

## SECTION 8.01 MINIMUM STANDARDS FOR SPECIFIC USES

For certain uses in this ordinance, the following minimum standards will apply.

### A. ALUMINUM COLLECTION CENTER

1. This use may only be located on a parking lot in an enclosed vehicle.
2. An aluminum collection center located on a parking lot may not occupy required off-street parking spaces. An aluminum collection center must be arranged so as to not impede free traffic flow.
3. Receipt of and payment for aluminum at an aluminum collection center located on a parking lot may take place outside the collection center but at a point no more than 20 feet from the opening of the enclosed vehicle where the aluminum is stored.
4. The owner of the property and the owner and operator of the aluminum collection center shall not process or flatten aluminum on the site.
5. The owner of the property and the owner and operator of the aluminum collection center remove aluminum stored at the collection center at least once a week.
6. The owner of the property and the owner and operator of the aluminum collection center shall keep the aluminum collection center in proper repair and the exterior must have a neat and clean appearance.
7. The owner of the property and the owner and operator of the aluminum collection center shall keep the building site clean and in a neat appearance and shall dispose of aluminum cans and other litter from the building site where the aluminum collection center is located.

### B. AMBULANCE SERVICES

1. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Location and coverage of lighting, signage and fencing.
  - d. Adjacent land uses.
  - e. Approved landscape plan.
  - f. Additional information shall be submitted as determined by the Department of Planning.

2. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
3. A minimum of 20% landscaped areas shall be required based on the gross square footage of the first story of all structures on site or as determined by the Department of Planning.
4. Any fleet storage of vehicles not in operation shall be screened by a six (6') foot high screen of either 100% opaque non-living material or 70% opaque evergreen plants or as determined by the Department of Planning.

#### C. ANIMAL RELATED USES

In all Residential Districts, these standards apply to all animal related uses including animals raised for household agriculture, stables and kennels.

1. A structure may be erected for a private stable, pen, barn, shed or silo for raising, treating and/or storing products raised on the premises. This structure may not include a dwelling unit.
2. Standing under roofed stables must be made of a material that provides for proper drainage so as not to create offensive odors, fly breeding or other nuisance.
3. Fences for pens or similar enclosures must be built with sufficient height and strength to retain the animals. No pen, fence or similar enclosure may be closer than 20 feet to an adjacent property line. The widths of alleys, street rights-of-way, or other public rights-of-way may be used to calculate the 10 foot requirement.
4. The regulations under this use do not apply to government agencies, governmentally supported organizations, or educational agencies that keep and maintain animals health research or similar purposes, nor do these regulations apply to special events such as circuses and livestock exhibitions which are otherwise regulated.

#### D. AUTOMOBILE SERVICE STATIONS

1. The following uses shall not be performed in conjunction with any automobile service station:
  - a. Outdoor repairs, including changing of oil and lubrication of automobiles;
  - b. Outdoor Painting and body work on automobiles;
  - c. The outdoor storage of wrecked or abandoned vehicles. If an operable or wrecked motor vehicles remain outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use. However, a premises is not an outside salvage or reclamation use if the premise stores inoperable or wrecked motor vehicles each of which having a valid state registration, current safety inspection certificate, and documentary record of pending repairs or other disposition. All vehicles shall be screened from public view by a 100 %, 6 ft non-living or 70% living screen. Objects shall be stored at a minimum of five feet from this screen.

- d. Sale of two or more automobiles, trailers, trucks, tractors, boats, or any other similar commodity;
  - e. Outdoor Storage of Automotive Parts;
  - f. Bulk plants.
2. The minimum lot size for a automobile service station, or any facility with retail gasoline sales, shall be twenty thousand (20,000) square feet. Twenty (20) percent of each site must be landscaped open space.
  3. A site plan must be approved by the Zoning Commission prior to issuance of a building permit. At a minimum, this plan must illustrate the following:
    - a. Location of the main structure and secondary structures;
    - b. Location of storage tanks;
    - c. Proposed traffic movements and points of ingress and egress;
    - d. Approved landscape plan;
    - e. Location and coverage of lighting, location and design of signage, and finishes and colors to be used on all surfaces.
  4. If the service station provides minor repairs, a minimum of six (6) parking spaces shall be provided.

**E. BARS, LOUNGES, AND NIGHTCLUBS**

1. Hours of operation should conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or Parish Council.
2. Live entertainment will only be allowed when it does not adversely affect the surrounding neighborhood because of noise and other factors.
3. The use of neon signs exposed to the exterior shall be limited to two sign units which both are directly related to the subject facility and are not corporate advertisements for products sold in the facility.
4. The premises on which a bar, lounge or nightclub is located and the public rights-of-way within one hundred (100) feet of such facility must be maintained in a clean and orderly manner.

**F. Camps within the Pearl River Basin**

1. Boundaries: The minimum standards in this subsection shall apply to that area of the Pearl River Basin south of old Highway 11 and east of a line beginning at the intersection of Interstate 59 and old Highway 11 and following the southerly course of Interstate 59, Military Road and Highway 190 to its intersection with Highway 90, and extended due south to the Rigolets.
2. For purposes of this subsection, a “camp” is defined as a dwelling located on or near the banks of a waterway and accessible only by means of a boat or other water vessel.

3. Any lot of ground on which a camp is to be constructed shall have a minimum water frontage width of 200 feet.
4. Front building lines for all camps constructed pursuant to this subsection shall be set back a minimum of 50 feet from the natural tree line fronting the waterway on which the camp is located.
5. No trees having a caliper greater than four (4) inches shall be cut within 25 feet of the natural tree line on the waterway on which the camp is located.
6. All camps shall have an on-site sewerage and wastewater treatment plant meeting all applicable parish, state and federal regulatory and permitting requirements.

G. CAR WASHES

1. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Approved landscape plan.
  - d. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces.
  - e. Adjacent land uses.
  - f. Additional information shall be submitted as determined by the Department of Planning.
2. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
3. The design of all structures and signage; including materials, textures and colors; shall be harmonious with the surrounding neighborhood.

H. CEMETERIES AND MAUSOLEUMS (amended 03/01/12 ZC12-02-009 OCS#12-2682)

In addition to all Federal and State laws, the following requirements must be met (excluding family-owned cemeteries which are limited to the burial of family members):

1. Graves shall be considered as structures for the purpose of determining setbacks from property lines and in no case located closer than fifty (50) feet from the property line.
2. Each lot or group of lots forming a cemetery or mausoleum center shall be fenced to a height of four (4) feet or more.
3. Graves containing in-ground burials must not be located within eight hundred fifty (850) feet of any water well as verified by the owner, operator or manager of the cemetery through the use of a survey.

4. Cemeteries located in designated critical drainage areas are required to maintain the bottom of all caskets a minimum of a one (1) foot clearance above the base flood elevation.
5. Twenty-five (25) foot no cut buffer zones must be maintained within the perimeters of cemeteries and comply with all landscape and tree regulations as specified in the Code of Parish Ordinances, Section 7.01.

#### I. CHURCHES AND OTHER RELIGIOUS INSTITUTIONAL USES

1. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Approved landscape plan.
  - d. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces.
  - e. Adjacent land uses.
  - f. Additional information shall be submitted as determined by the Department of Planning.
2. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.

#### J. COMMERCIAL RECREATIONAL USES

1. For freestanding units, a minimum of 20% landscaping shall be required based on the gross square footage of the first story of all structures on site or as determined by the Department of Planning.
2. If the use abuts a residential district, a transitional yard located outside the required screening shall be provided equal to the side or rear yard requirements of the residential district classification.
3. A site plan shall be approved by the Department of Planning prior to issuance of a building permit. At a minimum, this plan shall include the following:
  - a. Location of main structures and any secondary structures on the site.
  - b. Proposed traffic movement and points of ingress and egress, including parking and site triangles.
  - c. Landscaping.
  - d. Location and coverage of lighting, signage and any outside facilities.
  - e. Recreational activity.
  - f. Additional information shall be provided as determined by the Department of Planning.

K. OUTDOOR CONTRACTORS' STORAGE YARDS (amended 11/04/10 ZC10-08-098 OCS#10-2366)

1. This use shall be screened from public view along the front, sides and rear by a 100% opaque eight (8') foot tall screen consisting of wood, solid masonry, concrete or other material as approved by the Department of Planning.
2. If an inoperable or wrecked motor vehicle remains outside on the premises for more than twenty-four (24) hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate and documentary records of pending repairs or other disposition.
3. Objects shall not be stacked higher than eight (8') feet high within forty (40') feet of the visual screen. Objects may be stacked one (1') foot above the eight (8') feet for each additional five (5') feet of setback beyond the original forty (40') feet. However, stacking of portable storage containers is limited to three (3) storage containers in height.
4. Sales and rentals of portable storage containers shall be considered an allowed use only in the I-1, I-2, I-3 & I-4 zoning districts.
5. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations.
  - d. Signage - All signage shall be in compliance with Section 7.02 of these regulations
  - e. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations.
  - f. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations.
  - g. Additional information shall be submitted as determined by the Department of Planning.

L. DAY CARE CENTERS AND DAYCARE HOME (amended 12/03/09 OCS#09-2169)

1. Prior to issuance of a building permit and/or administrative permit, a site plan shall be submitted for approval to the Department of Planning indicating the following:
  - a. Location of all structures on site including signage
  - b. Minimum landscape requirements
  - c. Minimum parking requirements
  - d. Ingress and egress to the site
  - e. Adjacent land uses

2. In addition to all Federal and State laws, the following requirements must be met:
  - a. A minimum play area of 50 square feet for each child which is enclosed with an opaque fence of a minimum height of not less than 6 feet.
  - b. An off-street loading area shall be provided to accommodate a minimum of five (5) automobiles for day care centers. This loading area shall be provided in addition to the minimum parking requirements, or as determined by the Department of Planning.
  - c. Where a day care center adjoins any residential zoning district, a buffer yard must be provided which is a minimum of ten feet in depth and a six foot (6') tall one hundred (100%) opaque screen is installed.
  - d. An off-street loading area shall be provided to accommodate a minimum of three (3) automobiles for daycare homes.
3. Additional information shall be submitted as determined by Department of Planning.

M. DRIVE IN BANKS

1. Where drive-through windows are used, automobile stacking areas shall be set back a minimum of ten (10') feet from the property line and five (5') feet from on-site automobile parking areas. The stacking area shall be so located as not to cause patrons parking on-site to move through the stacking area to get from their cars to the entrance.

N. FREESTANDING DRIVE THROUGH PHOTO STORES, BANKS AND SIMILAR RETAIL USES

1. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Adjacent land uses.
  - d. Approved landscape plan.
  - e. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces.
  - f. Additional information shall be submitted as determined by the Department of Planning.
2. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.

O. HELIPORTS

1. When a heliport is allowed, evidence must be submitted to the Zoning Commission in support of the following criteria:

- a. Location of all structures on site including any proposed structures.
  - b. Location of any storage.
  - c. Location of all adjacent land uses.
  - d. Location of all abutting streets and intersections.
  - e. For all commercial heliports, evidence must be presented to the Zoning Commission that there is a public need for the facility based on location of existing facilities and market demand.
  - f. Evidence must be presented that the heliport will not present a safety hazard or adversely affect existing or logical future development of adjacent properties and neighborhoods.
  - g. Adequate transitional yards shall be provided and maintained to shield non-compatible adjacent uses.
2. No use, object or structure may be erected that causes interference with radio communications or transmissions of electronic signals with the aircraft, impairs the visibility of the aircraft in relation to the lights of the runway, endangers landing, takeoff or maneuvering of the aircraft.
  3. Heliports shall be lighted to provide adequate visibility at night or in inclement weather.
  4. Heliports are limited to helicopters with a gross weight of less than 12,500 pounds.
  5. If fueling is provided on site all storage tanks must be located underground or as approved by the Department of Planning.
  6. Any service uses provided shall be for private use of the property owner or petitioner only.
  7. All heliports must be approved by the Federal Aviation Agency (FAA). Copy of such approval will be kept on file in the Department of Planning and the Department of Permits and Inspections.8. Additional information shall be submitted as determined by the Department of Planning.

P.(1) HOME OCCUPATION (LIMITED)

1. Must be clearly incidental and secondary to the primary use of the property as a residence by the applicant.
2. Home occupation limited is for those business activities which are associated or similar to providing services or products which are primarily a part of hobby oriented activities for services of music, art or dance instruction (similar types of activities) and/or retail products for arts and craft fairs/exhibitions or consignment purposes.
3. The area allowed for a limited home occupation shall not exceed 15 percent of the primary residence up to a maximum of 600 square feet.

4. Limited Home Occupation involving retail sales or product manufacturing. (Additional Standards)
  - a. Retail sales shall not occur on site;
  - b. Assembly is allowed as long as it is within an enclosed space such as in the residence, accessory structure or garage.
  - c. No more than 1 vehicle trip (round trip) per month which utilizes a parcel delivery service is allowed.
  - d. Deliveries are not allowed which utilize a vehicle which is larger than a typically parcel service truck( 2 axles ) in residential areas. The maximum amount of unloading time for deliveries made by a private service is 30 minutes.
  - e. No more than 5 vehicle trips (round trips) associated with the business are allowed. The temporary unloading of a delivery from a parcel service is not counted as one of the five vehicle trips. (A vehicle trip standard for parcel delivery is enumerated above)
  - f. No more than 2 vehicles associated with the home office are allowed on the site at any one time.
  - g. Parking of any vehicle with the exception of temporary provision provided by a parcel service must occur along the driveway or in a garage, unless the provided parking spaces are properly screen. Parking of any vehicle associated with the limited home occupation in the designated road right -of-way is not allowed, including the residents vehicles when they are parked in the right-of-way to allow for parking for the limited home occupation
  
5. Limited Home Occupation for Educational Instruction (Additional Standards)
  - a. Only 1 student is allowed per session of instruction, unless the customer is part of a family seeking the service, utilizing one vehicle to arrive at the site.
  - b. Instruction to more than 1 individual, who are not related, is prohibited unless approved by a conditional uses.
  - c. Student for instruction can not arrive before 9:00 A.M. or after 7:00 P.M.
  - d. Retail sales of products shall not occur on site;
  - e. No assembly of products is allowed on the site.
  - f. No more than 5 vehicle trips (round trips) associated with the business are allowed. The temporary unloading of a delivery from a parcel service is not counted as one of the five vehicle trips. (A vehicle trip standard for parcel delivery is enumerated above)
  - g. Deliveries by a parcel service or freight service is not allowed.
  - h. No more than 2 vehicles associated with the home office are allowed on the site at any one time.
  - i. Parking of any vehicle with the exception of temporary provision provided by a parcel service must occur along the driveway or in a garage, unless the provided parking spaces are properly screen. Parking of any vehicle associated with the limited home occupation in the designated road right -of-way is not allowed, including the residents vehicles when they are parked in the right-of-way to allow for parking for the limited home occupation.

P.(2) HOME OCCUPATION (GENERAL)

Permitted only in any E Estate or the A-1 Suburban Districts.

1. Must be clearly incidental and secondary to the primary use of the property as a residence.
2. No more than one (1) person who is not related to the resident family can be engaged in the operation of such a business.
3. The area allowed for a home occupation shall not exceed fifteen (15%) percent of the area of the primary residence.
4. No retail services can be conducted on the premises.
5. No construction, assembly or manufacturing of any kind..
6. No outdoor storage unless the site is over 1 acre and properly screen and has a maximum area of 400 sq. ft.
7. No more than seven (7) vehicle trips (round trips) a day.
8. No more than three (3) vehicles associated to the home occupation on site at any one time.
9. No more than 1 vehicle trip (round trip) per month which utilizes a parcel delivery service is allowed.
10. Deliveries are not allowed which utilize a vehicle which is larger than a typically parcel service truck (2 axles) in residential areas. The maximum amount of unloading time for deliveries made by a private service is 30 minutes.

Q. HOME OFFICE

1. Must be clearly incidental and secondary to the primary use of the property as a residence by the applicant.
2. The area allowed for a home office shall not exceed 15 percent of the area of the primary residence up to a maximum of 400 square feet.
3. The use of the designated area is to perform clerical functions, such as filing, billing, receiving or making phone call, appointment scheduling etc. that are typically associated with a business operation.
4. Retail sales or services, which are not provided at an off site location or through the mail, phone, or similar activity, can not be conducted on the premises.
5. No more than 1 person who is not related to the resident family can be engaged in the operation of such a business.
6. No construction, assembly or manufacturing can occur on the premise as part of this administrative permit.

7. No more than 5 vehicle trips (round trips) associated with the business are allowed.
8. No more than 2 vehicles associated to the home office are allowed on the site at any one time.
9. Parking of any vehicle associated with the home office must occur along the driveway or in a garage, unless the provided parking spaces are properly screen. Parking of any vehicle associated with the home office in the designated road right-of-way is not allowed, including the residents vehicle when they are parked in the right-of-way to allow for vehicle parking for the home office in the driveway or garage.
10. Goods, materials or supplies of any kind delivered to or from the site shall be delivered by the resident's passenger vehicle.
11. This administrative permit for the home office is not transferable to a different applicant or location.
12. Prohibited Uses:
  - a. No home professional office shall permit the use, sale or exchange of:
    1. Alcohol
    2. Flammable liquids or chemical agents
    3. Firearms
    4. Fireworks
  - v. Other similar uses
  - b. Massage parlors, tattoo parlors, fortune tellers, faith healers and other activities of like character.
  - c. Engine repairs including, but not limited to auto and auto body repairs, boat repairs, equipment repairs.

R. MANUFACTURED HOMES

1. Manufactured Homes shall be subject to the regulations in this section, unless elsewhere allowed as a permitted use in a zoning district.
2. All applications for a Manufactured Home Permit shall be filed with the Department of Planning.
3. All applications for a Manufactured Home Permit shall include but not limited to the following:
  - a. Site plan showing the location of the manufactured home or mobile home. This shall include the setbacks of the structure from all property lines, existing structures on site, surrounding land uses, driveways and proposed parking.
  - b. Vicinity map.
  - c. Legal description.

- d. Photo and/or specifications of the manufactured home or mobile home.
- e. Any other information as determined by the Department of Planning.

#### S. MINI WAREHOUSES

1. A minimum of 20% landscaping shall be provided, based on gross square footage of a parking lot or gross square footage of the first floor of a multi-story structure or as determined by the Department of Planning. If this use abuts a residential district, a transitional yard shall be provided equal to the side or rear yard requirements of the residential district classification.
2. A site plan of the use must be approved by the Department of Planning. At a minimum, this plan shall include the following information:
  - a. Location of all structures on the site.
  - b. Proposed traffic movements and point(s) of ingress and egress, including parking and site triangles.
  - c. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces.
  - d. Pedestrian access to adjacent sites.
  - e. Approved landscape plan.
  - f. Any additional information as determined by the Department of Planning.
3. A minimum of six (6) parking spaces shall be provided in addition to any other applicable requirements.
4. A minimum lot area of 20,000 square feet shall be required.
5. Parking areas shall not block the entrances to storage areas.
6. Any associated outdoor storage shall be screened with a six foot high 100% nonliving screen or 70% living screen or as approved the Department of Planning.

#### T. NEW AND USED CAR LOTS

1. A site plan of the use must be approved by the Department of Planning. At a minimum, this plan shall include the following information:
  - a. Location of all structures on the site.
  - b. Proposed traffic movements and point(s) of ingress and egress, including parking and sight triangles.
  - c. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces.
  - d. Pedestrian access to adjacent sites.
  - e. Approved landscape plan.
  - f. Approved layout of parking area(s) for vehicles for sale and/or lease.
  - g. Any additional information as determined by the Department of Planning.

2. A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.
3. A minimum lot area of 20,000 square feet shall be required.

U. OUTDOOR ADVERTISING (BILLBOARDS)

In addition to all Federal and State laws, the following standards must be met:

1. The number and location of Off-Premises Outdoor Advertising Signs will be limited as established in these regulations. Off-Premises Outdoor Advertising Signs will not be permitted unless in accordance with these and any other applicable regulations.

2. Prohibited Signs and Locations Thereof

No Off-Premises Outdoor Advertising Signs shall be permitted along Parish Roads, unless said sign is parallel to and within two hundred (200) feet of any State or Federal Highway.

- a. No Roof, piggy-back, stack signs, side by side and multiple panel signs shall be permitted.
- b. No off - premise advertising sign or structure shall be located or situated in a manner as to obscure or otherwise physically interfere with the effectiveness of any official traffic sign, signal or devise, or obstruct or physically interfere with the driver's view of approaching, merging or interstate traffic.

3. Location Standards of Off - Premise Signs

- a. An off - premise sign must be located within two hundred feet of the highway right of way. An off - premise sign must be setback at least fifteen feet from the highway right of way
- b. An off - premise sign is not allowed within or nearer than five hundred feet of a residential zoned district abutting the same highway to which the sign is oriented.
- c. An off-premise sign may not be located within a triangular area formed by the highway rights-of-ways lines and a line connecting them at points fifty (50) feet from the rights-of-ways intersection or 500 feet from an interstate entrance/exit ramp.

4. Size of Off-Premise Signs

- a. Billboard faces and supporting framework shall not exceed the following sign areas.
  1. New billboards shall be a maximum of 300 square feet in area
  2. Replacement billboards, existing billboards 400 square feet or larger in face area may be replaced at a size up to 400 square feet; billboards with face areas between 399-245 square feet shall be replaced at a size up to 300 square feet. Existing billboards of less than 245 square feet shall be restricted to their current size in the event they are relocated.

- b. When two off-premise signs are placed back-to-back or V-type on the same structure with an angle between them of not more than sixty (60) degrees, each sign facing shall conform to the maximum size limitations.
  - c. The lowest point of any off-premise sign shall extend not less than ten (10) feet and the highest point shall extend not more than forty-five (45) feet measured from either the ground level at its supports or the nearest edge of the main traveled way, whichever is higher in elevation.
  
- 5. Spacing of Off-Premise Signs
  - a. No two off-premise outdoor advertising structures shall be spaced less than 1,000 feet apart. In determining the physical spacing of billboards, the Parish will consider existing billboards and approved billboard locations.
  - b. V-Type or back-to-back signs on the same structure with an angle between them of not more than sixty (60) degrees shall be considered one sign
  
- 6. Lighting - Signs may be illuminated, subject to the following restrictions:
  - a. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. Flashing devices shall not be permitted upon a sign.
  - b. External lighting, such as flood lights, thin line and goose neck reflectors are permitted provided the light source is directed on the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main travel way of the highway system, or into a residential use area.
  - c. No internal illumination or "diamond-vision" type technology may be utilized as part of any outdoor advertising sign.
  
- 7. Construction
  - a. All structural elements of off-premise signs shall be of metal construction.
  - b. A free standing off-premise sign having a size or area of four hundred (400) square feet shall have no more than (1) support.
  - c. Every free standing off-premise sign shall henceforward be so erected or construed in such a manner as to withstand a wind load factor of thirty (30) pounds per square foot.
  
- 8. Erection and Maintenance of Signs - The following signs shall not be allowed to remain or to be erected:
  - a. Signs which are obsolete, including outdoor advertising that has been blank for twelve (12) months, out-of-date political advertising and advertising of defunct business, and signs or structures which have been erected without a building permit having been issued.
  - b. Signs which are illegal under state laws or regulations.
  - c. Signs which are not clean and in good repair.
  - d. Signs that are not securely fixed on a substantial structure.
  - e. Signs which attempt or appear to attempt to regulate, warn or direct the movement of traffic or which interfere with, imitate or resemble any official traffic sign, signal or device.
  - f. Signs which are not consistent with the standards in this section.

- g. Signs located on public property, unless placed thereon under lease arrangements or otherwise permitted by legal authority.
9. Vegetation Control - No trees or other vegetation may be cleared, cut or removed on a State right of way without first obtaining a state vegetation control permit.
  10. Permits and Fees -No off-premise outdoor advertising structure shall be erected, nor shall construction commence thereon, without first obtaining a permit from the St. Tammany Parish Department of Permits and Inspections.
  11. Billboard Credit: Permits to erect new billboards shall only be issued to those persons possessing a "Billboard Credit."
    - a. Billboard Credit: Billboard credits shall be issued by the Parish to those billboard owners who have removed a previously existing, lawfully erected billboard after the effective date of this ordinance. It will be the responsibility of the permit applicant to show the ownership, location and date of removal of the billboard.
    - b. Expiration of Billboard Credit: Billboard credits shall be utilized within five (5) years from the date of removal of the billboard.
    - c. Credit Basis: Billboard credits shall be issued on a per face and per structure basis. One (1) credit shall be issued for each billboard face removed and one (1) credit for each structure removed. If a billboard is not located upon a separate supporting structure, the building or other structure to which the billboard is attached shall constitute a single structure for the purpose of receiving one (1) credit.
      1. No credit shall be granted for the partial removal of faces
      2. No credit shall be granted for the removal of billboard faces which are less than 84 square feet.
    - d. Credit Utilization A billboard credit may only be used in a location which meets all standards of this Zoning Code.
    - e. Transfer of Credits: Credits may be transferred between parties through legal means.
    - f. Credits will allow billboards to be reconstructed at the following sizes:
      1. A credit for a new 400 square foot billboard will be issued for billboards which are removed that are in excess of 399 square feet.
      2. A credit for a new 300 square foot billboard will be issued for billboards which are removed that are between 245-399 square feet.
      3. A credit will be issued for a new billboard of equal size for billboards which are removed that are less than 245 square feet.
  12. Cap on number of billboards.
    - a. Restricted Corridors. There shall be a cap on the number of billboards within the restricted corridors. No new billboards shall be allowed within these areas except with the removal of an existing billboard from the same corridor/area. Permits for new billboards within the Restricted Corridors will only be issued to those persons possessing a "Billboard Credit" indicating they have removed a billboard from the same Corridor. All new billboards within Restricted Corridors shall comply with the design standards as set forth in this Code.

- b. Parish-Wide Cap. There shall be a limit of Two Hundred Twenty (200) total billboard locations within un-incorporate St. Tammany Parish. This limit shall be in place until December 31, 2005 at which time the limit on the number of billboard locations will be reviewed by Parish Council.
13. Exemptions: This section shall not pertain to the following types of off premises signs:
- a. State approved signs within State highway rights of way.
  - b. Off-premise temporary signs which comply with the provisions of this Zoning Code.

V. OUTDOOR SALVAGE YARDS (amended 11/04/10 ZC10-08-098 OCS#10-2366)

- 1. This use shall be screened from public view along the front, sides and rear by a 100% opaque eight (8') foot tall screen consisting of wood, solid masonry, concrete or other material as approved by the Department of Planning.
- 2. The owner of an outside salvage or reclamation use shall not stack objects higher than eight (8') feet high within forty (40') feet of the visual screen. The owner of an outside salvage or reclamation use may stack objects one (1') above the eight (8') feet for each additional five (5') of setback beyond the original forty (40') feet.
- 3. If an inoperable or wrecked motor vehicle remains outside on the premises for more than twenty-four (24) hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate and documentary records of pending repairs or other disposition.
- 4. A minimum distance of 200 feet is required between an outside salvage or reclamation use and a residential district subject to landscape requirements for industrial uses abutting residential districts.
- 5. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations.
  - d. Signage - All signage shall be in compliance with Section 7.02 of these regulations.
  - e. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
  - f. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations.
  - g. Hours of Operation.

- h. Additional information shall be submitted as determined by the Department of Planning.

W. PRIVATE LANDING STRIPS

1. Minimum of 5 acres is required for this site.
2. No use, object or structure may be erected that causes interference with radio communications or transmissions of electronic signals with the aircraft, impairs the visibility of the aircraft in relation to the lights of the runway, endangers landing, takeoff or maneuvering of the aircraft.
3. All commercial landing strips shall be lighted to provide adequate visibility at night or inclement weather.
4. If fueling is provided on site, all storage tanks must be located underground or located 200' from an adjacent runway.
5. Any service uses provided shall be for private use of the property owner of petitioner only.
6. All landing strips shall be approved by the Federal Aviation Agency (FAA). Copy of such approval will be kept on file in the Department of Planning and Department of Permits and Inspections.
7. A site plan shall be submitted to the Department of Planning indicating at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Location of fuel storage tanks.
  - c. Location and coverage of landing strip including lighting.
  - d. Location of adjacent land uses in relation to the site and any possible signs and/or utility easements.
  - e. Evidence shall be presented that the landing strip will not create a hazard or adversely affect existing or logical future development of adjacent properties.
  - f. Additional information shall be submitted as determined by the Department of Planning.

X. PRIVATE RECREATIONAL USES ISSUED AS ADMINISTRATIVE PERMITS

1. For freestanding units, a minimum of 20% landscaping shall be required based on the gross square footage of the first story of all structures on site or as determined by the Department of Planning.
2. If the use abuts a residential district, a transitional yard located outside the required screening shall be provided equal to the side or rear yard requirements of the residential district classification.
3. A site plan shall be approved by the Department of Planning prior to issuance of a building permit. At a minimum, this plan shall include the following:

- a. Location of main structures and any secondary structures on the site.
- b. Proposed traffic movement and points of ingress and egress, including parking and site triangles.
- c. Approved landscape plan.
- d. Location and coverage of lighting, signage and any outside facilities.
- e. Parking lots and areas designated for open space shall not be used as part of the recreational activity.
- f. Additional information shall be provided as determined by the Department of Planning.

Y. PUBLIC PARKING LOTS AND GARAGES

- 1. A minimum of 20% landscaping shall be provided, based on gross square footage of a parking lot or gross square footage of the first floor of a multi-story structure or as determined by the Department of Planning. If this use abuts a residential district, a transitional yard shall be provided equal to the side or rear yard requirements of the residential district classification.
- 2. A site plan of the use must be approved by the Department of Planning. At a minimum, this plan shall include the following information:
  - a. Location of all structures on the site.
  - b. Proposed traffic movements and point(s) of ingress and egress, including parking and site triangles.
  - c. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces.
  - d. Pedestrian access to adjacent sites.
  - e. Approved landscape plan.
  - f. Any additional information as determined by the Department of Planning.

Z. PUBLIC RECREATIONAL USES INCLUDING RECREATIONAL FACILITIES AND PRIVATE TOURS (Other than commercial recreation)

- 1. When a recreational use is allowed, evidence must be submitted to the Zoning Commission in support of the following criteria:
  - a. Location of existing and proposed structures
  - b. Proposed traffic movements and points of ingress and egress including parking and site triangles
  - c. Landscaping
  - d. Location and coverage of lighting and signage
  - e. Pedestrian access and movement
  - f. Additional information as determined by the Department of Planning
- 2. Off street parking shall be provided. No parking shall be permitted on the Rights-of-Way. Parking shall be screened from view of adjacent residences by a 70% living screen or 100% non-living screen.
- 3. Signage is permitted with Department of Planning approval

4. In residential neighborhoods, no buses greater than 15 passenger occupancy shall be permitted. In all other cases buses greater than 15 passengers shall not be permitted on residential streets.
5. Additional stipulations may be required as determined by the Department of Planning.

AA. RECYCLING COLLECTION STATIONS

1. This use may only be located on a lot in enclosed bins.
2. A transfer station located on a parking lot may not occupy required off-street parking spaces. An collection center must be arranged so as to not impede free traffic flow.
3. The owner of the property and the owner and operator of the collection center remove stored materials at the collection center at least once a week.
4. The owner of the property and the owner and operator of the collection center shall keep the aluminum center in proper repair and the exterior must have a neat and clean appearance.
5. The owner of the property and the owner and operator of the collection center shall keep the building site clean and in a neat appearance and shall dispose of litter from the building site where the collection center is located.

AB. RECYCLING TRANSFER STATIONS

1. This use may only be located on a lot in enclosed buildings.
2. The owner of the property and the owner and operator of the transfer center shall keep the center in proper repair and the exterior must have a neat and clean appearance.
3. The owner of the property and the owner and operator of the collection center shall keep the building site clean and in a neat appearance and shall dispose of litter from the building site where the collection center is located.
4. Any associated outdoor storage shall be screened from public view by a 70% living or 100% nonliving screen.
5. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Approved landscape plan with a minimum of 20 % open space shall be required for each site.
  - d. Adjacent land uses.

- e. Additional information shall be submitted as determined by the Department of Planning.

AC. RESTAURANTS

- 1. All refuse disposal areas shall be screened as provided for in these regulations.
- 2. Where drive-through windows are used, automobile stacking areas shall be set back a minimum of ten (10) feet from the property line and five (5) feet from on-site automobile parking areas. The stacking area shall be so located as not to cause patrons parking on-site to move through the area to get from their cars to the restaurant entrance. Where a stacking area abuts a property line or on-site parking, landscaping shall be provided in the form of a landscaped berm, trees or dense plantings to a minimum height of three (3) feet along the required setback.

AD. RETAIL REPAIR ESTABLISHMENTS; INCLUDING AUTOMOBILES, BOATS, TRUCKS, TRAILERS, TRACTORS AND MOBILE HOMES

- 1. Outside body work and painting or other repairs are not permitted.
- 2. The outdoor storage of junked, wrecked or abandoned vehicles stored on the premises solely for the purpose of using parts to repair other vehicles shall not be permitted.
- 3. All outdoor storage of vehicles awaiting repair shall be screened from public view by a 100% opaque six (6') foot tall non-living screen or a six (6') tall 70% opaque living screen. Objects shall be stored a minimum of five (5') feet from this screen.
- 4. Sale of two (2) or more vehicles or other similar commodities is prohibited.
- 5. Any fleet storage of vehicles utilized in connection with this use shall be screened by a six (6') foot high screen of either 100% opaque non-living material or 70% opaque evergreen plants or as determined by the Department of Planning.
- 6. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
- 7. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Location of fuel storage tanks.
  - c. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - d. Approved landscape plan.
  - e. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces.
  - f. Additional information shall be submitted as determined by the Department of Planning.

8. If an inoperable or wrecked motor vehicle remains outside on the premises for more than twenty-four (24) hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate and documentary records of pending repairs or other disposition.
9. A minimum of six (6) parking spaces for public use shall be provided.

AE. OUTDOOR RETAIL SALES & STORAGE YARDS(amended 11/04/10 ZC10-08-098 OCS#10-2366)

1. This use shall be screened from public view along the front, sides & rear by a 100% opaque eight (8') foot tall screen consisting of wood, solid masonry, concrete or other material as approved by the Department of Planning.
2. Objects shall not be stacked higher than eight (8') feet high within forty (40') feet of the visual screen. Objects may be stacked one (1') above the eight (8') feet for each additional five (5') of setback beyond the original forty (40') feet. However, stacking of portable storage containers is limited to two (2) storage containers in height.
3. Shall not exceed ten (10) percent or less of the area of the developed site.
4. The outdoor retail sales & storage yard shall be a secondary use to a home improvement center or department store.
5. The outdoor retail sales & storage yard shall not be located within the required parking area.
6. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations.
  - d. Signage - All signage shall be in compliance with Section 7.02 of these regulations.
  - e. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations.
  - f. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations.
  - g. Additional information shall be submitted as determined by the Department of Planning.

AF. RVP RECREATIONAL VEHICLE PARK

1. Purpose: The purpose of these requirements is to provide for, on a temporary basis, recreational vehicle campers for recreation, camping or travel and accessory uses supporting such activities. A recreational vehicle shall be

construed within this ordinance as any vehicle or temporary dwelling mobile unit whether motorized or not used for occupancy during its stay in the park. The intent of these requirements is to also provide an assured compatibility with surrounding land uses, and to avoid health and safety hazards.

2. Locational Standards:

- a. Campgrounds shall not be located adjacent to developed or developing residential areas in such a way that the traffic or noise generated by campgrounds would interfere with the surrounding neighborhoods.
- b. The design of campground ingress/egress points and the internal road circulation system shall be regulated so as to be compatible with the surrounding road system as well as safe and convenient for vehicular traffic and emergency traffic at all times.
- c. The location of RV Campgrounds shall be located in areas where fragile environmental areas such as wetlands and wildlife domains will not be adversely affected. Also campgrounds shall not be located near hazardous areas where rapid flooding or ground subsidence occur.

3. Permitted Uses:

- a. Recreational Vehicles
- b. Offices (for the conducting of campground business)
- c. Boathouse
- d. Public Restrooms
- e. Laundry Room (to serve only those utilizing the Campground facilities)
- f. Convenience Store no larger than 1500 sq. ft. and providing a limited range of groceries, toiletries, souvenirs, and recreational equipment.
- g. Recreational facilities such as but not limited to swimming pools, tennis courts, golf courses, trails and bike paths.
- h. Tents for camping purposes.

4. Prohibited Uses:

- a. The occupancy of a Recreational Vehicle for a period exceeding 3 months in any 12 month period shall be deemed permanent occupancy and is prohibited.
- b. Any uses which are not specifically, provisionally or by reasonable implication permitted herein.

5. Height Regulations:

No building or structures shall exceed 45 feet in height above base flood elevation as set forth in flood hazard ordinance 791.

6. Area Requirements:

- a. Campsite area: Each RV Campsite and incidental site shall be at least 1200 sq. ft. in size with minimum dimensions of 30` X 40'. No campsite or structure shall be located closer than 150 feet from any adjacent residences.

- b. Front yard: All structures shall setback a distance of at least 15 feet from any roadway or front campsite line.
  - c. Side yard: All structures shall setback a distance of at least 10 feet from one another. RV's shall not be closer than five (5) feet to a side campsite line.
  - d. Rear yard: All structures shall setback a distance of at least 10 feet or 20% of the depth of the site, whichever is the less restrictive.
7. Parking:  
Each campsite shall have at least one 10` X 19' off-street parking stall composed of shell, gravel or other suitable paving material. All other uses that are permitted in a RV Park shall meet the Off-Street Parking Rules as set forth in Section 7.07.
8. Development Standards:
- a. Soil and Ground Cover: Exposed ground surface in all parts of the recreational vehicle park shall be paved, or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and objectionable dust.
  - b. Drainage Requirements: Surface drainage plans for the entire park shall be submitted and reviewed by the Parish Council and Permit Division which shall determine if the plan is compatible with the existing drainage pattern of the area.
  - c. Park Size and Density: Each RV Park shall be at least five (5) acres in size with a density no greater than fifteen (15) campsites per acre.
  - d. Roadways: All internal roadways shall be paved with concrete or asphalt materials in accordance with Parish construction standards if the park density exceeds 8 campsites per acre. In all other cases shell or gravel type materials may be used. All roadways shall be at least 20 feet in width for two way and 12 feet for one-way traffic. All internal roads shall be privately maintained by the developer unless otherwise specified by the Parish Council at the time of Subdivision review.
  - e. Open Space and Recreational Area: At least 40% of the park's total land area shall remain as open space and/or recreational use.
  - f. Buffering and Landscaping: A minimum buffer area of 30 feet shall be imposed around the perimeter of the RV Park and shall be landscaped in such a fashion as to achieve a 70% visual screen of living plant material at time of planting. Also, at least 50% of all the trees within the perimeter of the RV Park shall remain intact.
  - g. Water System: All RV Parks shall have a portable water supply. A water station for filling RV water storage tanks shall be provided at a rate of one station per every 100 campsites.
  - h. Sewerage Disposal: Where a public sewer system is available within 300 feet, the RV Park shall be required to tie in to the system. If a public sewer system is not available, a private sewerage collection and disposal facility shall be installed which meets the requirements of the Louisiana Department of Public Health and Welfare.
  - i. Sanitary Facilities: Central toilet and lavatory facilities shall be provided for every 10 campsites. A central bathhouse shall also be provided containing at least one shower receptacles for every 15 campsites.

- j. Maintenance Requirements:
    - 1. Storage of Vehicles is prohibited.
    - 2. No pets shall be allowed to roam free within the RV Park. Pets shall be confined in a fenced yard or on a leash.
    - 3. Large trash receptacles shall be screened by a six (6) foot sight obscuring fence. Small trash receptacles shall be aesthetically decorated and blend in with the environment of the RV Park.
  - k. Utilities: Electrical and/or gas utilities shall be provided for each RV Park. However, individual hookups are not required for all RV Campsites.
  - l. Lighting: RV Parks shall be lighted during the hours of darkness in a way as to ensure the safety of the occupants. Such lighting shall be the responsibility of the developer of the RV Park.
9. Site Plan Approval:  
 All Recreational Vehicle Parks must apply for rezoning as well as comply with the procedures established by the St. Tammany Parish Subdivision Regulatory Ordinance No. 499 for development of land. All applicants filing for zoning of a Recreational Vehicle Park must submit a site development plan to the Department of Planning consisting of the following information.
- a. The title of the project and the names of the project planner and the developer.
  - b. Scale, date, north arrow, and general location map which indicates existing land use within 500 feet of the proposed RV Park.
  - c. Boundaries of the property involved; all existing streets, buildings, water courses, easements, section lines, and other existing streets, buildings, water courses, easements, section lines, and other existing important physical features in and adjoining the property.
  - d. Master plan locations and the acreage of each component thereof of the different uses proposed (e.g. open space designation; campsites, recreational facilities, other uses incidental to the RV Park).
  - e. Master Plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic.
  - f. Tabulations of total gross acreage in the development, and the percentage thereof proposed to be devoted to each use.
10. Zoning Commission Findings and Recommendations: After a public hearing, the Zoning Commission may recommend approval subject to any stipulations made regarding the companion site development plan.
11. Fire Marshall Approval: A certificate attesting to the State Fire Marshals approval of plans for all construction and improvements as per the state fire code must be provided to the Department of Permits and Inspections prior to the issuance of a building permit (Ord. No. 791).
12. Application Fee: Applications with required supporting data should be filed with St. Tammany Parish Department of Planning. The filing fee shall be as follows: One hundred and fifty dollars (\$150.00) initial fee, fifty dollars (\$50.00) per acre up to a maximum of fifteen hundred dollars (\$1500.00). An additional fifty

dollars (\$50.00) shall accompany the application to cover final advertising cost and can be refunded for failure of such zoning application to be adopted.

AG. STORAGE FACILITIES ASSOCIATED WITH INSURANCE OFFICES AND RELATED FACILITIES

1. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. A minimum of 20% landscaped areas shall be required based on the gross square footage of the first story of all structures on site or as determined by the Department of Planning.
  - c. Proposed traffic movements and points of ingress and egress.
  - d. Location of adjacent land uses.
  - e. Location and coverage of lighting, signage and parking lots.
  - f. Approved landscape plan.
  - g. Additional information shall be submitted as determined by the Department of Planning.
2. The proposed facility shall not create a traffic or safety hazard, or adversely affect the existing or logical future growth of the surrounding neighborhood.
3. Hours of operation shall conform to existing patterns established in the neighborhood.
4. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
5. The design of all structures and signage; including materials, textures and colors; shall be harmonious with the surrounding neighborhood.
6. A maximum of 15,000 square feet of storage areas shall be permitted.
7. Outside body work and painting or other repairs are not permitted.
8. The outdoor storage of junked, wrecked or abandoned vehicles stored on the premises solely for the purpose of using parts to repair other vehicles shall not be permitted.
9. All outdoor storage of vehicles awaiting repair shall be screened from public view by a 100% opaque six (6') foot tall non-living screen or a six (6') tall 70% opaque living screen. Objects shall be stored a minimum of five (5') feet from this screen.
10. Sale of two (2) or more vehicles or other similar commodities is prohibited.
11. Any fleet storage of vehicles utilized in connection with this use shall be screened by a six (6') foot high screen of either 100% opaque non-living material or 70% opaque evergreen plants or as determined by the Department of Planning.

12. If an inoperable or wrecked motor vehicle remains outside on the premises for more than twenty-four (24) hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate and documentary records of pending repairs or other disposition.

#### AH. SWIMMING POOLS

1. Swimming pools which are not located within an appropriate commercial zoning district shall not be operated as a business, however private swimming lessons are permitted.
2. All swimming pools shall be completely enclosed within a permanent and solidly constructed fence or wall of not less than four (4) feet in height.
3. All gate or door openings through a fence or wall enclosure shall be equipped with a self-closing and self-latching device for keeping the gates or doors closed and locked at all times when not in actual use.
4. Above ground swimming pools can only be located on the property in either a side or rear yard area. The inside edge, lip or structure of each swimming pool shall setback at least five (5) feet from the side property line and ten (10) feet from the rear property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.
5. In ground swimming pools (less than 12 inches above grade) can only be located on the property in either a side or rear yard area. The inside edge, lip or structure of each swimming pool shall setback at least five (5) feet from the side property line and five (5) feet from the rear property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.
6. All portable or accessory swimming pools that are less than eighteen (18) inches in water depth shall be exempt from any fencing or wall requirements.
7. No pool may be maintained in such a way that it is attractive to rats, mice, mosquitoes, or other such vermin. No pool may be maintained in such a way as to be hazardous to adjacent property owners.

#### AI. TEMPORARY CONSTRUCTION AND SALES OFFICE

1. A temporary construction and/or sales office must be located on a platted lot within the subdivision or site approved by the Department of Planning within an area with an approved preliminary plat.
2. The Department of Permits and Inspections shall issue a temporary building permit for a period of one year for a temporary construction or sale office. The Parish Council may grant up to two extensions of one year each to the building permit for a construction office if the builder maintains active or continuous

construction within the subdivision, or for a sales office or model home for display purposes provided a minimum of ten lots in the subdivision are un sold.

3. A temporary construction or sales office may not be located in another subdivision or used for construction or sale in another subdivision.
4. All landscaping and parking requirements shall apply.

AJ. TEMPORARY SEASONAL USES

1. Administrative Permit must be secured and kept on the site at all times
2. The Administrative Permit is not transferable to other vendors
3. All signs must be professionally rendered and approved by the Department of Planning. Signs located in an MIO must adhere to the regulations of the adjacent municipality
4. A maximum of two signs may be permitted
5. Total sign area including both signs for temporary uses shall not exceed 150 square feet.
6. No off premise signs for temporary uses may be permitted.
7. Signs shall not be located in the Rights-of-Way
8. A minimum of five (5) off street parking spaces must be provided excluding two (2) spaces for employee parking.
9. Maximum lot coverage for all uses on the lot shall not exceed 50%.
10. State law mandates restroom facilities must be made available to employees. When a RV is located on the site, the petitioner must provide documentation that restroom facilities shall be provided by either of the following ways.
  - a. Port-o-lets located on the site, RV facilities shall not be used.
  - b. Contract between petitioner and a waste disposal company.
  - c. Letter from adjacent property owners permitting use of restroom facilities and RV
11. No alcoholic beverages shall be permitted without prior approval of the Parish Council.
12. All structures used in connection with the Administrative Permit shall be removed ten (10) days after expiration of Administrative Permit.

AK.TOWNHOUSES

1. These regulations are for townhouses which are permitted in an A-6 District only.

2. In no case will the density be greater than that allowed in the district where townhouses are to be constructed. However, substandard lots of record may be developed containing an area of not less than two thousand (2,000) square feet per unit.
3. Building frontage, measured at a building line, for individual units of a townhouse may not be less than fifteen (15) feet. Lot width for end units shall be adequate to provide required front and side yard for the district in which the townhouses are located.
4. For the purpose of the side yard regulation, a townhouse building shall be considered as one building on one lot with side yard required for end units only. Townhouses with three (3) or more units where the side yard is adjacent to a single family residential district shall not be less than fifteen (15) feet.
5. The yard required for townhouses shall be as required for the district in which they are being constructed.
6. A detached garage, carport, or other accessory building shall be permitted in the required rear yard on a lot occupied by a townhouse, but in no instance shall be permitted in any other required yard area on the lot.
7. No more than eight (8) dwelling units shall be included in any one townhouse building.
8. The facades of dwelling units in a townhouse shall be varied by changed front yards of not less than three (3) feet and variation in materials or design so that no more than two (2) abutting units will have the same front yard depth and the same or essentially the same architectural treatment of facades and roof lines.
9. Required off-street parking space of two (2) spaces per dwelling unit must be provided on the lot or within one hundred and fifty (150) feet of the lot in any permitted area and cannot occur in the required front yard.

AL. TRUCK STOPS, RAILROAD TERMINALS, BUS TERMINALS AND OTHER TRANSPORTATION RELATED USES

1. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. A minimum of 20% landscaped areas shall be required based on the gross square footage of the first story of all structures on site or as determined by the Department of Planning.
  - c. Proposed traffic movements and points of ingress and egress.
  - d. Location of adjacent land uses.
  - e. Location and coverage of lighting, signage and parking lots.
  - f. Approved landscape plan.

- g. Additional information shall be submitted as determined by the Department of Planning.
- 2. Applicant shall indicate present need for this use based upon the location of existing facilities and market demand.
- 3. The proposed facility shall not create a traffic or safety hazard, or adversely affect the existing or logical future growth of the surrounding neighborhood.
- 4. Hours of operation shall conform to existing patterns established in the neighborhood.
- 5. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
- 6. The design of all structures and signage; including materials, textures and colors; shall be harmonious with the surrounding neighborhood.

**AM. WAREHOUSES, DISTRIBUTION CENTERS AND SIMILAR STORAGE FACILITIES**

- 1. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
- 2. A minimum of 20% landscaped areas shall be required based on the gross square footage of the first story of all structures on site or as determined by the Department of Planning.
- 3. Any fleet storage of vehicles utilized in connection with this use shall be screened by a six (6') foot high screen of either 100% opaque non-living material or 70% opaque evergreen plants or as determined by the Department of Planning.

**AN.1 TOWERS**

- 1. Towers may be permitted in the following, subject to the applicable minimum standards.
  - a. On property owned by the Parish, provided however, the Parish shall authorize the application and use of Parish property after the applicant executes a lease agreement acceptable to the Parish. The Parish shall have no obligation whatsoever to execute such lease even if the applicant can meet the criteria set forth herein.
  - b. Towers may be allowed in the following zoning districts, subject to the applicable minimum standards: NC-5, NC-6, all PBC Districts, HC Districts, I Districts, MD Districts, PF Districts, ED Districts, AT Districts and the RBG Riverboat Gaming District

2. Minimum Standards. Every tower must meet the following minimum standards.
  - a. Prior to the issuance of a building permit, a site development plan shall be presented for approval to the Department of Planning. Each application for a proposed tower shall include all requirements for site development plan approval. The Director of Planning may at the time of application waive all or some of these provisions for stealth towers which are designed to emulate existing structures already on the site, including but not limited to, light standards or power poles; or for co-location sites with two or more carriers.
  - b. A statement shall be submitted, prepared by a professional registered engineer licensed to practice in the State of Louisiana, which through rational engineering analysis certifies the tower's compliance with applicable standards as set forth in the Building Code and any associated regulations; and describes the tower's capacity including an example of the number and type of antennas it can accommodate. No tower shall be permitted to exceed its loading capacity. For all towers attached to existing structures, the statement shall include certification that the structure can support the load superimposed from the tower. All towers shall have the capacity to permit multiple users; at a minimum, monopole towers shall be able to accommodate two (2) users and at a minimum, self-support/ lattice shall be able to accommodate three (3) users.
  - c. Height\setbacks and related location requirements shall be as follows:
    1. The height of a tower shall not exceed two hundred and fifty (250) feet. Tower height shall be measured from the crown of the nearest public street.
    2. Towers, not located on Parish owned property, shall be setback from the property line a distance equal to the height of the tower or shall conform with the setbacks established from the underlying zoning district, whichever is greater.
    3. Monopole or lattice s towers shall not be located within seven hundred and fifty (750) feet of any existing monopole, lattice or guyed tower.
    4. All buildings and other structures to be located on the same property as a tower shall conform with the setbacks established for the underlying zoning district.
3. Buffering
  - a. Where a tower site abuts a single family or duplex residentially zoned parcel, or an industrially zoned parcel abutting anything but industrial, the planting area shall be a minimum of 25 feet in depth. The planting area shall contain a minimum of one (1) Class C tree (see definition) for every 10 feet of lot perimeter with a minimum height of 4 feet tall. Additionally, an 8 feet opaque fence with one (1) vine per 10 feet of fence or a 6 foot fence with 70 percent opaque screen of evergreen shrubs shall be provided.

- b. Where a tower site abuts a non residentially zoned parcel, the planting area shall be a minimum of 5 feet in depth. The planting area shall contain a minimum of one (1) Class C tree (see definition) for every 30 feet of lot perimeter with a minimum height of 4 feet tall. Additionally, an 8 feet opaque fence or a 6 feet fence with 70% opaque screen of evergreen shrubs shall be provided.
4. Equipment storage. Mobile or immobile equipment not used in direct support of a tower facility shall not be stored or parked on the site of the tower, unless repairs to the tower are being made.
5. Removal of abandoned or unused facilities. All abandoned or unused tower facilities shall be removed by the tower owner/operator within one-hundred eighty (180) days of the cessation of use. Towers being utilized for other purposes, including but not limited to light standards and power poles, may be exempt from this provision. The Director of Planning may extend this time period or waive this requirement if it is shown that the facility has not been abandoned.
6. The Parish shall have the right to cause the removal of the facility, including BTS (base transceiver station) and all other items of property related to the tower and its function, in the event of discontinuation of use beyond one-hundred eighty (180) days. The property owner shall be responsible for and shall reimburse the Parish for any and all direct and indirect costs associated with such action including but not limited to attorneys' fees, demolition and disposal costs, overhead, and insurance.
7. Signs and advertising. The use of any portion of a tower for signs or advertising purposes, including company name, banners, streamers, etc., shall be strictly prohibited. This does not apply to an installation where a Outdoor Advertising sign is used as the base foundation for an antenna installation.
8. Accessory buildings or structures. All accessory buildings or structures shall meet all building design standards as listed in this Code, and be in accordance with the provisions of the Southern Building Code. All accessory buildings or structures shall require a building permit issued by the Department of Permits.
9. Colors. Except where superseded by the requirements of other parish, state, or federal regulatory agencies possessing jurisdiction over towers, towers or monopoles shall be constructed of galvanized or painted metal. Painted metal shall be designed to blend in with pale blue sky or surrounding environment.
10. Each application to allow construction of a tower shall include a statement that the construction and placement of the tower:
  - a. is in compliance with Federal Aviation Administration (FAA) regulations.
  - b. is in compliance with the rules and regulations of other federal or state agencies that may regulate tower siting, design and construction.

- c. is in compliance with current radio frequency emissions standards of the Federal Communications Commission (FCC), and
  - d. will not interfere with any public safety communications and the usual and customary transmission or reception of radio and television service enjoyed by adjacent residential and non-residential properties.
11. A red obstruction lighting system will be utilized on all towers, and support structures more than 165 feet (46 m) AGL and less than 200 feet (61 m) in height, as follows:
- a. at least one red flashing beacon should be installed at the top of the structure in such a manner as to ensure an unobstructed view of one or more lights by a pilot,
  - b. two or more steady burning white lights should be installed on diagonally or diametrically opposite positions as a height equal to one-half of the total structure height.
  - c. if a rod, antenna, or other appurtenance located on the tower, 20 feet or less in height, is incapable of supporting a red flashing beacon, then the beacon may be placed at the base of the appurtenance. If the mounting location does not allow unobstructed viewing of the beacon by a pilot, then additional beacons should be added.
  - d. if a rod, antenna, or other appurtenance is located on the tower, and exceeding 20 feet in height, is incapable of supporting a red flashing beacon, a supporting mast with one or more beacons should be installed adjacent to the appurtenance. Adjacent installations shall not exceed the height of the appurtenance and shall be within 40 feet of the tip to allow the pilot an unobstructed view of at least one beacon.
12. If a Mosquito Abatement District is established in an area with a tower that has been granted a waiver, the tower will have to comply with the lighting standards as established according to the Parish lighting guidelines within six (6) months of inclusion in the District.
13. The applicant shall provide evidence that a certified letter has been sent to the applicable Mosquito Abatement District and the Fixed Base Operator (FBO) for the Greater St. Tammany Airport and the Slidell Municipal Airport. The letter shall contain the exact location and height of the tower and shall be sent to be received prior to construction.
14. Guyed Towers in excess of 50 feet in height are expressly prohibited.
15. Existing towers.
- a. Notwithstanding the above provisions of this section, antennas shall be permitted uses if placed on existing towers with sufficient loading capacity after approval by the Director of Planning.

- b. Notwithstanding the above provisions of this section, towers in existence as of January 1, 1997, may be replaced with a tower of equal or less visual impact after approval by the Director of Planning. However, if the proposed new tower would not be consistent with the minimum standards under this section, replacement must be approved by the Parish.

#### AN(2) ANTENNAS NOT LOCATED ON TOWERS

1. Antennas shall be permitted as follows:
  - a. Stealth rooftop or building mounted antennas may be permitted as an accessory use in the following zoning districts: All NC Districts, PBC Districts, HC Districts, I Districts, MD Districts, PF Districts, ED Districts, AT Districts and the RBG District”
2. Minimum standards. Building or rooftop antennas shall be subject to the following minimum standards:
3. No Commercial advertising shall be allowed on an antenna, unless such antenna is actually located on an existing, approved sign;
4. No signals, lights, or illumination shall be permitted on an antenna, unless required by the Federal Aviation Administration.
5. Any related unmanned equipment building shall not contain more than 750 square feet of gross floor area or be more than fourteen (14) feet in height; and
6. If the equipment building is located on the roof of the building, the area of the equipment building shall not occupy more than twenty five percent (25%) of the roof area.
7. Each application shall contain a drawing and description of the antenna including, but not limited to, colors and screening devices. This shall be subject to administrative approval for consistency with the definition of stealth facility.

#### AN(3). CO-LOCATION

1. Notwithstanding any other provision of this article, to minimize adverse visual impacts associated with the proliferation and clustering of towers, co-location of facilities on existing or new towers shall be encouraged by:
  - a. issuing permits only to Qualified Shared Facilities at locations where it appears there may be more demand for towers than the property can reasonably accommodate; or
  - b. giving preference to Qualified Shared Facilities over other facilities in authorizing use at particular locations.
2. For a facility to become a "Qualified Shared Facility," the facility owner must show that:

- a. the facility is appropriately designed for sharing; and
  - b. the facility owner is prepared to offer adequate space on the facility to others on fair and reasonable, nondiscriminatory terms.
3. Co-location of communications antennas by more than one provider on existing or new towers shall take precedence over the construction of new single-use Telecommunications towers.
  4. For any tower approved for shared use, the owner of the tower shall provide notice of the location of the tower to the Parish.
  5. When seeking approval of a new tower location, the applicant must provide the following information to the Department of Permits:
    - a. The location of all towers, buildings, or other structures which could serve as a platform for antennas within a two mile radius of the proposed tower site.
    - b. A full explanation outlining the reasons that the proposed antennas can not be placed on the towers, buildings, or structures listed. This explanation must be given on each structure individually.
    - c. If the inability to secure a suitable lease arrangement prevents an antenna from being placed upon an otherwise suitable tower, building or structure, the points of disagreement, including but not limited to proposed lease payments, must be provided to the Zoning Commission.
    - d. Prior to the issuance of a permit for a new tower or co-location, each carrier must provide intermodulation studies by a licensed engineer analyzing the proposed transmission of the carriers and the existing transmissions of public agencies. This study must demonstrate and certify that the carriers signals will not interfere with the signals of the public agencies.

#### AN(4). Transfer of Use

1. Approved Telecommunications towers or antennas may be transferred to successor and assigns of the approved party, subject to all of the conditions which apply to initial approval. Transfer of ownership of towers shall be reported to the Department of Permits within thirty days (30) of transfer.

#### AN(5). Annual Inspections

1. All towers shall be inspected for compliance with applicable Parish Regulations on an annual basis according to a schedule developed by the Department of Planning. An inspection fee will be charged in accordance with Section 2-09.00 of the St. Tammany Parish Code of Ordinances. The owner/agent shall provide a current structural evaluation of the tower, upon request of the Director of Planning.

2. Failure to pay for inspection or the failure of any tower to comply with applicable parish regulations may result in fines of \$100.00 per day.

AO. COMMUNITY SEWERAGE SYSTEMS

1. Whenever Wastewater (or Waste-Water or Waste Water) Treatment Facilities or Public Utility Facilities are approved within a land use district established in and subject to the provisions of Zoning Ordinance No. 523, the subject Wastewater Treatment Facility or Public Utility Facility may be approved for expanded use by an Administrative Permit, but only if all of the following conditions are fulfilled.
  - a. The Wastewater Treatment Facility exists and is functional at the time the application for an Administrative Permit is submitted to the Zoning Administrator, but that a Public Utility Facility other than a Wastewater Treatment Facility shall be eligible to receive an Administrative Permit irrespective if such exists or is proposed.
  - b. As such relates to the design, construction, and operation of the Wastewater Treatment Facility or Public Utility Facility, all regulatory approvals and authorizations have been issued by appropriate and applicable state and parish regulatory agencies.
  - c. The owner and/or operator of the Wastewater Treatment Facility or Public Utility Facility possesses a valid franchise agreement consistent and/or in conformance with the provisions of LA R.S. 33:4064.6(B).
  - d. The Wastewater Treatment Facility or Public Utility Facility, and any and all associated or adjunct elements of the subject sewerage system, have the actual and/or anticipated capacity which will be required to realize the peak sewage demand of its actual, anticipated, intended, and/or proposed use, and the operation and maintenance of which are likely to be in accordance and compliance with all regulatory requirements; all as determined and affirmed by the Environmental Services Commission of St. Tammany Parish.
2. Public Utility Facilities may include a Limited Wastewater Treatment Facility, but not a Regional Wastewater Treatment Facility, whenever Public Utility Facilities are authorized within a zoning district.
3. An Administrative Permit shall not be approved whenever the subject Wastewater Treatment Facility is a Regional Wastewater Treatment Facility located within a district other than an industrial or institutional district.
4. Public Utility Facilities may include a Limited Wastewater Treatment Facility or a Regional Wastewater Treatment Facility whenever Public Utility Facilities are authorized as a permitted use within the subject district.
5. As such relates to any Administrative Permit which is authorized for the purposes herein, whenever facts and circumstances exist that, in the opinion of the Zoning Administrator, would merit the imposition of other relevant and reasonable terms and conditions, the Zoning Administrator is hereby authorized to impose any such term or condition in the Administrative Permit and/or as a prerequisite to the issuance of the Administrative Permit.

AP. ADULT USES

1. The distance between any adult use and any residential district or dwelling shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the adult use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.
2. The distance between any two adult uses shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the closest property lines of each adult use.
3. The distance between any adult use and any existing school, child care center, church or place of worship, park or recreational area, public library, museum, or community center shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the adult use to the nearest point of the property line of the school, child care center, church or place of worship, park or recreational area, public library, museum, or community center.
4. The adult use shall comply with Parish Code of Ordinances Chapter 3 - Alcoholic Beverages and Chapter 15 - Offenses - Miscellaneous, and all necessary state and parish licenses and/or permits as required.
5. Hours of operation shall conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or the Parish Council.
6. Live entertainment, when expressly authorized and permitted, will only be allowed when it does not adversely affect the surrounding neighborhood because of noise, crowd, and other factors.
7. The use of neon or other similar lighting technology exposed to the exterior shall be limited to one sign unit which conforms to all other code signage requirements, is directly related to the subject facility, and is not advertisement for products or services provided or sold in the facility.
8. The premises on which the adult use is located and the public rights of way within one hundred (100) feet of such facility must be maintained in a clean and orderly manner.
9. The premises in which an adult theater establishment is located shall operate only as an adult theater and shall not contain or offer any items or services consistent with that of an adult cabaret, adult store, massage parlor, or escort agency. Any of the afore-mentioned businesses shall constitute a separate adult use and must independently conform with all of the requirements of this Section.
10. 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.

AQ. Methadone Centers and Clinics

1. The distance between any methadone centers and clinics and any residential district or dwelling shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the said use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.
2. The distance between any methadone center/clinics and any existing school, child care center, church or place of worship, park or recreational area, public library, museum, or community center shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the methadone center or clinic to the nearest point of the property line of the school, child care center, church or place of worship, park or recreational area, public library, museum, or community center.
3. The distance between any methadone center or clinic and any other methadone center or clinic shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the methadone center or clinic to the nearest point of the property line of the second methadone center or clinic.
4. Hours of operation shall conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or the Parish Council.

AR. Composting facility

1. The distance between any composting facility and any residential dwelling shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the said use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.
2. Hours of operation shall conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or the Parish Council.
3. Any and all additional conditions, as determined by the Zoning Commission, placed upon the specific operation to mitigate potential negative impacts of the operation.

AS. Bed & Breakfast

1. A site & landscape plan shall be submitted to the Department of Planning. The plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.

- b. Drawing of residence interior and including the number of room and area to be used for the bed & breakfast.
  - c. Proposed traffic movements and points of ingress & egress, including parking & site triangle.
  - d. Drawing showing the location of proposed sign, setback from property line & dimensions.
2. Where a bed & breakfast is allowed, the proposed use shall meet the following criteria:
- a. A Bed and Breakfast facility must be in a one-family dwelling.
  - b. The exterior of the building shall maintain a residential appearance.
  - c. The facility shall be the residence of the operator, who is the owner or lease holder of the building.
  - d. Rooms may not be rented for more than seven consecutive days, and no more than fifteen days per person in any thirty-day period.
  - e. A morning meal must be served on premises and included within the room charge for guests of the facility and shall be the only meal provided.
  - f. The facility must meet applicable Parish and State health, safety (including but not limited to the Uniform Building Code requirements concerning maximum occupancy) and liability requirements.
  - g. One off-street parking space will be required for each rented bedroom, in addition to the number of spaces required for each dwelling unit.

AT. Agricultural and Decorative Ponds

- 1. A site plan shall be submitted to the Department of Planning. The plan shall indicate at a minimum:
  - a. Purpose and use of the pond
  - b. Location, size, setbacks and general shape of the pond.
  - c. Indicate whether or not dirt will be removed from the site.
  - d. Proposed hours and days of operation of heavy equipment.
  - e. Indicate time frame to complete the pond.
  - f. Show where the dirt removed from the pond will be deposited on site and how it will be used.
  - g. Section through the pond showing depth and slopes of pond and levee. Depth of the pond must show the depth measurements at different intervals around the pond.
  - h. Indicate with arrows, the general drainage patterns onto and off the site.
- 2. The size of the pond shall not exceed 1 acre on site of 5 acres or less.
- 3. The pond shall be setback a minimum of twenty five (25') from the front, sides and rear property lines.
- 4. The property shall be kept posted with warning signs set no further than fifty (50') feet apart and clearly visible, indicating that the property is an excavation site.

5. The perimeter of the land containing the excavation shall be fenced by a wire mesh fence or as determined by the Department of Planning of not less than four (4') feet in height and all gates or entrances shall be locked when not in use.
6. The final depth of the pond shall not exceed 15' maximum.
7. Sloped sides for fishing and swimming at a 2:1 ratio.
8. The pond shall be inspected and monitored 6 month after completion.
9. Road bond must be secured prior to excavation, if required by the Parish Department of Public Works.
10. Plot plan review & approval required, from Department of Engineering.

#### AU. Garage Sales

1. Definition - a "garage sale" is the occasional, non-business, public sale of secondhand household goods and other secondhand goods incidental to household use. Garage sales shall include any yard sale, home sale, patio sale, or any other sale similarly conducted.
2. Frequency; Duration - Not more than one (1) garage sale may be conducted by any person or upon any lot or parcel of land during any period of three (3) consecutive months. Such garage sales shall not be conducted for longer than two (2) consecutive days.
3. Other Sales Prohibited - The sale of personal property to the general public by means of a garage sale on any residentially zoned real property is prohibited except as permitted by this section.
4. Exemptions - The provisions of this section shall not apply to the following:
5. Charitable or religious organization's occasional sales when the proceeds from such sales are used solely for charitable or religious purposes.
6. Sales conducted pursuant to process or order of any court of competent jurisdiction.

#### AV. Commercial Excavation (amended 12/02/10 ZC09-11-032 OCS#10-2407)

The following standards shall apply to all newly permitted commercial excavation sites and only those previously existing sites requiring a state or parish permit to expand beyond a currently permitted commercial excavation site or to reactivate a commercial excavation operation when the permit has expired or lapsed due to the cessation of operations (i.e., an abandoned site). A previously existing site shall not be considered a newly permitted commercial excavation site in those cases where the renewal of a permit for an ongoing operation of the site is required, such as an annual renewal, where the form of the permit is changed, which necessitates the issuance of a "new" permit, or where legislation is adopted requiring a state-wide mining permit, or additional permitting, for the ongoing operation.

1. **Site Plan** (amended 12/02/10 ZC09-11-032 OCS#10-2407)  
 A site plan shall be submitted to the Department of Planning. The plan shall indicate at a minimum:
  - a. Purpose and use of the excavation.
  - b. Location, size, setbacks and general shape of the excavation. Permanent excavation boundary markers shall be placed and GPS coordinates of the markers provided.
  - c. Hours and days of operation of heavy equipment, subject to approval by the Parish Planning Director. The determination is to be made based on consideration of the potential adverse impacts of the operation (i.e., noise, dust and traffic, for example) in relation to the proximity of surrounding land uses that could reasonably be expected to be adversely affected thereby.
  - d. Indicate time frame to complete the excavation.
  - e. Show where the excavated material removed the excavation process will be deposited on site and how it will be processed, if applicable.
  - f. Section through the excavation showing depth and slopes of excavation and levee. Depth of the excavation must show the depth measurements at different intervals around the excavation.
  - g. Indicate with arrows, the general drainage patterns onto and off the site.
  - h. Submit a copy of all plans and documents that are required to be submitted by any state or federal agency or department prior to commencing the proposed commercial excavation activities.
  
2. **Criteria** (amended 12/02/10 ZC09-11-032 OCS#10-2407)
  - a. All commercial sand or gravel extraction operations shall be set back a minimum of One Hundred feet (100') from the front, sides and rear property lines of the site.
  - b. On sites where any property line abuts a Louisiana Natural and Scenic River, a Wildlife Management Area, or the Tammany Trace, the commercial sand or gravel extraction operation shall be set back a minimum of Three Hundred (300') feet from the abutting property line.
  - c. On sites which are traversed by a Louisiana Natural and Scenic River, the commercial sand or gravel extraction operation shall be set back Three Hundred (300') from the ordinary low water mark of a designated Natural and Scenic River. On sites traversed by the Tammany Trace, the commercial sand or gravel extraction operation shall also be set back a minimum of Three Hundred (300') feet from the centerline of the Tammany Trace.
  - d. The property shall be kept posted at all access points and on road frontage with warning signs set no further than one hundred feet (100') apart and clearly visible, indicating that the property is an excavation site.
  - e. Sloped sides at a 3:1 ratio.
  - f. The excavation shall be inspected and monitored in 6 month intervals during operations and after final completion.
  - g. A Road Bond must be secured prior to excavation, if required by the Parish Department of Public Work.
  - h. A Plot Plan review & approval is required from the Parish Department of

## Engineering.

3. Variance (amended 12/02/10 ZC09-11-032 OCS#10-2407)
  - a. A variance of the three hundred foot (300') set back applicable to a Wildlife Management Area may be granted by the Parish Planning Director after consulting with the Parish Engineering Director and the Parish Environmental Services Director in cases where it can be objectively demonstrated that the proposed activity will not adversely impact the Wildlife Management Area.
  - b. Any application for such a variance shall include any supporting engineering, scientific, environmental, ecological, hydrological or other evidence the applicant deems sufficient to grant said variance.
  - c. Upon submission of an application for a variance, the applicant shall send written notifications of said application by certified mail to all abutting property owners, the directors of any adjoining Wildlife Management Areas and to the Parish Council.
  - d. Under no circumstances shall any variance be granted that would reduce the set back applicable to a Wild Life Management Area to less than a minimum of one hundred feet (100').
  - e. Notice of the filing of the application for a variance shall be published once in the official journal of the Parish and no decision by the Parish Planning Director shall be rendered until fifteen days have expired from the date of the publication.
  - f. Any person aggrieved by a decision of the Parish Planning Director regarding a variance may appeal said decision by filing with the Parish Planning Director and with the Parish Board of Adjustments a notice of appeal specifying the grounds thereof within thirty days of said decision.
  - e. Any person aggrieved by a decision of the Parish Board of Adjustments may appeal said decision by filing a petition with the 22<sup>nd</sup> Judicial District Court within thirty days of the filing of said decision in the office of the Parish Board of Adjustments.

## AW. Temporary Residence (amended 03/04/10 ZC10-01-015 OCS#10-2219)

1. A site plan shall be submitted to the Department of Planning. The plan shall indicate the location and size of the permanent residence and the temporary residence and the setbacks.
2. A building permit for the permanent residence to be constructed on the property must be applied for at the same time as the temporary residence.
3. The permit for a temporary residence will be valid for a period of not more than 12 months from the date of issuance. However, the permit may be extended if circumstances warrant.
4. The sewerage and water facilities shall meet all applicable standards as per the Environmental Services Commission (ESC) for both the temporary and permanent residences.

5. The temporary residence shall be disconnected from all utility services prior to obtaining a final occupancy permit for the permanent residence.
6. The temporary residence shall be removed from the site no later than thirty (30) days after obtaining a final occupancy permit for the permanent residence.
7. The temporary residence permit is only valid for the applicant filing for said permit and is not transferable.

**AX. Convenience Store (w/gas)** (amended 07/01/10 ZC10-01-009 OCS#10-2290)

The sale of gas and other fuel shall be an accessory use permitted in the zoning district when the herein below criteria of paragraph 1 are met:

1. In the HC-2 Highway Commercial District, a minimum parcel size of 40,000 s/f is required for such use. On parcels that are a minimum of 40,000 s/f but less than 60,000 s/f in size, the number of fuel pumping units shall be limited to a total of four (4) units. For purposes of this provision, a fuel pumping unit, also commonly known as a gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than two vehicles at the same time, and only when each vehicle to be fueled is positioned on opposite sides of the pump. On parcels that are a minimum of 60,000 s/f but less than 90,000 s/f in size, the number of fuel pumping units shall be limited to a total of six (6) units. On parcels that are 90,000 s/f or greater in size, the number of fuel pumping units shall not exceed eight (8) units.
2. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. The location of each pumping unit. On all parcels, the nearest pumping unit shall be set back a minimum distance of fifty (50') feet, in addition to any street planting area requirement, from any highway, road or street right-of-way.
  - b. Location of all structures on site including proposed structures.
  - c. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - d. Adjacent land uses.
  - e. Approved landscape plan.
  - f. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces.
  - g. Additional information shall be submitted as determined by the Department of Planning.
3. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.

AY. PORTABLE STORAGE CONTAINERS USE FOR STORAGE (amended 11/04/10 ZC10-08-098  
OCS#10-2366)

1. Prior to the placement of a portable storage container the property owner must obtain a building permit.
2. The combined number of containers on any one parcel shall be limited to two (2) storage containers.
3. The use of portable storage containers shall be a secondary use, requiring that a primary, permanent structure be located on the same parcel.
4. The use of the portable storage container must be for the sole benefit of the business or primary, permanent structure located on the same parcel.
5. A portable storage container, shall be used for storage purposes only. No occupancy or other use of the storage container shall be allowed.
6. Sale or rental of containers. Sales and rentals of portable storage containers shall be considered an allowed use only in the I-1, I-2, I-3 & I-4 zoning districts.
7. A portable storage container on any parcel may not occupy any parking spaces on that parcel that are required as parking.
8. All portable storage containers must meet all minimum setback requirements.
9. Stacking of portable storage containers is prohibited in all zones except an I-1, I-2, I-3 & I-4 zoning districts. industrial zone.
10. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations.
  - d. Signage - All signage shall be in compliance with Section 7.02 of these regulations.
  - e. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations.
  - f. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations.
  - g. Additional information shall be submitted as determined by the Department of Planning.

AZ. OUTSIDE DISPLAY AREA OF PRE-ASSEMBLED ACCESSORY BUILDING, POOL & PLAYGROUND EQUIPMENT (amended 11/04/10 ZC10-08-098 OCS#10-2366)

1. Display or storage of building, pool or playground equipment is prohibited within the required parking area and within the front or side landscaping buffers.
2. Display of portable storage containers is not allowed on the site.
3. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:
  - a. Location of all structures on site including proposed structures.
  - b. Proposed traffic movements and points of ingress and egress, including parking and site triangles.
  - c. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations.
  - d. Signage - All signage shall be in compliance with Section 7.02 of these regulations.
  - e. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations.
  - f. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations.
  - g. Additional information shall be submitted as determined by the Department of Planning.