

Sec. 86-26 – Zoning Schedule

Within the R-1A, R-1B, R-1C, R-2, R-3, R-4, R-5, A, B, C, and I Districts established by this chapter, the following regulations shall apply (NA=Not Allowed):

District as Shown on Zoning District Map	Uses Permitted	Uses Prohibited	Max Height (feet)	Minimum Lot Size			Minimum Feet (Setback)		
				Area (sq. ft.)	Width (in ft.)	Depth (in feet)	Front Depth (in feet)	Side Depth (in feet)	Rear Depth (in feet)
R-1A Residential	Dwelling (single-family); garage or accessory building; Home Occupations; Utility Right-of-Ways	All uses not specifically permitted in this section, including mobile homes	60	14,000	100	140	House and garage, or carport:		
							30	10 or 15 if side yard on corner lots	25
							One-story accessory buildings:		
							NA	10	10
							Other structures:		
35	35	35							
R-1B Residential	Uses permitted in R-1A; water treatment and pumping stations; waste water lift stations.	All uses not specifically permitted in this section, including mobile homes	50	10,000	80	125	House and garage (carport):		
							25	7.5 or 12 if side yard on corner lots	20
							One-story accessory buildings:		
							NA	7.5	7.5
							Other structures:		
30	30	30							
R-1C Residential	Uses permitted in R-1A; fire stations.	All uses not specifically permitted in this section, including mobile homes	40	6,000	60	100	House and garage (carport):		
							20	5 or 12 if side yard on corner lots	15
							One-story accessory buildings:		
							NA	5	5
							Other structures:		
25	25	25							
R-2 Planned Unit Development	See Regulations for Planned Unit Development in Sec. 86.27 herein. Residential Developments; Shopping Centers; Commercial and Industrial Parks.	All uses not specifically permitted in this section, including mobile homes							
R-3 Residential	Uses permitted in R-1C; Dwellings (two-family, multiple-family), Art	Any uses not specifically permitted in this section, including mobile homes	25	**See R-3 lot area	50	100	For house and garage (carport):		
							20	5 or	15

	Galleries; Cemeteries; Churches; Government Office Buildings (local, state, federal); Libraries; Museums; Public Parks and Playgrounds; Railroad Right of Ways; Schools (including associated uses and structures) that meet all requirements of the compulsory education laws of the State of Louisiana.			below				12 if side yard on corner lots		
								One-story accessory buildings:		
								NA	5	5
								Other structures:		
								25	25	25
R-4 Residential	Uses permitted in R-3 residential district, Cemeteries; Mobile and Modular Homes (except in the Historic District); Expansions of existing businesses by not more than twenty five (25%) percent in total floor area; Pipelines; Plant Nurseries; Police Stations; Recreational Facilities (public or private) including swimming pools, tennis courts, community centers and similar uses; <u>Uses listed below cannot exceed five hundred (500) square feet in floor area</u> : Barber Shops; Beauty Salons; Business/ Professional Offices; Convenience Stores; Service Stations; Retail Shops. <u>Uses listed below cannot exceed two hundred (200) square feet in floor area</u> : Repair shops (shoes, electronics, eye glasses, jewelry, and similar items)	Bar/Lounges Seafood, meat or produce markets Kennels or Pet Shops Package Liquor Stores Seafood Business establishments preparing or offering for sale seafood such as live or boiled shrimp, live or boiled crawfish, live or boiled crabs, bulk oysters, fish and other seafood which are likely to be objectionable to neighboring residents because of odor and waste products. All uses not specifically permitted herein including other activities or uses which may constitute a nuisance.	25	5,000	50	100	For all buildings except one-story accessory buildings:			
							15	5 or 8 if side yard on corner lots	15	
								One-story accessory buildings:		
								NA	5	5
								All other structures:		
								20	20	20
								For mobile homes:		
								15	5	10
R-5 Mobile Home Park	See regulations for mobile home parks described in Section 86.17 herein.									
A Agricultural	Accessory Buildings; Airports (including associated uses and structures); Animal Hospitals (A and B); Barns; Cemeteries; Churches (including associated uses and structures); Correctional, Detention or Penal Institutions; Country Club; Crop Dusting Services; Dairies; Dwellings (single family, two-family, multi-family); Farmers Market; Farms (livestock, poultry, horticulture, forestry, etc.); Farm Equipment Sales and Service; Farm Family Dwellings; Feed and Seed Stores; Freight Terminals; Golf Courses (public or private) including driving ranges and/or miniature golf	All uses not specifically permitted herein.	75	**See R-3, A lot area below	50	100	For house and garage (carport):			
							15	5 or 8 if side yard on corner lots	15	
								One-story accessory buildings:		
								NA	5	5
								All other structures:		
								20	20	20
								For mobile homes:		
								15	7.5	10

	courses; Kennels (public or private); Lumber Yards; Machine and Fabrication Shops; Marinas; Mobile Homes; Oxidation Ponds; Parks (public); Pipelines; Railroad facilities and right-of-ways; Recreational Facilities (public or private); Stables (Public or Private); Tenant Dwellings; Utility substations and right-of-ways; Use similar in nature to the above.								
B Business	<p>Uses Permitted in R-4 Residential District, except mobile homes for residential use;</p> <p>Accessory Buildings; Ambulance Services; Antique Stores; Art Galleries & Museums; Appliance Stores; Auditoriums; Bakeries; Banks; Barber Shops; Bars and Lounges; Beauty Salons; Bicycle Shops; Broadcasting Studios ; Boarding Houses; Book Stores; Business and Professional Offices; Camera Shops; Candy Stores; Clothing Stores; Coffee Shops; Convenience Stores (may include the retail sale of gasoline); Cosmetic Stores; Dance Studios; Day Care Centers; Drugstores; Dry Cleaners; Dwellings (single family, two family and multifamily); Filling Stations where the primary function is the retail sale of gasoline oil, grease, tires and batteries, washing and polishing of vehicles, where vehicle accessories are sold, and where services are limited to, installation of items sold on the premises; Floral Shops; Frame Shops; Funeral Homes; Furniture and Home Furnishing Stores; General Merchandise Stores; Gift Shops; Governmental Office Buildings (local, state, federal)Grocery Stores; Hobby and Craft Stores; Hospitals; Ice Cream Parlors; Interior Decorator Shops; Jewelry Stores; Locksmith Shops; Medical and Dental Clinics; Music Stores; Nursing Homes; Optical Shops; Office Supply Stores; Printing Shops; Private Clubs; Restaurants; Retail Stores; Seamstress/Dressmaker/ Tailor Shops; Seafood Processor—Class “A” (see definitions); Shoe Shops; Sporting Good Stores;</p>	<p>Automobile Repair Services Dairies Filling Stations which includes automobile repairs Freight Terminals Junkyards Manufacturing Plants Machine and Fabrication Shops Mobile homes for residential use All uses not specifically permitted herein including other activities or uses which may constitute a nuisance</p>	35	None	None	None	Multi-Family		
							15	5	15
							All other buildings:		
							10	5 or 8 if side yard on corner lots	5
							Other structures:		
20	20	20							

	Theaters; Tobacco Shops; Transportation Depot; Uses similar in nature to the above; Utility substations and right-of-ways; Washateria.								
C Commercial	USES PERMITTED IN THE BUSINESS DISTRICT, EXCEPT MOBILE HOMES FOR RESIDENTIAL USE; Air Conditioning Sales and Service; Ambulance Services; Animal Hospitals (A); Automobile Repair Services and other motor vehicle services; Automobile Sales (new and used) and Service; Bait Shops; Carpenter Workshops; Carwashes (automated, self-service and manual); Cemeteries; Churches (including associated uses and structures); Farmers Markets; Heavy Equipment Sales and Service; Fast Food Restaurants; Feed and Seed Stores; Filling Stations; Freight Terminals; Golf Courses (public or private) including driving ranges and/or miniature golf courses; Governmental Office Buildings (local, state, federal); Hotels and Motels; Laboratories; Light Manufacturing; Lumber Yards ; Kennels (public or private); Machine and fabrication shops; Marinas; Mini-storage; Nurseries; Oxidation Ponds; Parks (Public); Pawn Shop; Pipelines; Railroad facilities and right-of-ways; Recreational Facilities (public or private); Retail Stores; Seafood Market Retail; Taxidermists; Tire Stores; Stables (public or private); Supply (office, building, commercial and industrial) Stores; Tenant Dwellings; Utility substations and right-of-ways; Warehouses (non-hazardous and non-nuisance goods and materials); Uses similar in nature to those above.	Junkyards Manufacturing Plants Any use not specifically permitted herein	None	5000	50	100	All buildings:		
							15	5	15
I Industrial	Airports; Assembly Plants; Bulk Oil Storage Facilities; Factories; Industrial Parks; Industrial Service and Supply Companies; Junkyards; Manufacturers; Mills; Refineries; Salvage Yards; Seafood Processor – Class “B”; Shipyards; Storage Plants; Warehouses. Any use permitted in C commercial district and	Bars/Lounges; Dwellings; Churches; Public Buildings and Facilities; Schools offering general education courses (public or private); All uses not specifically permitted herein, including mobile homes for residential uses.		10,000	100	100	20	5	15

	not specifically prohibited in this section								

**Minimum lot size area Zones R-3, A (Square Feet)

5,000 for single-family dwelling

7,000 combined for two-family dwelling (3,500 per dwelling)

2,500 per dwelling unit for three or more multifamily, condominium, or town houses

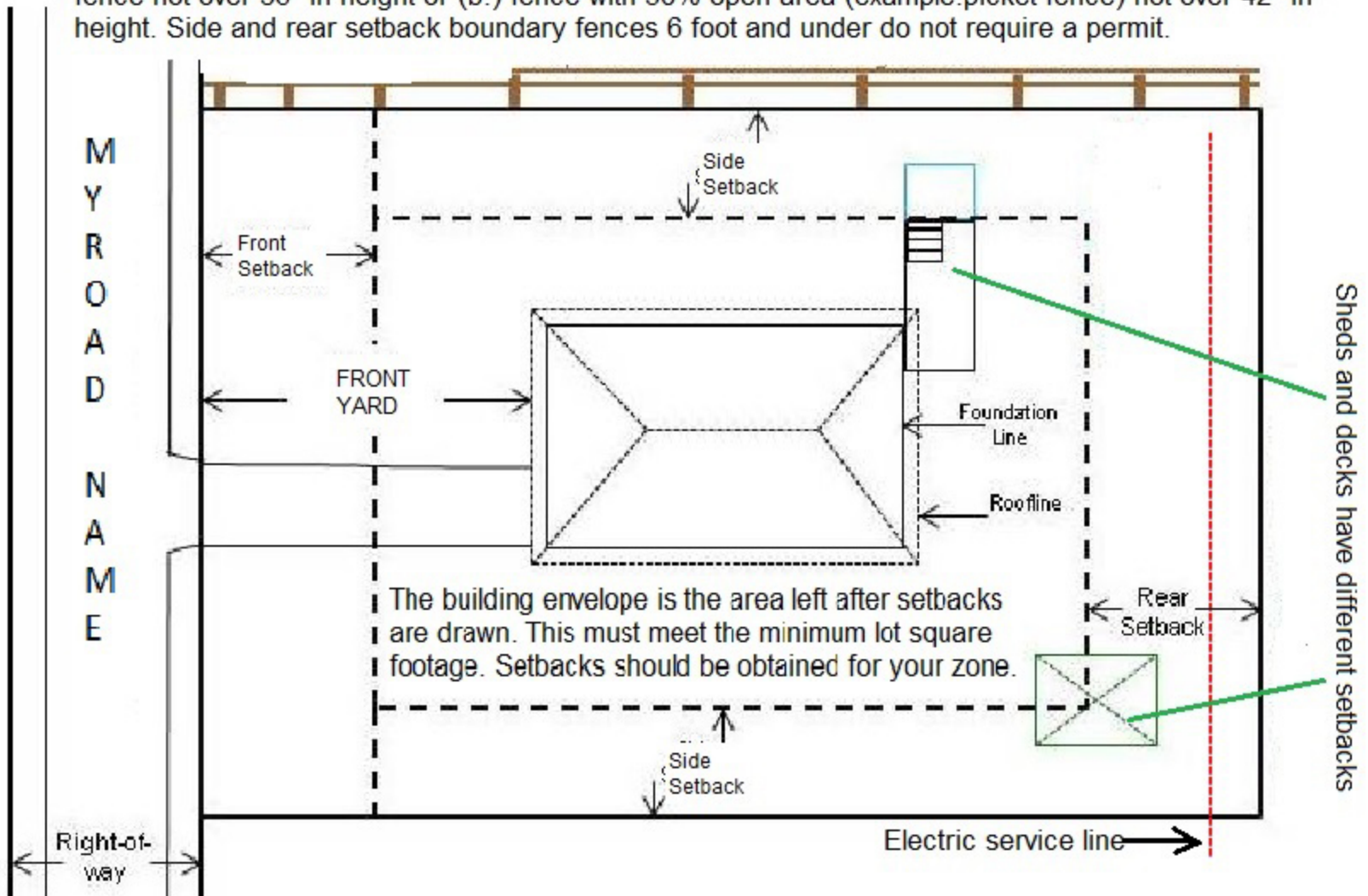
1,500 per unit for 17+ units

SPECIAL EXCEPTION USES:

These uses are declared to possess such characteristics of unique or special form that each specific use shall be considered on an individual basis and shall be subject to the approval of the board of adjustments for zones R-1A, R-1B, R-1C, R-3, R-4, A, B, C, and I.

Setback distances can be found in the zoning schedule and is based on the sites zoning district.

Fence: May be installed on the property line provided the following: Front Yard boundaries (a.) solid fence not over 36" in height or (b.) fence with 50% open area (example: picket fence) not over 42" in height. Side and rear setback boundary fences 6 foot and under do not require a permit.



Avoiding encroachments is the responsibility of the permit holder. The permit holder is responsible for knowing where the property boundaries are.

Driveways may be along the property line, although we suggest some clearance

Example of required plat drawn with setbacks:

SAMPLE TWO

