is designed to be removable from a site. Examples include portable buildings, tents and trailers.

Subdivider: (See developer)

Subdivision: The division of a lot, tract or parcel of land into two or more tracts, parcels or other divisions of land in accord with LA Revised Statutes 33: 101-120.1..

Subdivision restrictions: Restrictive covenants to be legally recorded which the developer places upon the use of the lots by future owners for the well-being of all owners, to protect

values and to prevent abuses and nuisances that would disturb other occupants in the subdivision.

Swim, Golf or Tennis Club: A voluntary or corporate association owned solely by its members, the objectives, pursuits, and purposes of which are social or recreational, operating or formed for the purposes of operating a club on a membership basis and not operated for profit, the principal facilities of which shall be a swimming pool or pools, golf course and/or tennis court or courts owned by it and maintained on land owned or leased by it, and which may maintain and operate on the same premises such accessory facilities owned by it as are usually provided by a swim, golf or tennis club.

Technical School: A business enterprise offering instruction and training in a trade such as welding, bricklaying, machinery operation and other similar trades or crafts.

Telephone Exchange: An unattended telephone switching or transmitting service.

Temporary Use: See Use, Temporary.

Temporary Outdoor Light: The specific illumination of an outside area or object by any man-made device located outdoors that produces light by any means for a period of less than 45 days, with at least 180 days passing before being used again.

Tentative Plan: A generalized conceptual plan or plans designating the proposed development by showing the lot and street layout and the surrounding land uses.

Theater: A building or part of a building devoted to showing motion pictures or for dramatic, musical or live performances.

Through Lot: A lot having its front and rear lot lines on adjacent and substantially parallel streets, otherwise known as a double-frontage lot.

Top Soil: The organic upper layer soil material to a depth of 6" which is usually darker and richer than the subsoil.

Tot Lot: An improved and prepped play area for small children usually up to elementary school age.

Tower/ radio, television or microwave: A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum.

Town House: A single-family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or are located immediately adjacent thereto with no visible separation between walls or roofs.

Transfer Station (Non-Processing): see Non-Processing Transfer Station. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Transfer Station (Processing): see Processing Transfer Station (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Transport: to move industrial solid waste off-site and/or to move solid waste of a commercial establishment or more than one household to a transfer station or processing or disposal facility.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Transportation Terminal: Any building or area of land in which or upon which a business, service, or industry involving the maintenance, servicing, storage or repair of commercial vehicles is conducted or rendered including the dispensing of motor fuel or other petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles. This use may also include overnight accommodations and restaurant facilities solely for the use of truck crews.

Transporter: any person who moves industrial solid waste off-site and/or who moves solid waste of a commercial establishment or more than one household to a transfer station or processing or disposal facility.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Trash: non-putrescible refuse including, but not limited to, white goods, furniture, and wood and metal goods.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Tree - Class A: Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of fifty (50) feet, usually with one main stem or trunk although some species may have multiple trunks, and with many branches. A list of Class A native trees can be found in Section 7.0113.B

Tree - Class B: Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of twenty-five (25) feet, with one or more main stem(s) or trunk(s) and many branches. A list of species considered to be Class B native trees can be found in Section 7.0113 C.

Tree Preservation: The preservation of existing trees on a parcel of property through the development and construction process. For tree preservation the following definitions shall apply:

- a. **Unimproved Land.** Where no grading, street surfacing, curbs, gutters, sidewalks, water mains, fire hydrants, sanitary sewers, Storm sewers, culverts and/or other improvements to the natural State of the land have not occurred and occupancy permits have not yet been given or public improvements accepted.
- b. **Partially Improved Land.** Where grading, street surfacing, curbs, gutters, sidewalks, water mains, fire hydrants, sanitary sewers, storm sewers, culverts and/or other improvements to the natural state of the land have occurred but occupancy permits have not yet been given or public improvements accepted.
- c. **Tree Removal.** Any act by which a tree is caused to not longer live. Included is any act which causes a tree to die within a period of two years, including, but not limited to, damage inflicted upon the root systems by machinery, storage of materials and solid compaction; changing the natural grade above the root system or around the trunk; damage indicated on the tree permitting infection or pest infestation; excessive pruning; paving with concrete, asphalt or other impervious material within the proximity as to be harmful to the tree.
- d. **Improved Land.** Where grading, street surfacing, curbs, gutters, sidewalks, water mains, fire hydrants, sanitary sewers, storm sewers, culverts and/or other improvements have occurred and occupancy permits have been given and public improvements accepted.

Tree Root Zone: That area that extends outward from the trunk to the drip line of the tree.

Truck Stop: See transportation terminal.

Type I Facility: a facility used for disposing of industrial solid wastes (e.g., a landfill, surface impoundment, or landfarm). If the facility is used for disposing of residential or commercial solid waste, it is also a Type II facility. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Type I-A Facility: a facility used for processing industrial solid waste (e.g., a transfer station (processing), shredder, baler, etc.). If the facility is used for processing residential or commercial solid waste, it is also a Type II-A facility. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Type II Facility: a facility used for disposing of residential and/or commercial solid waste (e.g., a landfill, surface impoundment, or landfarm). If the facility is used for disposing of industrial solid waste, it is also a Type I facility. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Type II-A Facility: a facility used for processing residential, infectious, or commercial solid waste (e.g., a transfer station (processing), composting municipal solid waste facility, refuse-derived fuel facility, shredder, baler, autoclave, etc.). If the facility is used for processing industrial solid waste, it is also a Type I-A facility. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Type III Facility: a facility used for disposing or processing of construction/demolition debris or woodwaste, composting organic waste to produce a usable material, or separating recyclable wastes (e.g., a construction/demolition-debris or woodwaste landfill, separation facility, or composting facility). (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Understory Plants: An underlying layer of low vegetation including all shrubs and trees 35 feet or smaller.

Undeveloped Land: Land in its natural state before development.

Unobstructed Open Space: Land not covered by buildings or structures.

University: An accredited academic institution of higher learning beyond the level of secondary school.

Uplighting: Any light source that distributes illumination above a 90 degree horizontal plane.

Urban Growth Boundary Line: The line established by Parish Ordinance 499, which is described as follows: (amended 03/07/13 ZC13-01-002 OCS#13-2910)

Beginning at the intersection of the Tangipahoa Parish line and the section corner common to Sections 7 and 19, Township 6 South, Range 10 East, proceed east following the southern boundary of Sections 7, 8, 9, 10, 11, 12, Township 6 South, Range 10 East and Section 7, Township 6 South, Range 11 East, to the section corner common to Sections 7, 8, 17, and 18, Township 6 South, Range 11 East;

Thence proceed in a southeasterly direction along the centerline of the Bogue Falaya River to the section corner common to Sections 22, 27, and 45, Township 6 South, Range 11 East;

Thence proceed east, following the southern boundary of Sections 22, 23, and 24, Township 6 South, Range 11 East and Sections 19, 20, and 21, Township 6 South, Range 12 East to the section corner common to Sections 21, 22, 27, and 28, Township 6 South, Range 12 East;

Thence proceed south to the section corner common to Sections 27, 28, 33, and 34, Township 6 South, Range 12 East;

Thence proceed east following the southern boundary of Sections 26 and 27, Township 6 South, Range 12 East to the section corner common to Sections 25, 26, 35, and 36, Township 6 South, Range 12 East;

Thence proceed in a southerly direction along the common boundary of Sections 35 and 36, Range 12 East, Township 6 South and subsequent section line boundaries to the intersection of said section lines and the centerline of Louisiana Highway 36;

Thence proceed in a southeasterly direction along the centerline of Louisiana Highway 36 to the intersection of Louisiana Highway 36 and the centerline of Louisiana Highway 41;

Thence proceed in a southeasterly direction along centerline of Louisiana Highway 41 to the intersection of Louisiana Highway 41 and the centerline of Louisiana Highway 41 Spur;

Thence proceed in a southeasterly direction along the centerline of Louisiana Highway 41 Spur to the point where Louisiana Highway 41 Spur intersects with Interstate 59;

Thence proceed in a northerly direction along the centerline of Interstate 59 to a point where it intersects with the old U.S. Highway 11 right of way;

Thence proceed in an easterly direction following the centerline of the old U.S. Highway 11 right of way to the intersection of said line and the Mississippi State Line.

Use: Any activity, occupation, business or operation carried on within a building, structure or on a tract of land.

Use, Compatible: A use which is capable of existing in harmony with other uses situated in its immediate vicinity.

Use, Conditional: A use which may be permitted in a district through the granting by the Zoning Commission of a special exception upon a finding by the board that it meets special conditions.

Use, Incompatible: A use which is incapable of existing in harmony with other uses situated in its immediate vicinity.

Use, Non-conforming: See Non-Conforming Use.

Use, Permitted: A "permitted use" is a use which may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations and performance standards (if any) of such district.

Use, Principal: A "principal use" is the main use of land or buildings as distinguished from a subordinate or accessory use. A principal use may be either "permitted" or "conditional."

Use, Temporary: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Utility: Establishments engaged in the generation, transmission, and/or distribution of electricity, gas or steam, including water and irrigation systems, sanitary systems used for the collection and disposal of garbage, sewage and other wastes.

Utility Servitude: See Easement

Variance: A departure from the provisions of a zoning ordinance relating to setbacks, site yards, frontage requirements, and lot size, but not involving actual use of structure. Lot size variances are limited to 5% of the required lot size.

Vehicular Access Area: Driveways, access ways, parking areas and other areas which vehicles use.

Veterinary Clinic, Small Animal: An establishment used by veterinarians, or practitioners in related specialties, for the purpose of practicing veterinary medicine and where small animals are admitted for examination or treatment, and less than twenty animals are lodged or kept over night. Limited laboratory and other diagnostic services may be offered on an outpatient basis. For the purpose of this section, small animals shall include but may not be limited to the following domestic animals: dogs, cats, rabbits, hamsters and birds. Reptiles, lizards, hoofed animals, exotic birds or animals and wild animals shall not be considered as small animals.

Veterinary Hospital: An establishment used by veterinarians, or practitioners in related specialties, for the practice of veterinary medicine where small animals are admitted for examination or treatment and greater than twenty animals are lodged or kept overnight. Limited laboratory and other diagnostic services may be offered on an outpatient basis. For the purpose of this section, small animals shall include the following domestic animals: dogs, cats, rabbits, hamsters and birds. Reptiles, lizards, hoofed animals, exotic birds or animals and wild animals shall not be considered as small animals.

Warehouse: A building used primarily for storage of goods and materials.

Warehousing-Mini: A structure containing separate storage space of varying sizes leased or rented on an individual basis. (See also Warehousing -Public.) Individual Storage units may not exceed 500 square feet in size.

Warehousing-Private: Terminal facilities operated for a specific commercial establishment or group of establishments in a particular industrial or economic field usually including distribution centers.

Warehousing-Public: Terminal facilities available to the general public at a fee for the storage of furniture, household goods, commercial or private goods of any nature.

Wastewater Treatment Facilities: A Regional Wastewater Treatment Facility or a Limited Wastewater Treatment Facility, either and both of which as defined in this Section.

Wholesale Broker/Agent: Establishments or places of business primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional, professional business uses, other wholesale brokers or agents; or selling such merchandise to such individuals or companies.

Wholesale Storage: See Warehousing -Private.

White Goods: discarded domestic and commercial appliances, such as refrigerators, ranges, washers, and water heaters.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Woodwaste: yard trash and types of waste generated by land and right-of-way clearing operations, sawmills, plywood mills, and woodyards associated with the lumber and paper industry, such as wood residue, cutoffs, wood chips, sawdust, wood shavings, bark, wood refuse, woodfired boiler ash, wood ash, and plywood or other bonded materials that contain only polyurethane, phenolic-based glues, or other glues that are approved specifically by the administrative authority. Uncontaminated, un-treated or unpainted lumber or wooden pallets are considered woodwaste under this definition. (amended 07/07/11 ZC10-09-114 OCS#11-2547)

Yard: An open space on the same zoning lot with a principal building or group of buildings which is unoccupied and unobstructed from its lowest level upward, except as otherwise permitted in this ordinance and which extends along a lot line and at right angles thereto to a depth or width specified in the yard regulations for the district in which the zoning lot is located.

Yard, Front: A yard extending across the full width of the zoning lot in accordance with the setback requirements of this ordinance (see definition of Setback). Corner lots -see definition for corner lots.

Yard, Rear: A yard which is bounded by side lot lines, rear lot lines and rear yard line.

Yard, Rear - Depth of: The mean horizontal distance between the rear line of the buildings and the center line of the alley, where an alley exists, otherwise the rear lot line.

Yard, Side: A yard which is bounded by the interior side lot line, side yard line, the front building line and rear yard line.

Yard Line, Front: See Building Line.

Yard Line, Rear: A line or lines in a lot which is parallel to the rear lot line or lines which is not nearer to the rear lot line or lines at any point than the required rear yard depth.

Yard Lines, Side: A line in a lot which is parallel to the side lot line and which is not nearer to the side lot line at any point than the required side yard depth.

Yard Lines, Side Adjoining a Street: A line in a lot which is parallel to the lot line adjoining a street and which is not nearer to the lot line adjoining the street at any point than the depth of the front yard for that lot, unless otherwise permitted in this or other ordinances.

Yard Trash: vegetative matter resulting from landscaping, maintenance, or land-clearing operations, including trees and shrubbery, leaves and limbs, stumps, grass clippings, and flowers.(amended 07/07/11 ZC10-09-114 OCS#11-2547)

Youth Camp: Any parcel or parcel of land having the general characteristics of a camp as the term is generally understood, used wholly or partially for recreational or educational purposes and accommodating five (5) or more children under the age of eighteen (18), for a period of, or portions of, two days or more and including a site that is operated as a day camp or as a resident camp.

Zoning Commission: That body of appointed officials granted the authority to administer land use regulations in accordance with under Title 33, Sections 101 through 119, Louisiana Revised Statutes Annotated, as amended, and under Title 33, Sections 4776.40 through 4776.50, Louisiana Revised Statutes Annotated, as amended, the St. Tammany Parish Home Rule Charter Commission, adopted under the authority of Article VI, Section 5, of the Constitution of Louisiana and LSA-R.S. 33:1395, as amended and Article 1 of these regulations.

Zoning Lot: A lot or parcel of land that meets the minimum lot area and frontage requirements of the Zoning District wherein the Zoning Lot is located.

Zoning Map: See Official Zoning Map.

Zoning Parcel: A plot of ground, made up of one or more zoning lots, which is or may be occupied by a use, building or buildings including the open spaces required by this ordinance.