



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
Planning Director

September 8, 2022

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Gilles Morin, AICP, CFM, Assistant Planning Director *GRM*
SUBJECT: **TA-7-22** Short-Term Rentals

Application Summary			
Applicant	Metropolitan Council	Submittal Date	October 23, 2019
Code Section(s)	Chapter 9, Use Regulations; Chapter 19, Definitions		
Areas Affected	Parishwide		
Planning Commission Meeting Date	September 19, 2022	Metropolitan Council Meeting Date	October 19, 2022
Request			
Summary of Change	Revision to establish regulations for operating short-term rentals		
Findings			
Staff certifies that the proposed UDC amendment is consistent with the comprehensive plan			

Case History

- Metropolitan Council requested the Planning Commission work with the Federation of Greater Baton Rouge Civic Associations and the Greater Baton Rouge Association of Realtors to study potential regulations for short-term rentals with Resolution 54552
- Planning Staff met a group of stakeholders to discuss current and proposed regulations January and February, 2020 but ceased meeting in response to COVID-19
- Planning Staff reconvened a group of stakeholders on March 21, 2021. The group consisted of the following representatives: Federation of Greater Baton Rouge Civic Associations, Greater Baton Rouge Association of Realtors, Baton Rouge Lodging Association, Bed and Breakfast Association, Spanish Town Resident, a short-term rental host, and a representative from Airbnb. The group also included staff from the Parish Attorney's Office, Permit and Inspections, and Planning.
 - The study group met April 29, May 27, June 19, August 19, October 22, November 19, 2021
 - The study group met January 21, March 18, and April 22, and June 23, 2022
- Draft regulations were distributed to the Planning Commission on August 15, 2022, for review.

Comprehensive Plan Consistency

- These changes are consistent with the following provisions of FUTUREBR:
 - Housing Goal 3, Ensure that the Parish's existing neighborhoods are stable and strong;
 - Land Use Goal 4, Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live;

- Land Use Objective 6.2, Involve citizens, stakeholders, and interest groups in the planning process; and
- Land Use Goal 11, Support a distinctive community identity, enriched sense of place, and high quality of life.

Analysis

- Approximately 450 short-term rentals exist in EBRP. *Source: AIRDNA*
- The current UDC doesn't address short-term rentals; therefore, the Parish Attorney's Office has determined the use is allowed and unregulated
- This amendment creates two new uses in Chapter 9, Use Regulations: "Short-Term Rental, Owner Occupied" and "Short-Term Rental, Non Owner Occupied" and establishes a new "Short-Term Rental" definition in Chapter 19, Definitions: "Short-Term Rental: the rental of all or any portion of a residential dwelling unit for dwelling, lodging, or sleeping purposes to one party with a duration of occupancy of less than thirty consecutive days."
- Owner Occupied would be allowed as a Limited Use in ***predominately single-family zoning districts***
 Limitations include:
 - Owner occupied;
 - Must register to pay taxes or use a platform that pays taxes;
 - Limit rental to one bedroom less than the total in the dwelling unit;
 - Short-term rentals operating prior to the adoption of these regulations providing evidence demonstrating operation which is satisfactory to the Planning Director and Parish Attorney, are allowed to continue with the limitations below:
 - 1) Must show proof of payment of taxes
 - 2) No expansion is allowed
 - Short-term rentals shall lose the ability to operate if three violations are reported and adjudicated during one year
- Non-Owner Occupied are allowed as a Conditional Use in ***predominately single-family zoning districts*** and in ***Locally Designated Historic Districts***

Effective Date

- The proposed effective date is 9 months from the date of adoption by the Metropolitan Council

Community Outreach/Notification

- The Federation of Greater Baton Rouge Civic Associations participated in the study group
- The proposed regulations were sent to the Growth Coalition on August 24, 2022
- Staff reports available to review on September 8, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 9, 13 and 15, 2022

Chapter 9

USE REGULATIONS

Section 9.1 Purpose

The purpose of this chapter is to provide general regulations, applicable to all zoning districts governing the uses that may be allowed on property within any zoning district.

Section 9.2 Principal Uses

Section 9.2.1 Tables of Principal Uses

A. Permitted uses

A “P” in the tables indicates that a use is allowed by right in the designated zoning district. Such uses are subject to all other applicable requirements of this ordinance.

B. Limited uses

An “L” in the tables indicates that the use is a permitted use, but that there are restrictions on the use that must be satisfied that are described in Section 9.3, Limited Uses, of this chapter. The “Notes” column provides either a reference to the appropriate section or, in some cases, a description of the limitation.

C. Conditional uses

A “C” in the tables indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Planning Commission. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions established in Section 9.4, Conditional Uses, of this chapter. The “Notes” column provides either a reference to the appropriate section or, in some cases, a description of the limitation.

D. Major conditional uses

An “M” in the tables indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Metropolitan Council. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions established in Section 9.4, Conditional Uses, of this chapter. The “Notes” column either a reference to the appropriate section or, in some cases, a description of the limitation.

E. Prohibited uses

A blank cell in the tables indicates that a use is not allowed in the designated zoning district.

F. Uses Not Listed

The Planning Director may determine the appropriateness of any use not listed within a zoning district.

Section 9.2.2 Principal Uses in Primarily Single Family Residential Districts

The principal uses allowed in residential zoning districts are identified in Table 9.A, Principal Uses Allowed in Predominantly Single Family Residential Zoning Districts.

**Table 9.A
Principal Uses Allowed in Predominantly Single Family Residential Zoning Districts**

Uses	RE/A3	RE/A1	A1	R	A2	A2.7	A2.9	A2.1	A2.6	A2.5	Notes
Agricultural Uses											
Agriculture	P	P		P							
Equestrian Facility/Stable	L	L		L							Sec 9.3.3
			C								Sec 9.4.3
Residential Uses											
Single Family Detached	P	P	P	P	P	P	P				
Boarding/Lodging House											
Congregate Care Facility				C							• Not within recognized residential subdivision
Fraternity/Sorority House											
Group Home	L	L	L	L	L	L	L	L	L	L	• Requires Reasonable Accommodation
Home Occupation	C	C	C	C	C						Sec 9.4.4
Manufactured Home				L							Sec 9.3.5
Multifamily											
Semi-Detached							P				• one side yard
<u>Short-Term Rental, Owner Occupied</u>	<u>L</u>	<u>Sec 9.3.6</u>									
<u>Short-Term Rental, Non Owner Occupied</u>	<u>C</u>	<u>Sec 9.4.5</u>									
Townhome										P	
Two-Family							P				
Zero Lot Line								P	P		
Public/Institutional Uses											
Cemetery/ Columbarium/ Mausoleum	C	C	C	C	C	C	C				• Not within recognized residential subdivision • On a street on the Major Street Plan
Convention Center											

Table 9.A (continued)
Principal Uses Allowed in Predominantly Single Family Residential Zoning Districts

Uses	RE/A3	RE/A1	A1	R	A2	A2.7	A2.9	A2.1	A2.6	A2.5	Notes
Public/Institutional Uses (continued)											
Educational Institution	C	C	C	C	C	C	C	C	C	C	
Fraternal Organization											
Governmental Facility	P	P	P	P	P	P	P	P	P	P	
Hospital											
Museum											
Park	P	P	P	P	P	P	P	P	P	P	
Philanthropic Organization	C	C	C	C	C	C	C	C	C	C	
Religious Institution	C	C	C	C	C	C	C	C	C	C	
Utility Facility	P	P	P	P	P	P	P	P	P	P	
Wireless Comm. Tower	C	C	C	C	C						Sec 14.2
Office Uses (none allowed)											
Commercial Uses											
Adult Entertainment											
Art Gallery											
Art Studio											
Bar or Lounge											
Bed and Breakfast	C	C	C	C	C						Sec 9.4.1
Building Material Sales											
Cabinet Making/Millwork											
Car Wash											
Commercial Recreation, Indoor											
Commercial Recreation, Outdoor	C/M ¹	C/M ¹		P/M ¹							
Contractor's Yard											
Convenience Store											
Convenience Store with Gasoline Sales/Gas Station											
Country Club	P	P	L	L	L	L					Sec 9.3.2
Day Care, Child or Adult			C	C	C	C	C				Sec 9.4.2
Dry Cleaner											
Farmer's Market				L							Sec 9.3.4
Film and Sound Production											
Funeral Home											
Gaming											
Glass Installation											
Health Club											
Heavy Equipment Sales/Rental and Service											
Hotel/Motel											

Table 9.A (continued)

Principal Uses Allowed in Predominantly Single Family Residential Zoning Districts

Uses	RE/A3	RE/A1	A1	R	A2	A2.7	A2.9	A2.1	A2.6	A2.5	Notes
Commercial Uses (continued)											
Kennel	C	C		C							
Laboratory											
Laundromat											
Lawn Maintenance Facility											
Live/Work											
Manufactured Home Park											
Microbrewery/ Microdistillery											
Motor Vehicle Repair											
Motor Vehicle Sales/Rental											
Office/Warehouse											
Parking Facility											
Passenger Terminal											
Personal Service Establishment											
Plant Nursery											
Reception Hall				C/M ¹							
Recreational Vehicle Park				C							Sec 4.2.4
Research and Development Facility											
Restaurant (with alcohol)											
Restaurant (without alcohol)											
Retail Sales											
Self Storage											
Shooting Range, Indoor				C							
Shooting Range, Outdoor/Skeet Shooting Range				C							
Small Equipment Repair											
Snowball Stand				C							Sec 9.4.5-7
Stadium											
Theater (with alcohol)											
Theater (without alcohol)											
Trade or Business School											
Warehouse Uses (none allowed)											

Table 9.A (continued)

Principal Uses Allowed in Predominantly Single Family Residential Zoning Districts

Uses	RE/A3	RE/A1	A1	R	A2	A2.7	A2.9	A2.1	A2.6	A2.5	Notes
Industrial Uses (none allowed)											
Miscellaneous Uses											
Airport											
Billboard											
Sand and Gravel Mining				M							Sec 9.4.4-6

¹ Major conditional use permit and license from ABC required in order to serve alcohol.

Section 9.2.3 Principal Uses in Primarily Multifamily Residential Districts

The principal uses allowed in multifamily residential zoning districts are identified in Table 9.B, Principal Uses in Predominantly Multifamily Zoning Districts.

Table 9.B

Principal Uses Allowed in Predominantly Multi-Family Residential Zoning Districts

Uses	A3.1	A3.2	A3.3	A4	Notes
Agricultural Uses (none allowed)					
Residential Uses					
Single Family Detached	P	P	P	P	
Boarding/Lodging House	P	P	P	P	
Congregate Care Facility	P	P	P	P	
Fraternity/Sorority House	P	P	P	P	
Group Home	P	P	P	P	
Home Occupation					
Manufactured Home					
Multifamily	P	P	P	P	
Semi-Detached	L	L	L	L	• Side yard required on only one side
<u>Short-Term Rental</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	• <u>Permit Required</u> • <u>Total Occupancy (2 per br) + 2</u>
<u>Short-Term Rental, Non Owner Occupied Local Historic District (LHD)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Sec 9.4.5</u>
Townhome					
Two-Family	P	P	P	P	
Zero Lot Line					
Public/Institutional Uses					
Cemetery/ Columbarium/Mausoleum	C	C	C	C	• Not within recognized residential subdivision • On a street on the Major Street Plan
Convention Center					
Educational Institution	P	P	P	P	
Fraternal Organization	P	P	P	P	
Governmental Facility	P	P	P	P	
Hospital					
Museum				C	
Park	P	P	P	P	
Philanthropic Organization	P	P	P	P	
Religious Institution	P	P	P	P	

Table 9.B (continued)
Principal Uses Allowed in Predominantly Multi-Family Residential Zoning Districts

Uses	A3.1	A3.2	A3.3	A4	Notes
Public/Institutional Uses (continued)					
Utility Facility	P	P	P	P	
Wireless Comm. Tower	C	C	C	C	Sec 14.2
Office Uses (none allowed)					
Commercial Uses					
Adult Entertainment					
Art Gallery					
Art Studio					
Bar or Lounge					
Bed and Breakfast	L	L	L	L	Sec 9.3.1
Building Material Sales					
Cabinet Making/Millwork					
Car Wash					
Commercial Recreation, Indoor					
Commercial Recreation, Outdoor					
Contractor's Yard					
Convenience Store					
Convenience Store with Gasoline Sales/ Gas Station					
Country Club					
Day Care, Child or Adult	P	P	P	P	
Dry Cleaner					
Farmer's Market					
Film and Sound Production					
Funeral Home					
Gaming					
Glass Installation					
Health Club					
Heavy Equipment Sales/Rental and Service					
Hotel/Motel					
Kennel					
Laboratory					
Laundromat					
Lawn Maintenance Facility					
Live/Work					
Manufactured Home Park					
Microbrewery/Microdistillery					
Motor Vehicle Repair					
Motor Vehicle Sales/Rental					
Office/Warehouse					
Parking Facility					
Passenger Terminal					
Personal Service Establishment					
Plant Nursery					
Reception Hall					
Recreational Vehicle Park					

Table 9.B (continued)
Principal Uses Allowed in Predominantly Multi-Family Residential Zoning Districts

Uses	A3.1	A3.2	A3.3	A4	Notes
Commercial Uses (continued)					
Research and Development Facility					
Restaurant (with alcohol)					
Restaurant (without alcohol)					
Retail Sales					
Self Storage					
Shooting Range, Indoor					
Shooting Range, Outdoor/Skeet Shooting Range					
Small Equipment Repair					
Snowball Stand					
Stadium					
Theater (with alcohol)					
Theater (without alcohol)					
Trade/Business School					
Warehouse Uses (none allowed)					
Industrial Uses (none allowed)					
Miscellaneous Uses (none allowed)					

Section 9.2.4 Principal Uses in Neighborhood Districts

A. Uses

The principal uses allowed in neighborhood zoning districts are identified in Table 9.C, Principal Uses Allowed in Neighborhood Zoning Districts.

B. Building Size

A conditional use permit shall be required for any building greater than 2,500 square feet with no building permitted to exceed a maximum area of 5,000 square feet.

C. Drive Thru facilities

No drive thru facilities may be permitted.

Table 9.C
Principal Uses Allowed in Neighborhood Zoning Districts

Uses	NO	NC	NC-AB	Notes
Agricultural Uses (none allowed)				
Residential Uses				
Single Family Detached	P	P		
Boarding/Lodging House				
Congregate Care Facility				
Fraternity/Sorority House				
Group Home	L	L		• Requires Reasonable Accommodation
Home Occupation				
Manufactured Home				
Multifamily				
Semi-Detached				
Townhome				

Table 9.C (continued)
Principal Uses Allowed in Neighborhood Zoning Districts

Uses	NO	NC	NC-AB	Notes
Residential Uses (continued)				
Two-Family				
Zero Lot Line				
Public/Institutional Uses				
Cemetery/Columbarium/Mausoleum				
Convention Center				
Educational Institution	P	P	P	
Fraternal Organization		P	P	
Governmental Facility	P	P	P	
Hospital				
Museum				
Park	P	P	P	
Philanthropic Organization	P	P	P	
Religious Institution	P	P	P	
Utility Facility	P	P	P	
Wireless Comm. Tower				
Office Uses				
Bank	P	P	P	
Medical Office or Clinic	P	P	P	
Office	P	P	P	
Veterinary Office/Animal Hospital	C	C	C	<ul style="list-style-type: none"> • No outdoor pens or runs
Commercial Uses				
Adult Entertainment				
Art Gallery	P	P	P	
Art Studio	L	P	P	<ul style="list-style-type: none"> • No outdoor storage or work
Bar or Lounge				
Bed and Breakfast				
Building Material Sales				
Cabinet Making/Millwork				
Car Wash				
Commercial Recreation, Indoor				
Commercial Recreation, Outdoor				
Contractor's Yard				
Convenience Store		P	P	
Convenience Store with Gasoline Sales		L	L	<ul style="list-style-type: none"> • Four fueling stations maximum • No car wash facilities
Country Club				
Day Care, Child or Adult	C	P	P	
Dry Cleaner		L	L	<ul style="list-style-type: none"> • Pick-up/drop-off only
Farmer's Market				
Film and Sound Production	P	P		
Funeral Home				
Gaming				
Glass Installation				
Health Club		P	P	
Heavy Equipment Sales/Rental and Service				
Hotel/Motel				

Table 9.C (continued)
Principal Uses Allowed in Neighborhood Zoning Districts

Uses	NO	NC	NC-AB	Notes
Commercial Uses (continued)				
Kennel				
Laboratory				
Laundromat		P		
Lawn Maintenance Facility				
Live/Work	L	P		• Nonresidential use must be allowed in district
Manufactured Home Park				
Microbrewery/Microdistillery				
Motor Vehicle Repair				
Motor Vehicle Sales/Rental				
Office/Warehouse				
Parking Facility	P	P		
Passenger Terminal				
Personal Service Establishment		P		
Plant Nursery		L		• 10,000 sq ft outside sales area max
Reception Hall				
Recreational Vehicle Park				
Research and Development Facility				
Restaurant (with alcohol)			P	
Restaurant (without alcohol)		P	P	
Retail Sales		P	P	
Self Storage				
Shooting Range, Indoor				
Shooting Range, Outdoor/Skeet Shooting Range				
Small Equipment Repair		L	L	• No outside storage or work
Snowball Stand		P	P	
Stadium				
Theater (with alcohol)				
Theater (without alcohol)				
Trade/Business School				
Warehouse Uses (none allowed)				
Industrial Uses (none allowed)				
Miscellaneous Uses (none allowed)				

Section 9.2.5 Principal Uses in Office Districts

A. Uses

The principal uses allowed in office zoning districts are identified in Table 9.D, Principal Uses Allowed in Office Zoning Districts.

B. Restrictions on Area

The total of commercial and residential uses on the site shall not exceed 50 percent of the total building area.

**Table 9.D
Principal Uses Allowed in Office Zoning Districts**

Uses	GOL	GOH	Notes
Agricultural Uses (none allowed)			
Residential Uses			
Single Family Detached			
Boarding/Lodging House			
Congregate Care Facility	P	P	
Fraternity/Sorority House			
Group Home			
Home Occupation			
Manufactured Home			
Multifamily	L	L	• Upper floors only
Semi-Detached			
Townhome			
Two-Family			
Zero Lot Line			
Public/Institutional Uses			
Cemetery/Columbarium/Mausoleum			
Convention Center			
Educational Institution	P	P	
Fraternal Organization	P/M ¹	P/M ¹	
Governmental Facility	P	P	
Hospital			
Museum			
Park	P	P	
Philanthropic Organization	P	P	
Religious Institution	P	P	
Utility Facility	P	P	
Wireless Comm. Tower			
Office Uses			
Bank	P	P	
Medical Office or Clinic	P	P	
Office	P	P	
Veterinary Office/Animal Hospital	L	L	• No outdoor pens or runs
Commercial Uses			
Adult Entertainment			
Art Gallery	P	P	
Art Studio	L	L	• No outdoor storage or work
Bar or Lounge			
Bed and Breakfast			
Building Material Sales			
Cabinet Making/Millwork			
Car Wash			
Commercial Recreation, Indoor			
Commercial Recreation, Outdoor			
Contractor's Yard			
Convenience Store	P	P	
Convenience Store with Gasoline Sales			

Table 9.D (continued)
Principal Uses Allowed in Office Zoning Districts

Uses	GOL	GOH	Notes
Commercial Uses (continued)			
Country Club			
Day Care, Child or Adult	P	P	
Dry Cleaner	P	P	
Farmer's Market			
Film and Sound Production	P	P	
Funeral Home			
Gaming			
Glass Installation			
Health Club	P	P	
Heavy Equipment Sales/Rental and Service			
Hotel/Motel			
Kennel			
Laboratory	P	P	
Laundromat			
Lawn Maintenance Facility			
Live/Work			
Manufactured Home Park			
Microbrewery/Microdistillery			
Motor Vehicle Repair			
Motor Vehicle Sales/Rental			
Office/Warehouse			
Parking Facility	P	P	
Passenger Terminal			
Personal Service Establishment	P	P	
Plant Nursery			
Reception Hall	C/M ¹	C/M ¹	
Recreational Vehicle Park			
Research and Development Facility	P	P	
Restaurant (with alcohol)	M ¹	M ¹	
Restaurant (without alcohol)	P	P	
Retail Sales	P	P	
Self Storage			
Shooting Range, Indoor			
Shooting Range, Outdoor/Skeet Shooting Range			
Small Equipment Repair			
Snowball Stand			
Stadium			
Theater (with alcohol)			
Theater (without alcohol)			
Trade/Business School		C	
Warehouse Uses (none allowed)			
Industrial Uses (none allowed)			
Miscellaneous Uses (none allowed)			

¹ Major conditional use permit and license from ABC required in order to serve alcohol.

Section 9.2.6 Principal Uses in Commercial Districts

The principal uses allowed in commercial zoning districts are identified in Table 9.E, Principal Uses Allowed in Commercial Zoning Districts.

**Table 9.E
Principal Uses Allowed in Commercial Zoning Districts**

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Agricultural Uses (none allowed)							
Residential Uses							
Single Family Detached							
Boarding/Lodging House					P	P	
Congregate Care Facility	P	P	P	P	P	P	
Fraternity/Sorority House	P	P	P	P	P		
Group Home	P	P	P	P	P	P	
Home Occupation							
Manufactured Home							
Multifamily	P	P	P	P	P	P	
Semi-Detached							
<u>Short-Term Rental</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<ul style="list-style-type: none"> • <u>Permit required</u> • <u>Total Occupancy (2 per br) + 2</u>
Townhome						P	
Two-Family							
Zero Lot Line							
Public/Institutional Uses							
Cemetery/Columbarium/Mausoleum	L	L	P	P	P	P	<ul style="list-style-type: none"> • On a street on the Major Street Plan
Convention Center						P	
Educational Institution	P	P	P	P	P	P	
Fraternal Organization	P/M ¹	P					
Governmental Facility	P	P	P	P	P	P	
Hospital				P	P		
Museum	P	P	P	P	P	P	
Park	P	P	P	P	P	P	
Philanthropic Organization	C	P	P	P	P	P	
Religious Institution	P	P	P	P	P	P	
Utility Facility	P	P	P	P	P	P	
Wireless Comm. Tower	L	L	L	L	L	L	Sec 14.2
Office Uses							
Bank	P	P	P	P	P	P	
Medical Office or Clinic	P	P	P	P	P	P	
Office	P	P	P	P	P	P	
Veterinary Office/Animal Hospital	L	L	L	P	P	P	<ul style="list-style-type: none"> • No outdoor pens or runs
Commercial Uses							
Adult Entertainment							
Art Gallery	P	P	P	P	P	P	
Art Studio	L	L	L	L	P	P	<ul style="list-style-type: none"> • No outdoor storage or work

Table 9.E (continued)
Principal Uses Allowed in Commercial Zoning Districts

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Commercial Uses (continued)							
Bar or Lounge						P	
Bed and Breakfast	L	L	L	L	L	L	Sec 9.3.1
Building Material Sales		L	P	P	P	P	<ul style="list-style-type: none"> • 300 ft from any property used residentially • No outside storage
Cabinet Making/Millwork		C	C	P	P	P	<ul style="list-style-type: none"> • 500 ft from any property used residentially • All work within enclosed structure
Car Wash				P	P		
Commercial Recreation, Indoor	P	P	P	P	P	P	
Commercial Recreation, Outdoor	P	P	P	P	P		
Contractor's Yard			P/C	P/C	P/C		<ul style="list-style-type: none"> • Conditional use permit with conditions listed below required for outdoor storage • No outdoor storage within the lesser of any front or corner side yards or 15 ft of any public right-of-way • Requires equivalent of an L3 buffer to screen from streets of adjacent properties
Convenience Store	P	P	P	P	P	P	
Convenience Store with Gasoline Sales/Gas Station	P	P	P	P	P	P	
Country Club	P/M ¹	P					
Day Care, Child or Adult	P	P	P	P	P	P	
Dry Cleaner	L	L	L	P	P	P	Sec 9.3.7
Farmer's Market	P	P	P	P	P	P	
Film and Sound Production	P	P	P	P	P	P	
Funeral Home	P	P	P	P	P	P	
Gaming							
Glass Installation	P	P	P	P	P		
Health Club	P	P	P	P	P	P	
Heavy Equipment Sales/Rental and Service			C	P	P		<ul style="list-style-type: none"> • 500 ft from any property used residentially • 6 ft wooden fence around all outside storage areas
Hotel/Motel			P	P	P	P	
Kennel	C	C	P	P	P		
Laboratory			P	P	P		
Laundromat	P	P	P	P	P		

Table 9.E (continued)
Principal Uses Allowed in Commercial Zoning Districts

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Commercial Uses (continued)							
Lawn Maintenance Facility				P	P		
Live/Work	P	P	P	P	P	P	
Manufactured Home Park				L	L		Sec. 4.2.3
Microbrewery/ Microdistillery				P	P	P	
Motor Vehicle Repair			L	P	P	P	<ul style="list-style-type: none"> • 300 ft from any property used residentially
Motor Vehicle Sales/Rental			L	P	P	P	<ul style="list-style-type: none"> • 300 ft from any property used residentially
	C	C					<ul style="list-style-type: none"> • 500 ft from any property used residentially • No repair/service facilities
Office/Warehouse		P	P	P	P		
Parking Facility	P	P	P	P	P	C	
Passenger Terminal						P	
Personal Service Establishment	P	P	P	P	P	P	
Plant Nursery	P	P	P	P			
Reception Hall	P/M ¹	P					
Recreational Vehicle Park			L	L	L		Sec.4.2.4
Research and Development Facility	P	P	P	P	P	P	
Restaurant (with alcohol)						P	
Restaurant (without alcohol)	P	P	P	P	P	P	
Retail Sales	P	P	P	P	P	P	
Self Storage		P	P	P	P	P	
Shooting Range, Indoor				P	P	P	
Shooting Range, Outdoor/Skeet Shooting Range							
Small Equipment Repair	P	P	P	P	P	P	
Snowball Stand	P	P	P	P	P	P	
Stadium			P	P	P	P	
Theater (with alcohol)			M	M	M	P	
Theater (without alcohol)			P	P	P	P	
Trade/Business School	C	C	C	P	P		<ul style="list-style-type: none"> • 500 ft from any property used residentially
Warehouse Uses							
Cold Storage							

Table 9.E (continued)
Principal Uses Allowed in Commercial Zoning Districts

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Warehouse Uses (continued)							
Freight Terminal							
Outdoor Storage				L	L		<ul style="list-style-type: none"> No outdoor storage within the lesser of any front or corner side yards or 15 ft of any public right-of-way Requires equivalent of an L3 buffer to screen from streets and adjacent properties
Petroleum Terminal							
Truck Terminal							
Vehicle Storage, Wrecked							
Warehouse							
Wholesale Sales							
Industrial Uses							
Assembly, Furniture and Electronics				P	P		
Assembly, Manufactured Parts							
Concrete Batching/Mixing							
Food Processing				P	P		
Foundry							
Junk Yard							
Well Drilling Services							
Miscellaneous Uses							
Airport							
Billboard	P	P	P	P	P		
Sand and Gravel Mining							

¹ Major conditional use permit and license from ABC required in order to serve alcohol

Section 9.2.7 Principal Uses in Warehouse Districts

The principal uses allowed in warehouse zoning districts are identified in Table 9.F, Principal Uses Allowed in Warehouse Zoning Districts.

Table 9.F
Principal Uses Allowed in Warehouse Zoning Districts

Uses	CW1	CW3	Notes
Agricultural Uses (none allowed)			
Residential Uses (none allowed)			
Public/Institutional Uses			
Cemetery/Columbarium/ Mausoleum			
Convention Center			
Educational Institution			
Fraternal Organization			

Table 9.F (continued)
Principal Uses Allowed in Warehouse Zoning Districts

Uses	CW1	CW3	Notes
Public/Institutional Uses (continued)			
Governmental Facility	P	P	
Hospital			
Museum			
Park			
Philanthropic Organization			
Religious Institution			
Utility Facility	P	P	
Wireless Comm. Tower	L	L	Sec 14.2
Office Uses			
Bank	P	P	
Medical Office or Clinic			
Office	P	P	
Veterinary Office/Animal Hospital			
Commercial Uses			
Adult Entertainment			
Art Gallery			
Art Studio			
Bar or Lounge			
Bed and Breakfast			
Building Material Sales	P	P	
Cabinet Making/Millwork	P	P	
Car Wash	P	P	
Commercial Recreation, Indoor	P	P	
Commercial Recreation, Outdoor	P	P	
Contractor's Yard	P	P	
Convenience Store	P	P	
Convenience Store with Gasoline Sales/ Gas Station			
Country Club			
Day Care, Child or Adult			
Dry Cleaner			
Farmer's Market			
Film and Sound Production	P	P	
Funeral Home			
Gaming			
Glass Installation	P	P	
Health Club			
Heavy Equipment Sales/Rental and Service	P	P	
Hotel/Motel			
Kennel			
Laboratory	P	P	
Laundromat			
Lawn Maintenance Facility	P	P	
Live/Work			
Manufactured Home Park			

Table 9.F (continued)
Principal Uses Allowed in Warehouse Zoning Districts

Uses	CW1	CW3	Notes
Commercial Uses (continued)			
Microbrewery/Microdistillery	P	P	
Motor Vehicle Repair	P	P	
Motor Vehicle Sales/Rental	P	P	
Office/Warehouse	P	P	
Parking Facility	P	P	
Passenger Terminal	P	P	
Personal Service Establishment			
Plant Nursery			
Reception Hall			
Recreational Vehicle Park			
Research and Development Facility	P	P	
Restaurant (with alcohol)			
Restaurant (without alcohol)	P	P	
Retail Sales	P	P	
Self Storage	P	P	
Shooting Range, Indoor	P	P	
Shooting Range, Outdoor/Skeet Shooting Range			
Small Equipment Repair	P	P	
Snowball Stand			
Stadium			
Theater (with alcohol)			
Theater (without alcohol)			
Trade/Business School	P	P	
Warehouse Uses			
Cold Storage	P	P	
Freight Terminal	P	P	
Outdoor Storage	L	L	<ul style="list-style-type: none"> • No outdoor storage within 15 ft of any public right-of-way • Equivalent of an L3 buffer to screen stored material from streets and adjacent properties
Petroleum Terminal	P	P	
Truck Terminal	P	P	
Vehicle Storage, Wrecked			
Warehouse	P	P	
Wholesale Sales	P	P	
Industrial Uses			
Assembly, Furniture and Electronics	P	P	
Assembly, Manufactured Parts	P	P	
Concrete Batching/Mixing			
Food Processing			
Foundry			
Junk Yard			
Well Drilling Services			
Miscellaneous Uses			
Airport			

Table 9.F (continued)
Principal Uses Allowed in Warehouse Zoning Districts

Uses	CW1	CW3	Notes
Miscellaneous Uses (continued)			
Billboard	P	P	
Sand and Gravel Mining			

Section 9.2.8 Principal Uses in Industrial Districts

The principal uses allowed in industrial zoning districts are identified in Table 9.G, Principal Uses Allowed in Industrial Zoning Districts.

Table 9.G
Principal Uses Allowed in Industrial Zoning Districts

Uses	M1	M2	Notes
Agricultural Uses (none allowed)			
Residential Uses (none allowed)			
Public/Institutional Uses			
Cemetery/Columbarium/ Mausoleum			
Convention Center			
Educational Institution			
Fraternal Organization			
Governmental Facility	P	P	
Hospital			
Museum			
Park			
Philanthropic Organization			
Religious Institution	P	P	
Utility Facility	P	P	
Wireless Comm. Tower	L	L	Sec 14.2
Office Uses			
Bank			
Medical Office or Clinic			
Office	P	P	
Veterinary Office/Animal Hospital			
Commercial Uses			
Adult Entertainment			
Art Gallery	P	P	
Art Studio	P	P	
Bar or Lounge			
Bed and Breakfast			
Building Material Sales	P	P	
Cabinet Making/Millwork	P	P	
Car Wash	P	P	
Commercial Recreation, Indoor	P	P	
Commercial Recreation, Outdoor			
Contractor's Yard	P	P	
Convenience Store	P	P	

Table 9.G (continued)
Principal Uses Allowed in Industrial Zoning Districts

Uses	M1	M2	Notes
Commercial Uses (continued)			
Convenience Store with Gasoline Sales/ Gas Station	P	P	
Country Club			
Day Care, Child or Adult	P		
Dry Cleaner			
Farmer's Market			
Film and Sound Production	P	P	
Funeral Home			
Gaming			
Glass Installation	P	P	
Health Club			
Heavy Equipment Sales/Rental and Service	P	P	
Hotel/Motel			
Kennel			
Laboratory	P	P	
Laundromat			
Lawn Maintenance Facility	P	P	
Live/Work			
Manufactured Home Park			
Microbrewery/Microdistillery	P	P	
Motor Vehicle Repair	P	P	
Motor Vehicle Sales/Rental			
Office/Warehouse			
Parking Facility			
Passenger Terminal			
Personal Service Establishment			
Plant Nursery	P		
Reception Hall			
Recreational Vehicle Park			
Research and Development Facility	P	P	
Restaurant (with alcohol)			
Restaurant (without alcohol)	P		
Retail Sales			
Self Storage	P	P	
Shooting Range, Indoor	P	P	
Shooting Range, Outdoor/Skeet Shooting Range			
Small Equipment Repair	P	P	
Snowball Stand			
Stadium			
Theater (with alcohol)			
Theater (without alcohol)			
Trade/Business School	P	P	
Warehouse Uses			
Cold Storage	P	P	

Table 9.G (continued)
Principal Uses Allowed in Industrial Zoning Districts

Uses	M1	M2	Notes
Warehouse Uses (continued)			
Freight Terminal	P	P	
Outdoor Storage	L	P	• No outdoor storage within 15 ft of any public right-of-way
Truck Terminal	P	P	
Vehicle Storage, Wrecked	L		• No outdoor storage within 15 ft of any public right-of-way • No wrecked vehicles held for more than 180 days
Warehouse	P	P	
Wholesale Sales	P	P	
Industrial Uses			
Assembly, Furniture and Electronics	P	P	
Assembly, Manufactured Parts	P	P	
Concrete Batching/Mixing	P	P	
Food Processing	P	P	
Foundry	P	P	
Junk Yard		L	• No junked material within 15 ft of any public right-of-way
Well Drilling Services	P	P	
Miscellaneous Uses			
Airport			
Billboard	P	P	
Sand and Gravel Mining			

Section 9.2.9 Principal Uses in Special Purpose Zoning Districts

The principal uses allowed in special purpose zoning districts are identified in Table 9.H, Principal Uses Allowed in Special Purpose Zoning Districts.

Table 9.H
Principal Uses Allowed in Special Purpose Zoning Districts

Uses	C-AB-1	C-AB-2	CG	GA	X	Notes
Agricultural Uses						
Agriculture						
Equestrian Facility			P			
Residential Uses						
Single Family Detached						
Boarding/Lodging House		P	P			
Congregate Care Facility	P	P	P			
Fraternity/Sorority House						
Group Home						
Home Occupation						
Manufactured Home						
Multifamily	P	P	P			
Semi-Detached						
Townhome						
Two-Family						
Zero Lot Line						

Table 9.H (continued)
Principal Uses Allowed in Special Purpose Zoning Districts

Uses	C-AB-1	C-AB-2	CG	GA	X	Notes
Public and Institutional Uses						
Cemetery/Columbarium/ Mausoleum						
Convention Center						
Educational Institution				P		
Fraternal Organization	P	P	P			
Governmental Facility	P	P	P			
Hospital						
Museum				P		
Park						
Philanthropic Organization	P	P	P			
Religious Institution	P	P	P			
Utility Facility	P	P	P	P	P	
Wireless Comm. Tower			L			Sec 14.2
Office Uses						
Bank	P	P	P	P		
Medical Office or Clinic	P	P	P	P		
Office	P	P	P	P		
Veterinary Office/Animal Hospital						
Commercial Uses						
Adult Entertainment					L	<ul style="list-style-type: none"> • At least 1,000 ft from residentially zoned property, school, religious institution, playground, restaurant, bar or lounge, package store, or other adult entertainment
Art Gallery	P	P	P	P		
Art Studio	L	P	P	P		<ul style="list-style-type: none"> • No outdoor storage or production
Bar or Lounge		P	P	L		<ul style="list-style-type: none"> • Within terminal building
Bed and Breakfast						
Building Material Sales				P		
Cabinet Making/Millwork				P		
Car Wash				P		
Commercial Recreation, Indoor				P		
Commercial Recreation, Outdoor				P		
Contractor's Yard				P		
Convenience Store	P	P	P	P		
Convenience Store with Gasoline Sales/Gas Station	L	P		P		<ul style="list-style-type: none"> • Four fueling stations maximum • No car wash facilities
Convention Hall						
Country Club						
Day Care, Child or Adult				P		
Dry Cleaner				P		
Farmer's Market				P		
Film and Sound Production				P	P	

Table 9.H (continued)
Principal Uses Allowed in Special Purpose Zoning Districts

Uses	C-AB-1	C-AB-2	CG	GA	X	Notes
Commercial Uses (continued)						
Firing Range, Indoor						
Funeral Home						
Gaming			P			
Glass Installation				P		
Health Club				P		
Heavy Equipment Sales/Rental and Service						
Hotel/Motel	P	P	P	P		
Kennel						
Laboratory				P		
Laundromat	P	P		P		
Lawn Maintenance Facility						
Live/Work	P	P				
Manufactured Home Park						
Microbrewery/Microdistillery		P	P	P		
Motor Vehicle Repair				P		
Motor Vehicle Sales/Rental			P	P		
Office/Warehouse						
Parking Facility				P		
Passenger Terminal				P		
Personal Service Establishment	P	P	P	P		
Plant Nursery						
Passenger Terminal				P		
Personal Service Establishment	P	P	P	P		
Plant Nursery						
Reception Hall	P	P	P			
Recreational Vehicle Park						
Research and Development Facility				P		
Restaurant (with alcohol)	P	P	P	L		<ul style="list-style-type: none"> • Within terminal building • Outside terminal building
				M ¹		
Restaurant (without alcohol)	P	P	P	P		
Retail Sales	P	P	P	P		
Self Storage				P		
Shooting Range, Indoor						
Shooting Range, Outdoor/Skeet Shooting Range						
Small Equipment Repair	P	P	P	P		
Snowball Stand	P	P	P	P		
Stadium	P		P			
Theater (with alcohol)	P	P	P			
Theater (without alcohol)	P	P	P			
Trade/Business School				P		
Warehouse Uses						
Cold Storage				P		
Freight Terminal				P		
Outdoor Storage				P		

Table 9.H (continued)
Principal Uses Allowed in Special Purpose Zoning Districts

Uses	C-AB-1	C-AB-2	CG	GA	X	Notes
Warehouse Uses (continued)						
Petroleum Terminal						
Truck Terminal						
Vehicle Storage, Wrecked						
Warehouse				P		
Wholesale Sales				P		
Industrial Uses						
Assembly, Furniture and Electronics				P		
Assembly, Manufactured Parts				P		
Concrete Batching/Mixing						
Food Processing				P		
Foundry						
Junk Yard						
Well Drilling Services						
Miscellaneous Uses						
Airport				P		
Billboard		P				
Sand and Gravel Mining						

¹ Major conditional use permit and license from ABC required in order to serve alcohol

Section 9.2.10 Principal Uses in Design Districts

A. Uses

The principal uses allowed in design zoning districts are identified in Table 9.I, Principal Uses Allowed in Design Zoning Districts.

B. Drive Thru facilities

No drive thru facilities may be permitted.

C. Building Size within the Highland Design District

No non-residential building within the Highland Design District (HDD) may exceed 7,500 square feet of gross floor area.

Table 9.I
Principal Uses Allowed in Design Zoning Districts

Uses	BDD	HDD	Notes
Agricultural Uses (none allowed)			
Residential Uses (none allowed)			
Public/Institutional Uses			
Cemetery/Columbarium/Mausoleum			
Convention Center			
Educational Institution			
Fraternal Organization			
Governmental Facility	P		
Hospital			
Museum			

Table 9.I (continued)
Principal Uses Allowed in Design Zoning Districts

Uses	BDD	HDD	Notes
Public/Institutional Uses (continued)			
Park	P		
Philanthropic Organization			
Religious Institution			
Utility Facility	P		
Wireless Comm. Tower			
Office Uses			
Bank	P	C	• No ATM facilities
Medical Office or Clinic	L	P	• No public visitation after 9:00 PM
Office	P	P	
Veterinary Office/Animal Hospital			
Commercial Uses			
Adult Entertainment			
Art Gallery		P	
Art Studio		L	• No outdoor storage or work
Bar or Lounge			
Bed and Breakfast			
Building Material Sales			
Cabinet Making/Millwork			
Car Wash			
Commercial Recreation, Indoor			
Commercial Recreation, Outdoor			
Contractor's Yard			
Convenience Store			
Convenience Store with Gasoline Sales/ Gas Station			
Country Club			
Day Care, Child or Adult			
Dry Cleaner			
Farmer's Market			
Film and Sound Production		P	
Funeral Home			
Gaming			
Glass Installation			
Health Club			
Heavy Equipment Sales/Rental and Service			
Hotel/Motel			
Kennel			
Laboratory			
Laundromat			
Lawn Maintenance Facility			
Live/Work			
Manufactured Home Park			
Microbrewery/Microdistillery			
Motor Vehicle Repair			
Motor Vehicle Sales/Rental			

Table 9.I (continued)
Principal Uses Allowed in Design Zoning Districts

Uses	BDD	HDD	Notes
Commercial Uses (continued)			
Office/Warehouse			
Parking Facility			
Passenger Terminal			
Personal Service Establishment			
Plant Nursery			
Reception Hall			
Recreational Vehicle Park			
Research and Development Facility			
Restaurant (with alcohol)			
Restaurant (without alcohol)			
Retail Sales			
Self Storage			
Shooting Range, Indoor			
Shooting Range, Outdoor/ Skeet Shooting Range			
Small Equipment Repair			
Snowball Stand			
Stadium			
Theater (with or without alcohol sales)			
Trade/Business School			
Warehouse Uses (none allowed)			
Industrial Uses (none allowed)			
Miscellaneous Uses (none allowed)			

Section 9.2.11 Principal Uses in Inactive Districts

The principal uses allowed in inactive zoning districts are identified in Table 9.J, Principal Uses Allowed in Inactive Zoning Districts.

Table 9.J
Principal Uses Allowed in Inactive Zoning Districts

Uses	A5	B	B1	C1	C2	CW	CW2	GU	JDD	Notes
Agricultural Uses (none allowed)										
Residential Uses										
Single Family Detached	P		P	P	P					
Boarding/Lodging House	P		P		P					
Congregate Care Facility	P		P	P	P					
Fraternity/Sorority House	P		P	P	P					
Group Home	P		P	P	P					<ul style="list-style-type: none"> Requires Reasonable Accommodation
Home Occupation										
Manufactured Home										
Multifamily	P		P	P	P					

Table 9.J (continued)
Principal Uses Allowed in Inactive Zoning Districts

Uses	A5	B	B1	C1	C2	CW	CW2	GU	JDD	Notes
Residential Uses (continued)										
Semi-Detached										
<u>Short-Term Rental</u>	<u>L</u>		<u>L</u>	<u>L</u>	<u>L</u>					<ul style="list-style-type: none"> • <u>Permit Required</u> • <u>Total Occupancy (2 per br) + 2</u>
<u>Short-Term Rental, Non Owner Occupied, LHD</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>					<u>Sec 9.4.5</u>
Townhome										
Two-Family	P		P		P				P	
Zero Lot Line										
Public/Institutional Uses										
Cemetery/Columbarium/Mausoleum	C				P					<ul style="list-style-type: none"> • Not within recognized residential subdivision • On a street on the Major Street Plan
Convention Center								P		
Educational Institution	P		P	P	P					
Fraternal Organization	P		P	P/M ₁	P/M ¹					
Governmental Facility	P		P	P	P	P	P	P		
Hospital				P	P					
Museum				P	P			P		
Park	P		P	P	P	P	P	P		
Philanthropic Organization	P			P	P					
Religious Institution	P		P	P	P					
Utility Facility	P		P	P	P	P	P	P		
Wireless Comm. Tower			C	L	L		L			Sec 14.2
Office Uses										
Bank			P	P	P	P	P		L	• 6,000 sq ft GFA max
Medical Office or Clinic			P	P	P				L	• 6,000 sq ft GFA max
Office			P	P	P	P	P		L	• 6,000 sq ft GFA max
Veterinary Office/Animal Hospital				L	P					• No outdoor pens or runs
Commercial Uses										
Adult Entertainment										
Art Gallery				P	P					
Art Studio			L	L	P	P	P		P	• No outdoor storage or work
Bar or Lounge										
Bed and Breakfast	L		L	L	L					Sec 9.3.1
Building Material Sales					P	P	P			
Cabinet Making/Millwork					P	P	P			
Car Wash					P	P	P			
Commercial Recreation, Indoor				P	P	P	P			

Table 9.J (continued)
Principal Uses Allowed in Inactive Zoning Districts

Uses	A5	B	B1	C1	C2	CW	CW2	GU	JDD	Notes
Commercial Uses (continued)										
Lawn Maintenance Facility				P	P	P	P			
Contractor's Yard					P	P	P			
Convenience Store				P	P	P	P			
Convenience Store with Gasoline Sales/Gas Station				L	P	P	P			<ul style="list-style-type: none"> • Four fueling stations maximum • No car wash facilities
Country Club	P/M ¹		P/M ¹	P/M ¹	P/M ¹					
Day Care, Child or Adult	P		P	P	P					
Dry Cleaner				P	P					
Farmer's Market				P	P					
Film and Sound Production			P	P	P	P	P			
Funeral Home				P	P					
Gaming										
Glass Installation				P	P	P	P			
Health Club				P	P					
Heavy Equipment Sales/Rental and Service					P	P	P			
Hotel/Motel					P					
Kennel					P					
Laboratory					P	P	P			
Laundromat				P	P					
Lawn Maintenance Facility					P	P	P			
Live/Work				P	P					
Manufactured Home Park					L					Sec 4.2.3
Microbrewery/Microdistillery					P	P	P			
Motor Vehicle Repair					P	P	P			
Motor Vehicle Sales/Rental					P	P	P			
Office/Warehouse					P		P			
Parking Facility		P	P	P	P	P	P	P		
Passenger Terminal					P	P	P			
Personal Service Establishment			P	P	P					
Plant Nursery				P	P					
Reception Hall				P/M ¹	P/M ¹					
Recreational Vehicle Park					L					Sec 4.2.4
Research and Development Facility				P	P	P	P			
Restaurant (with alcohol)										
Restaurant (without alcohol)				P	P	P	P			
Retail Sales				P	P	P	P			
Self Storage					P	P	P			
Shooting Range, Indoor						P	P			
Shooting Range, Outdoor/Skeet Shooting Range										

Table 9.J (continued)
Principal Uses Allowed in Inactive Zoning Districts

Uses	A5	B	B1	C1	C2	CW	CW2	GU	JDD	Notes
Commercial Uses (continued)										
Small Equipment Repair				P	P	P	P			
Snowball Stand				P	P					
Stadium					P					
Theater (with alcohol)					P					
Theater (without alcohol)					P					
Trade/Business School				C						
Warehouse Uses										
Cold Storage						P	P			
Freight Terminal						P	P			
Outdoor Storage					L					<ul style="list-style-type: none"> • No outdoor storage within the lesser of any front or corner side yards or 15 ft of any public right-of-way • Requires equivalent of an L3 buffer to screen from streets and adjacent properties
Petroleum Terminal						P	P			
Truck Terminal						P	P			
Vehicle Storage, Wrecked										
Warehouse						P	P			
Wholesale Sales						P	P			
Industrial Uses										
Assembly, Furniture and Electronics					P	P	P			
Assembly, Manufactured Parts						P	P			
Concrete Batching/Mixing										
Food Processing					P					
Miscellaneous Uses										
Airport										
Billboard				P	P	P	P			
Sand and Gravel Mining										

1 Major conditional use permit and license from ABC required in order to serve alcohol.

Section 9.3 Limited Uses

The purpose of this section is to establish additional regulations that apply to uses that are considered to be permitted, subject to the additional requirements identified.

Section 9.3.1 Bed and Breakfast

Bed and Breakfasts may be established subject to the requirements identified below:

- A. Shall be located in an owner-occupied structure that is at least 50 years old or that is located in a designated historic district or at a designated historic landmark; and,

- B. Shall have no more than ten guestrooms.

Section 9.3.2 Country Club

Country clubs may be established subject to the requirements identified below:

- A. Shall be located on sites of at least five acres; and
- B. Parking areas shall be no closer to side or rear property lines than 50 feet.

Section 9.3.3 Equestrian Facility

Equestrian Facilities may be established subject to the following requirements:

- A. Shall not be located in any recognized residential subdivision; and,
- B. Shall require a minimum of one acre for the first horse, mule, or donkey plus a minimum of ½ acre for each additional horse, mule, or donkey.

Section 9.3.4 Farmer's Market

Farmer's markets may not be established in recognized residential subdivisions.

Section 9.3.5 Manufactured Home

Manufactured Homes may be located on a parcel or tract subject to the requirements identified below:

- A. Shall have no more than one such home on a parcel or tract;
- B. Shall be located on parcels with 100 feet of frontage on a Parish-maintained road or be located on a parcel with dedicated access through a recorded instrument to a Parish-maintained road that is no more than 200 away from the property; and,
- C. Shall be located at least 100 feet from the street and 25 feet from abutting properties unless the property owner has the signed and notarized consent of the abutting property owner to place the home closer to the property line; however, this signed and notarized consent shall not permit the home to be located within five feet of the property line.

Section 9.3.6 Short-Term Rental (Owner Occupied)

Short Term Rentals may be established subject to the requirements identified below:

- A. No person or entity shall operate or advertise a short-term rental without the owner of the property first having registered to remit sales, use and occupancy taxes or use an online platform registered to remit sales, use and occupancy taxes;
- B. Shall limit rental to one bedroom less than the total in the dwelling unit;
- C. Shall be owner occupied (Proof of Homestead Exemption) with owner present on property at the same time as the rental occupants;

D. Short-term rentals operating prior to adoption of these regulations providing evidence demonstrating operation which is satisfactory to the Planning Director and Parish Attorney, are allowed to continue with the limitations below:

1. Must obtain or show proof of an occupational license to remit sales, use and occupancy taxes or prove a registered online platform is utilized to remit sales, use and occupancy taxes; and,
2. No expansion of the use is allowed.

E. Short-term rentals shall lose the ability to operate if three violations are reported and adjudicated during one year. Any future operation must adhere to A, B, and C above after one year of the third violation.

Section 9.4 Conditional Uses

The purpose of this section is to establish additional regulations that apply to uses that require a conditional use permit.

Section 9.4.1 Bed and Breakfast

Bed and Breakfasts may be established subject to the requirements identified below:

- A. Shall be located in an owner-occupied house that is at least 50 years old or that is located in a designated historic district or at a designated historic landmark;
- B. Shall have no more than four guestrooms; and,
- C. Shall have frontage on a street designated on the Major Street Plan if located in a recognized residential subdivision that is not a designated historic district or landmark.

Section 9.4.2 Day Care, Child or Adult

Day Cares may be established subject to the requirements identified below:

- A. Shall not be located in a recognized residential subdivision;
- B. Shall not serve more than ten individual people;
- C. Shall provide a six foot wooden fence between any outdoor recreation areas and abutting residential properties; and,
- D. Shall be located in an owner-occupied house.

Section 9.4.3 Equestrian Facility or Stable

Equestrian Facilities may be established subject to the following requirements:

- A. Shall not be located in any recognized residential subdivision; and,
- B. Shall require a minimum of one acre for the first horse, mule, or donkey plus a minimum of ½ acre for each additional horse, mule, or donkey.

Section 9.4.4 Home Occupation

Home Occupations may be established subject to all the following requirements:

- A. Visits must occur between 7:00 am and 7:00 pm and must be by appointment only.
- B. A minimum of one individual must occupy the dwelling as their primary place of residence.
- C. No signage shall be erected.
- D. Nothing shall be done to make the building appear in any way as anything but a dwelling.
- E. Minimum lot area of 22,500 square feet.
- F. Not allowed in a recognized residential subdivision.

Section 9.4.5 Short-Term Rental (Non Owner Occupied)

Short Term Rentals may be established subject to the requirements identified below:

A. No person or entity shall operate or advertise a Short-Term Rental without the owner of the property first obtaining an permit issued by the Division of Permits and Inspection, and an occupational license to remit sales, use and occupancy taxes or use a registered online platform is utilized to remit sales, use and occupancy taxes;

Permit is valid unless the short-term rental ceases operation for 1 year

B. Total occupancy shall be two persons per bedroom plus two; and

C. One parking space for each bedroom(s) used for short term rental or an Alternative Motor Vehicle Parking Arrangement is approved.

D: The short-term rental operating prior to adoption of these regulations are required to adhere to A, B, and C above within 9 months of adoption of these regulations.

E: Short-term rental shall lose the ability to operate if three violations are reported and adjudicated during one year. Any future operation must adhere to A, B, and C above after one year of the third violation.

Section 9.4.5 6 Sand and Gravel Mining

Sand and Gravel Mining may be authorized subject to the following requirements:

- A. A minimum of five contiguous acres shall be required.
- B. All excavation of dirt, sand, or gravel shall be at least:
 - 1. One thousand (1,000) feet from any residential dwelling;
 - 2. Three hundred (300) feet from any road right-of-way;

3. One hundred (100) feet from any designated Wild and Scenic River or any tributary to a designated Wild and Scenic River;
 4. Fifty (50) feet from any abutting property lines, though this distance may be reduced to 25 feet if the neighboring property owner does not object; and,
 5. Outside any designated floodway.
- C. All sorting, crushing, loading, and equipment storage shall be located at least 300 feet from any residential dwelling or road right-of-way.
 - D. Scales and related equipment shall be located at least 100 feet from any road right-of-way.
 - E. A street yard buffer equivalent to an L4 buffer (without a wall) shall be required to ensure screening of all mining operations from the street. Existing vegetation, if preserved, may be used to meet this requirement.
 - F. The entire area proposed for mining operations shall be fenced for security.
 - G. All access roads shall be maintained with a dust-free surface for a distance of 100 feet from any road right-of-way or adjacent property lines.
 - H. An area on the site, located at least 50 feet from any abutting property line, shall be designated for the storage of topsoil removed during mining operations so that the soil is available for use in the reclamation of the site.
 - I. Excavation activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.
 - J. A reclamation plan, showing how the area of excavation will be restored with slopes no greater than 4:1 (four feet horizontal to one foot vertical) upon cessation of mining and providing a plan for revegetation of the site, shall be provided as part of any application.
 - K. A bond in the amount of \$500 per acre of the area proposed for excavation to ensure reclamation of the site shall be provided to the Planning Commission offices if the use permit is approved before any excavation activity is begun.
 - L. The site shall be subject to inspection at least twice annually to ensure compliance with the approved use permit. If the inspection indicates noncompliance, a stop work order shall be issued and the bond forfeited in addition to any other penalties that might be pursued by the Parish.

Sand and gravel mining operations previously authorized through the approval of a Natural Resource Overlay District shall be considered as conforming to the requirements below provided that they operate in a manner conforming with the site plan approved as part of their original approval.

Section 9.4.67 Snowball Stand

Snowball Stands may be established subject to the requirements identified below:

- A. Shall not be located in a recognized residential subdivision unless the property has frontage on a street designated on the Major Street Plan;
- B. Shall have only one wall sign no larger than 20 square feet in area per street frontage; and,
- C. Shall offer no products for sale other than snowballs.

Section 9.5 Accessory Uses and Structures

The purpose of this section is to provide general regulations, applicable to all Zoning Districts, for those use and structures that are customarily incidental and subordinate to the principal use of a property and located on the same zoning lot.

Section 9.5.1 Standards Applicable to All Uses

The standards identified below shall apply to all accessory uses and structures unless alternative standards are identified as being applicable to a specific accessory use or structure.

A. Requires Principal Use

1. Accessory uses may not be established prior to the establishment of a principal use on the property, with the exception that community gardens may be located on vacant lots with the consent of the property owner.
2. Accessory structures may not be erected prior to the erection of a principal building on any property, with the following exceptions:
 - a. Fences;
 - b. Construction and sales offices during the course of development; or
 - c. On Rural zoned properties that are two or more acres in area.

B. Location

1. Any accessory structure less than ten feet from the principal building on a property shall be considered as part of the principal building and shall not encroach into any setbacks required for the principal building.
2. On properties used for residential purposes, accessory uses and structures located more than ten feet from the principal building shall be located in a rear yard and may not encroach into any required rear or side yard setbacks, unless the structure is less than 14 feet in height, in which case it may be located as close as two feet from a side lot line and five feet from a rear lot line.
3. On properties used for office purposes, accessory uses and structures located more than ten feet from the principal building shall be located in a rear yard and at least two feet from a side or rear lot line and outside of any required buffers.

C. Maximum Size

Other than in the REA and Rural districts, no accessory structure on a residentially used property may occupy more than 30 percent of the rear yard or exceed 1,000 square feet in area.

Section 9.5.2 Standards Applicable to Specific Accessory Uses and Structures

A. Accessory Dwellings

1. Where permitted

Accessory dwellings may be permitted on lots that are developed with a single family home in the A2, A2.7, A3.1, A3.2, A3.3, A4, A5, NO and NC zoning districts.

2. Maximum number

Only one accessory dwelling may be permitted on a lot.

3. Location

Accessory dwellings shall be located in rear yards at least ten feet from all rear and side lot lines and outside any required buffers.

4. Process

A conditional use permit shall be required to locate an accessory dwelling on any parcel.

B. Community Garden

A community garden may be established on any parcel provided that the owner of the property consents to its establishment.

C. Farm Stand

A farm stand may be established on any parcel where Agriculture is a permitted use, but may only sell the product(s) produced on the site.

D. Fences and walls

1. Material

a. Chain link fences may be permitted in all areas of the parish other than the Downtown character area.

b. Electric and barbed wire fences may be permitted in the Rural character area for the purpose of controlling livestock.

c. Concertina wire fences shall be prohibited throughout the parish.

d. Walls containing more than 50 percent exposed standard concrete masonry blocks shall not be allowed, whether painted or not.

2. Height

- a. Fences or walls greater than four feet in height may not be located within any front or corner side yard unless the fence or wall is less than 30 percent solid, providing a minimum of 70 percent transparency.
 - b. Fences and walls may be as much as eight feet in height if located outside of any required front yard or corner side yard and set back at least five feet from any sidewalk or 15 feet from the edge of the street, whichever is more, and outside of any required sight triangle.
 - c. Chain link fences up to ten feet in height may be permitted in M zoning districts.
 - d. Open wire fences up to ten feet in height may be permitted around recreational facilities such as tennis and badminton courts.
3. Location
Fences or walls may not be located within any required drainage, utility or similar servitude without the consent of the entity in whose favor the servitude has been granted.
- E. Garage Sales
Up to three such sales may occur in any 12 month period on any residentially used property.
- F. Home Office
A home office may be allowed on any residentially used property subject to the following limitations:
- 1. No retail use may be established that could result in customers coming to the property;
 - 2. No signage shall be erected;
 - 3. No person other than a resident of the dwelling shall be employed;
 - 4. Nothing shall be done to make the building appear in any way as anything but a dwelling; and,
 - 5. Only mechanical equipment typically associated with use in a single family dwelling shall be used for the business.
- G. Portable Storage Containers
- 1. Portable storage containers may be placed on a residentially used property for a maximum of 30 days, provided that all building setback requirements are met, unless the property has valid building permits, in which case the container may remain on the property so long as the building permits remain valid, or in the event of extenuating circumstances such as a fire, flood, or hurricane.
 - 2. Portable storage containers may be placed in the front yard of a residentially used property for a period not to exceed 15 days, provided that at least seven days have elapsed since the last 15 day period during which a portable storage container was located on the property. This exception shall only be applied three times in any 12 month period on any given property.

3. All portable storage containers shall display a permit not to exceed one square foot in area that is clearly visible from the right of way that includes the container identification number, date of its placement on the property, date that removal will be required, and a local telephone number.