



ARTICLE 2

DISTRICTS



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Article 2. Districts

Summary: this Chapter establishes the zoning districts for the City of Lafayette, the regulations that apply to each district, and a comprehensive list of uses (the “Use Table”).

⇔ *Technical standards such as how building height and setbacks are measured, how buildings relate to utility easements, development in required setbacks, and development on substandard rights of way, are addressed in **Article 3**.*

89-6 Generally

(a) To promote the public health, safety, morals, and general welfare of the community, the City of Lafayette is divided into the following districts:

District	Cross-Reference	PlanLafayette Future Land Use
“A” Agricultural	89-8	Rural / Agriculture. ⇔ <i>Buffer and building design requirements of Article 4 apply if the area is not zoned.</i>
“RS-1” and “RS-2” Residential Single-Family	89-9	Residential
“RM-1” and “RM-2” Residential Mixed	89-10	Mixed Residential
“MN-1,” “MN-2” and “MN-3” Mixed-Use Neighborhood	89-11	Transitional Mixed-Use
“MX-1” and “MX-2” Mixed-Use Center	89-12	Mixed-Use Center
“D” Downtown	89-13	Mixed-Use Center
“CM-1” and “CM-2” Commercial Mixed	89-14	Commercial / Office
“CH” Commercial Heavy	89-15	Commercial / Office
“IL” Industrial Light	89-16	Office / Industrial
“IH” Industrial Heavy	89-17	Office / Industrial
“PD” Planned Development	89-18	Any of the above
“PI-L” and “PI-H” Public/Institutional	89-19	Any of the above & Public Park

- (1) The RS, RM, MN and CM districts each have subdistricts (e.g., RS-1, RS-2). The uses allowed in a district are consistent across subdistricts, whereas dimensional and development standards differ.
- (2) The MN, CM and CH districts include alternative development types, labeled “A” and “B.” **Development Type “A”** provides for urban-type development, with reduced landscaping and parking requirements but increased frontage buildout requirements. **Development Type “B”** provides for more conventional, suburban-type development, with greater parking, landscaping and green infrastructure requirements to accommodate vehicular access and to mitigate the impacts of paved surfaces and buildings. The



following criteria determine whether an application is required to use Development Type “A” or “B”:

<p>Parking <i>(on-street on adjoining streets that provide direct access to the property)</i></p>	Any street includes on-street parking or has the capacity for on-street parking.
<p>Speed limit <i>(adjoining streets that provide direct access to the property)</i></p>	≤ 35 mph
<p>Street Classification <i>(adjoining streets that provide direct access to the property)</i></p>	All streets are classified as minor arterials or collectors, or are local streets.
<p>Mix of Uses¹</p>	There is at least one Residential, Commercial/Mixed-Use, and Public/Civic/Institutional use within a quarter mile of the property. These uses are those classified by the use table within the labeled Use Category (§Table 89-21-1).
<p>Density²</p>	There are residential uses other than dwelling, single-family detached within a quarter mile of the property.

¹When determining “Mix of Uses,” a quarter-mile is measured as the distance a person walks or drives from the nearest point of the subject property line to the nearest point of the second property line.

²When determining “Density,” a quarter-mile is measured as the radius from the centroid of the subject property.

Sites that meet all five (5) of the criteria above shall be required to use development type “A” unless otherwise determined by the Board of Zoning Adjustment. Sites that do not meet all five (5) of the criteria above may use either Development Type “A” or Development Type “B.”

(b) Notwithstanding any setback established by this Article, buildings adjacent to substandard streets may be subject to additional setbacks (see Article 3, §89-38).

(c) Private Roads and Driveways. A Private Road or driveway shall be accessory to the principal use of the parcel or lot upon which the same is located. Where a Private Road or driveway is the principal use of a parcel or lot, the use of such Private Road or driveway shall be concordant with the zoning district of the property upon which the Private Road or driveway is located. Accordingly, a Private Road or driveway located on property zoned RS shall not be trafficked except for traffic accessory to uses permitted in the RS district. Notwithstanding the forgoing, traffic, accessory to uses permitted in the RS district, shall be permitted on Private Roads and driveways located within the RM district; traffic, accessory to uses permitted in the RS and RM districts, shall be permitted on Private Roads and driveways located within MN, CM and CH;



and traffic, accessory to uses permitted in CH and PI districts, shall be permitted on Private Roads and driveways located with IL and IH districts.

89-7 Zoning Map

- (a) The boundaries of the zoning districts are shown on a separate instrument referred to as the zoning map of the Lafayette Consolidated Government (LCG). The Official Zoning Map is maintained as an electronic map layer by the LCG Geographic Information Systems (GIS) application maintained by Development and Planning Department (“DPD”). The official copy of the electronic version of the Official Zoning Map shall be recorded onto permanent media to ensure the electronic information is protected.
- (b) The map, together with all of its notations, references, and other information, is a part of this Chapter and has the same force and effect as if fully set forth or described in the text.

89-8 “A” Agricultural

Purpose: the “A” Agricultural district implements the Rural/ Agriculture future land use category of PlanLafayette by creating a district for land that is principally agricultural or natural in character. The area has low residential densities, and commercial areas are small in scale and either buffered from residential uses or integrated with a conservation design development. This district is applied on a voluntary basis at the request of a property owner, or as part of an area plan. Property owners have the option to build on a lot by lot basis, or to use a conservation subdivision option. Unzoned unincorporated areas that are not subject to the “A” district are subject to the landscaping, buffering and screening standards in Article 3.



(a) **Permitted Uses.** See § 89-21.

(b) **Dimensional Standards**

		Option 1	Option 2
Lot Requirements			
1	Lot size (<i>min</i>)	20 acres	n/a
2	Lot coverage (<i>max</i>)	2%	n/a
3	Lot frontage (<i>min</i>)	100'	50'



Setbacks (principal buildings)			
4	Front / corner street	30'	20'
5	Side	10'	5'
6	Rear	40'	20'

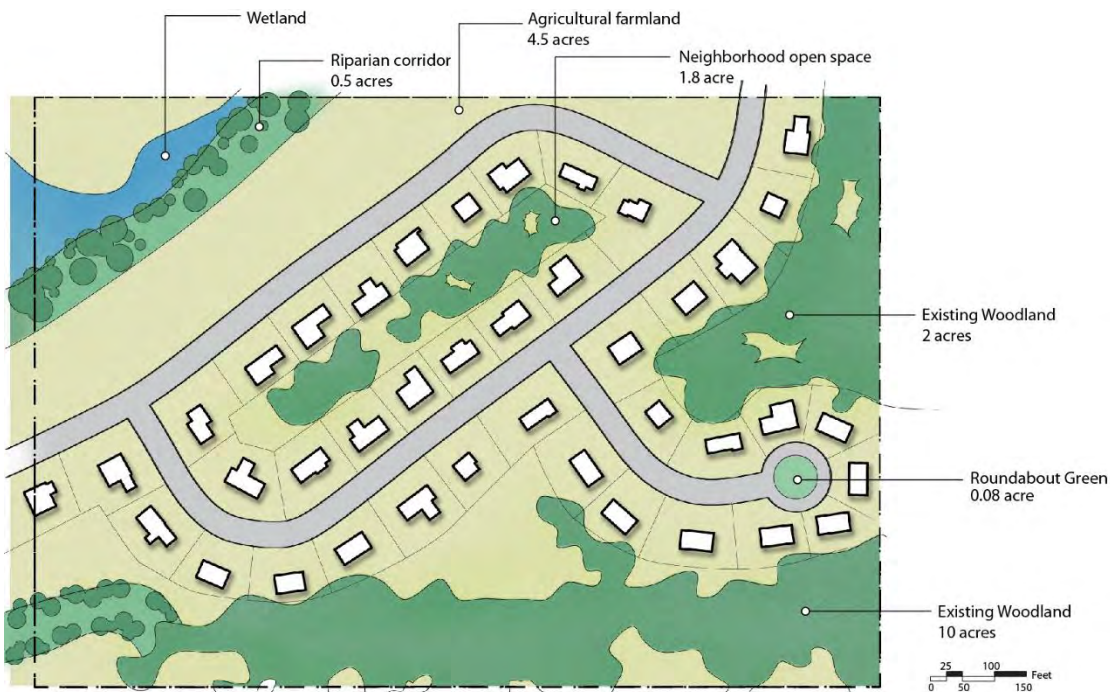
Bulk Plane (⇔ See 89-27)		
7	From RS district boundary	3 stories for the first 200' from the front, side or rear setback line or boundary of a conservation development (see subsection (c)). This requirement does not apply beyond 200' from the setback or development boundary line.

Notes:

- (1) **Option 1** refers to development on an individual lot, except as provided below. **Option 2** refers to conservation design.
- (2) Lot size, coverage and frontage do not apply to Public/Civic/Institutional uses.

(c) Conservation Design

Purpose: a conservation subdivision is a development option that preserves agricultural land, natural resources, and rural character. The standards provide for low development impacts, while providing design flexibility and eliminating standards that would require unnecessary consumption of land. The site characteristics conserve important site features such as open space networks and contiguous woodland habitats adjacent to other existing open space tracts. The site design should encourage connectivity between environmental characteristics of adjacent properties and provide a continuous open space network between the proposed development layout and the adjacent properties. Intermodal trails which provide a link to adjacent properties as an enhancement of recreational opportunities are encouraged. Because the development standards are flexible, development costs per lot are significantly lower than conventional options, and lot yield is typically higher. Conservation street designs are provided in Article 3 of this Chapter.





(1) **Lot Yield.** The number of lots that may be developed under a Conservation Design approach are based on –

- a. A maximum density of **1 dwelling unit per 5 acres**. To maintain design flexibility and to maximize open space and rural character, minimum lot size requirements do not apply, and
- b. The conservation areas provided (see subsection (2), below).

(2) **Conservation Areas**

a. **Amount.** As a baseline, at least **60%** of the site shall be preserved as conservation areas. This percentage establishes a baseline requirement that is adjusted based on the quality and value of the conservation space, based on conservation units (see below).

- 1. Determine the number of conservation units within the conservation areas as follows:

Type of Conservation Area <i>(defined in Article 3)</i>	Conservation Units
Woodland	1.15
Floodplain or Wetland (not within a riparian corridor)	1.0
Agriculture land	1.0
Riparian Corridor	1.25
Other	0.9
Areas of up to 5 acres that are not part of contiguous conservation areas	0.65

- 2. Determine the **conserved portion of the development** as follows:

$$C = S * (0.6 \times U), \text{ where}$$

C = conserved portion of the development

S = site area (prior to subdivision)

U = conservation units

b. **Excluded Areas.** The following areas do not qualify as conservation units:

- 1. Stormwater detention areas or artificial water bodies;
- 2. Septic recovery areas, except as provided in subsection 89-8(c)(2)(d); or
- 3. Lawns or planted areas located on private lots.

c. **Agricultural Land.**

- 1. Farm structures shall be retained whenever possible.
- 2. The subdivision or development layout shall retain existing farm operations within the conservation area.

d. **Stormwater Management and Septic Areas.**

- 1. Septic recovery areas and stormwater management facilities may be counted as part of a conservation area if –



- A. The area is maintained by the homeowners' association; and
- B. The applicant demonstrates, by a report submitted by a registered professional engineer, that:
 - i. there is no adverse impact to the character of that area of land, such as –
 - ii. increased runoff, or
 - iii. impairment of water quality, or
 - iv. a decrease in existing tree cover, and
 - v. the developed area of the site is inadequate to accommodate these facilities.
- 2. Dry ponds with associated steep slopes, dams, mowed areas, fencing or unsightly overflow structures do not count toward the required conservation area.
- 3. Farm ponds, bioretention ponds, naturally contoured ponds and wet ponds with wetland edges and no visible structures may count as part of a conservation area.
- 4. Septic recovery areas may count as part of a conservation area if -
 - A. They are maintained by the homeowners' association, and
 - B. designed so that they are visually integrated with the existing landscape.

Examples:



Bioretention area included in common open space (counts toward conservation area)



Typical dry pond (does not count toward conservation area)

(3) Preservation of Conservation Areas. See § 89-40(e).

(4) Continuity of Conservation Areas.

- a. Fragmentation of the conservation area into small, irregularly shaped conservation parcels and lots is prohibited.
- b. Naturally contiguous conservation areas shall not be divided for the sole purposes of obtaining allowable density.
- c. Conservation areas shall connect with existing and potential conservation areas on abutting sites to encourage corridors of compatible site characteristics, unless it is found to be impractical due to topography, spacing or existing natural barriers.



89-9 “RS” Residential Single-Family

Purpose: the “RS” districts implement the Residential future land use category of PlanLafayette by providing for predominantly detached, single family neighborhoods. The dimensional standards accommodate a variety of densities and lot sizes.



(a) **Permitted Uses.** See §89-21.

(b) Dimensional Standards

Lot Requirements		RS-1	RS-2
1	Lot size (<i>min</i>)	6,000 sf	4,000 sf
2	Open space (<i>min</i>)	20%	15%
3	Lot Frontage (<i>min</i>)	30'	n/a
Setbacks (<i>principal buildings</i>)			
4	Front street (<i>min</i>)*	20'	5'
5	Side (<i>min</i>)	5'	3'
6	Rear (<i>min, common lot line</i>)	10'	10'
7	Rear-alley (<i>min</i>)	3'	3'
Bulk Plane (<i>↔ See 89-27</i>)			
8	From RS district boundary or another RS zoned lot or parcel	3 stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line.	

↔ Refer to Article 3 for rules and measurement of building height, lots, and setbacks.

* For corner lots, see §89-38(c)(6)(g)

- (1) Required front, side, and rear setbacks must be planted in grass or other planting except for required ingress and egress.
- (2) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3, § 89-38).
- (3) Non-residential uses in the RS district are subject to the same standards as residential uses, except as provided in Article 5.
- (4) For any subdivision of 3 or more lots zoned RS-2 with lot widths less than 40 feet, an alley will be required and access must be provided by that alley. Lot widths greater than or equal to 40 feet can be serviced by alleys and/or driveways. Notwithstanding the foregoing, in the discretion of the Administrator, the use of driveways is permissible as an alternate to the alley requirement where feasible and aesthetically appropriate.
- (5) For wedge-shaped lots or lots fronting on a cul-de-sac, the minimum lot frontage in RS-1 shall be 25'.



89-10 “RM” Residential Mixed

Purpose: the “RM” districts implement the Mixed Residential and Residential future land use categories of PlanLafayette by providing for a wide range of housing types, from single-family detached units to apartments. The dimensional standards accommodate a variety of densities and lot sizes.



(a) **Permitted Uses.** See § 89-21.

(b) Dimensional Standards

Lot Requirements		RM-1	RM-2
1	Lot size (<i>min</i>)	n/a	n/a
2	Open space (<i>min</i>)	20%	15%
Setbacks (<i>principal buildings</i>)			
3	Front / corner street (<i>min</i>)	5'	5'
4	Side (<i>min</i>)	n/a	n/a
5	Rear (<i>min-common lot line</i>)	10'	10'
6	Rear-alley (<i>min</i>)	3'	3'
Bulk Plane (↔ See 89-27)			
7	From RS district boundary	3 stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line bordering the RS district.	

(1) Maximum Density for attached or zero lot line (dwelling units per gross acre) is as follows:

District	Density (max)
RM-1	25
RM-2	42

(2) Notwithstanding that there is no minimum lot size in the RM zoning district, each detached Single-Family Residence in the RM zoning district shall be subject to a minimum lot size of 3,000 square feet, and each detached Single-Family Residence in the RM-2 zoning district shall be subject to the same alley requirements as the RS-2 zoning district.

(3) Building entrances shall face the street or an interior courtyard, except for interior units that are screened from the street by street facing buildings. The rear of buildings shall not face the street.



89-11 “MN” Mixed-Use Neighborhood

Purpose: the “MN” district –

- implements the Transitional Mixed-Use future land use category of PlanLafayette,
- provides an opportunity to establish neighborhood retail, convenience, service, office, and institutional uses in the Residential and Mixed Residential categories,
- provides a transition between residential areas and more intense commercial corridors, and
- provides opportunities for pedestrian access between residential and commercial areas.

Each district has type “A” (urban) and type “B” (suburban) development types, as described and permitted in [§ 89-6](#).



(a) Permitted Uses. See [§ 89-21](#).

(b) Dimensional Standards.

Development Type	MN-1		MN-2		MN-3	
	A	B	A	B	A	B
Lot Requirements						
1 Lot size (<i>min</i>)	n/a	n/a	n/a	n/a	n/a	n/a
2 Density (<i>max</i>)	17	17	n/a	25	n/a	30
<i>* applies to mixed-use or residential uses only</i>						
3 Open space (<i>min</i>)	n/a	15%	n/a	10%	n/a	15%
Setbacks (<i>principal buildings</i>)						
4 Front / corner street (<i>min</i>)	n/a	n/a	n/a	n/a	n/a	n/a
5 Front / corner street (<i>max</i>)	20'	n/a	20'	n/a	15'	65'
6 Frontage buildout (<i>min</i>)	65%	n/a	75%	n/a	90%	65%
7 Side (<i>min</i>)	n/a	n/a	n/a	n/a	n/a	n/a
8 Rear-common property line or alley (<i>min</i>)	5'	5'	5'	5'	5'	5'
Height (<i>↔ See 89-27</i>)						
9 Bulk Plane (<i>from RS boundary</i>)*	n/a	2	n/a	3	n/a	3
10 Building Height (<i>max stories</i>)	3**	n/a**	4	n/a	5	n/a

*The Bulk Plane number above indicates the maximum stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line bordering the RS district.



**The max Building Height in MN-1 A or B for Apartment Hotels and Multi-family housing types on a lot that abuts an RS zoning district shall be 2 stories.

- (c) Whenever a setback greater than the maximum setback established by this Section is required under § 89-38(e), the setback requirements of § 89-38(e) shall supersede the maximum setback established in this Section. In that case, the setback required under § 89-38(e) shall be the maximum setback.
- (d) In the MN district, no sound shall be amplified outside of the confines of a building.
- (e) Drive-in and drive-through establishments are subject to Article 5, § 89-80.
- (f) For frontages on Minor Arterials, Collectors, or local streets: if the width of the front lot line is one hundred (100') feet or less, the buildout requirement is reduced by ten (10%) percentage points.
- (g) For frontages on Major Arterials: the frontage buildout requirement is reduced to 40% for corner lots.
- (h) For a single-family detached dwelling, the minimum setbacks shall be subject to the same minimum setbacks as the “RM” Residential-Mixed zoning district.
- (i) Corner lot developments will use highest classified road, as determined by LCG, when determining frontage buildout and setback requirements.
- (j) A detached Single-Family Residence in the MN zoning district shall be subject to a minimum lot size of 3,000 square feet.



89-12 “MX” Mixed-Use Center

Purpose: the “MX” districts implement the Mixed-Use Center future land use category of PlanLafayette for centers outside of Downtown. This includes a wide range of commercial, institutional and residential uses, and development design and intensity that supports walkable streets and transit. MX districts are part of approved mixed-use centers (MUCs) (see § 89-28). The MX district is divided into subdistricts based upon the development context, and the location of a lot on an “A” or “B” Street.

- ⇔ See Article 3, § 89-28 (Mixed-Use Center Design Standards) for processes and standards for designating mixed-use centers and master plan elements such as MX subdistricts and “A” and “B” streets.
- ⇔ See Article 3, § 89-29 (Mixed-Use Building Standards) for building design standards that are referenced in this section. These include minimum buildout, entryways, façade design, and architectural features.

(a) Permitted Uses. See § 89-21.

(b) Dimensional Standards

- (1) Generally.** This section establishes dimensional standards for each MX district. These standards are keyed to the standards defined in § 89 – 28 Article 3, § 89-29. For development that is subject to a Master Site Plan and a development agreement, the LCG may designate the applicable dimensional standards in the development agreement.
- (2) MX-1.** MX-1 provides a high level of density, intensity and design to reflect the more urban character of Mixed-Use Centers in the LCG’s established neighborhoods.

Setbacks (principal buildings)		
1	Front / corner street (min)	n/a
2	Front / corner street (max)	15’
3	Frontage buildout (min)	90%
4	Side (min)	n/a
5	Rear-alley or common lot line (min)	n/a
Bulk Plane (⇔ See 89-27)		
6	From RS district boundary	3 stories for the first 12’ from the front or rear setback line, then 1 additional story for each additional 12 feet from the setback line. This requirement does not apply beyond 60’ from the setback line.

- (3) MX-2.** MX-2 provides an opportunity for mixed-use development in the edges of the City, or for projects that annex to the City, at a lower scale and intensity than MX-1.

Setbacks (principal buildings)		
1	Front / corner street (min)	n/a
2	Front / corner street (max)	25’
3	Frontage buildout (min)	70%
4	Side (min)	n/a
5	Rear-alley or common lot line (min)	n/a



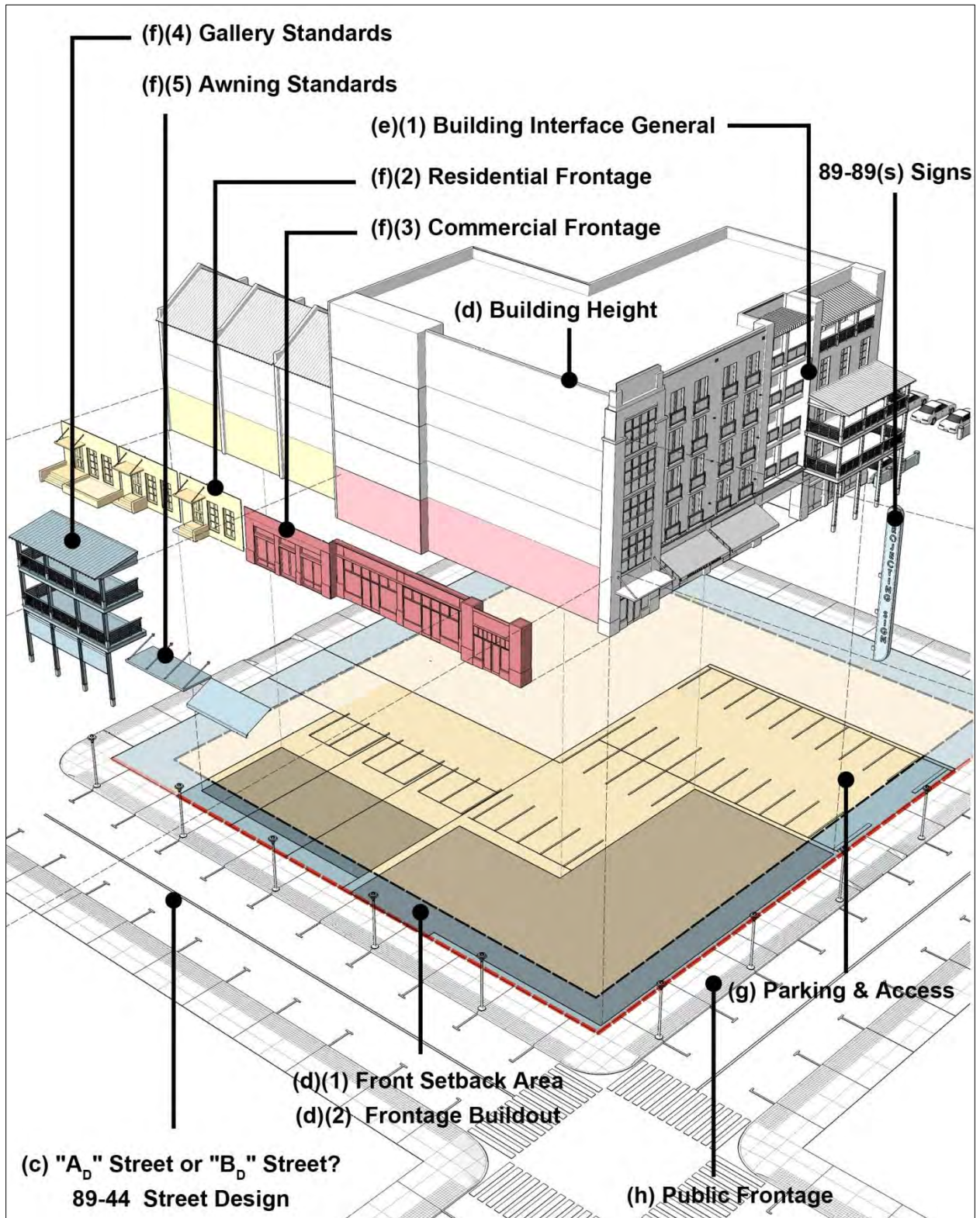
Bulk Plane (↔ *See 89-27*)

- | | | |
|---|---------------------------|--|
| 6 | From RS district boundary | 3 stories for the first 20’ from the front or rear setback line, then 1 additional story for each additional 20 feet from the setback line. This requirement does not apply beyond 100’ from the setback line. |
|---|---------------------------|--|



89-13 "D" Downtown

Purpose: the "D" district implements the Mixed-Use Center future land use category of PlanLafayette. This provides the highest density and intensity in the City and Parish, and preserves its unique character and function.



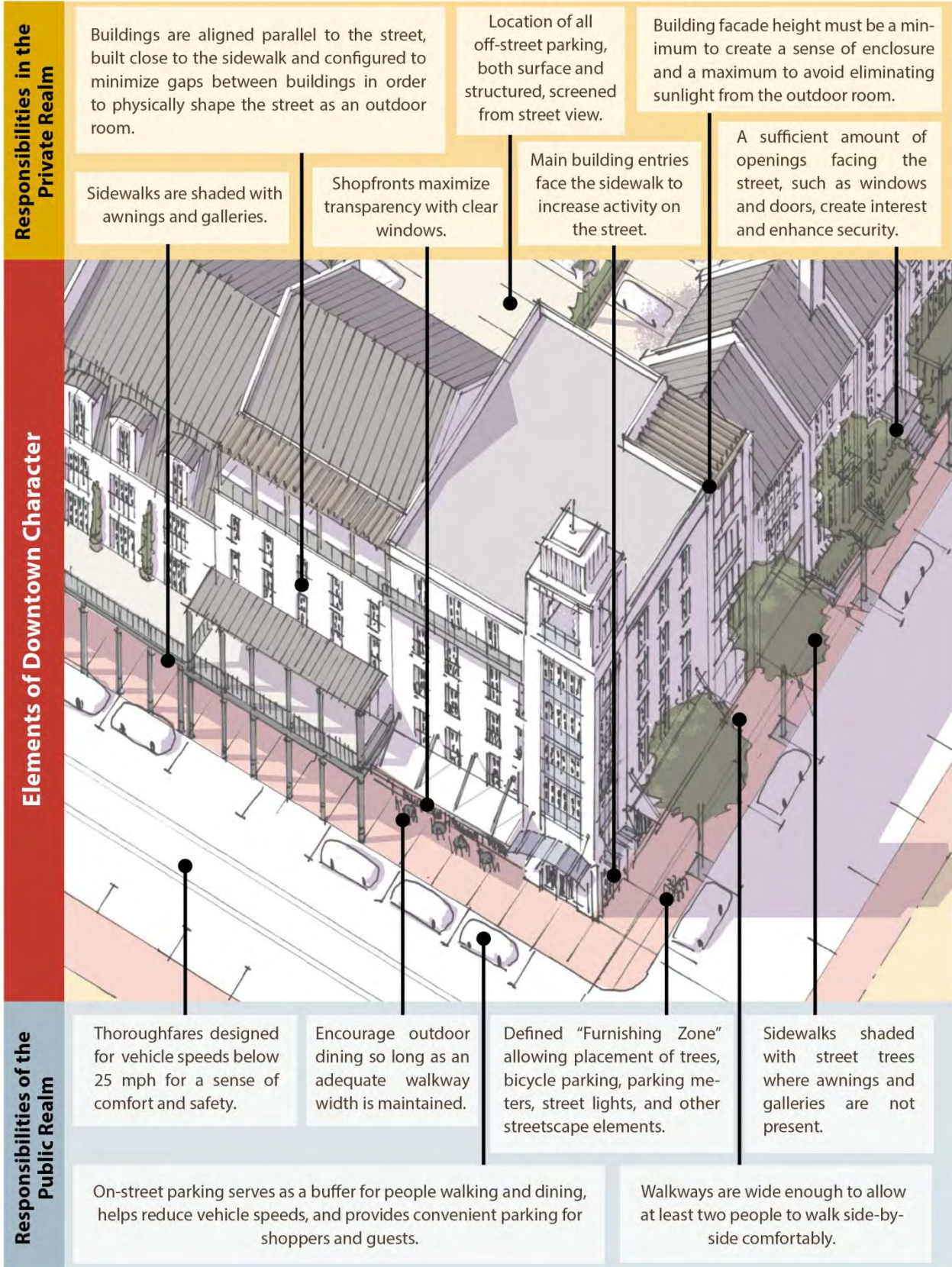


(a) **Permitted Uses.** See § 89-21.

(b) **General Provisions**

(1) Intent

- a. To provide development standards that enhance and protect the core downtown amenities of vibrancy as characterized by human activity and interaction; convenience to one's daily needs; and public space as defined by high quality outdoor rooms.
- b. To ensure the appropriate character and function for private property having the following characteristics:
 1. Buildings are aligned parallel to the street, built close to the sidewalk, and configured to minimize gaps between buildings in order to physically shape the street as an outdoor room.
 2. Sidewalks are shaded with awnings and galleries.
 3. Shopfronts maximize transparency with clear windows.
 4. Location of all off-street parking, both surface and structured, screened from street view.
 5. Main building entries face the sidewalk to increase activity on the street.
 6. Building Facade height must be a minimum to create a sense of enclosure and a maximum to avoid eliminating sunlight from the outdoor room.
 7. A sufficient amount of openings facing the street, such as windows and doors, create interest and enhance security.
- c. To ensure the appropriate character and function for the public realm having the following characteristics:
 1. Thoroughfares designed for vehicle speeds not to exceed 25 mph for a sense of comfort and safety.
 2. Encourage outdoor dining so long as an adequate walkway width is maintained.
 3. Defined “Furnishing Zone” allowing placement of trees, bicycle parking, parking meters, street lights, and other streetscape elements.
 4. Sidewalks shaded with street trees where awnings and galleries are not present.
 5. On-street parking serves as a buffer for people walking and dining, helps reduce vehicle speeds, and provides convenient parking for shoppers and guests.
 6. Walkways are wide enough to allow at least two people to walk side-by-side comfortably.

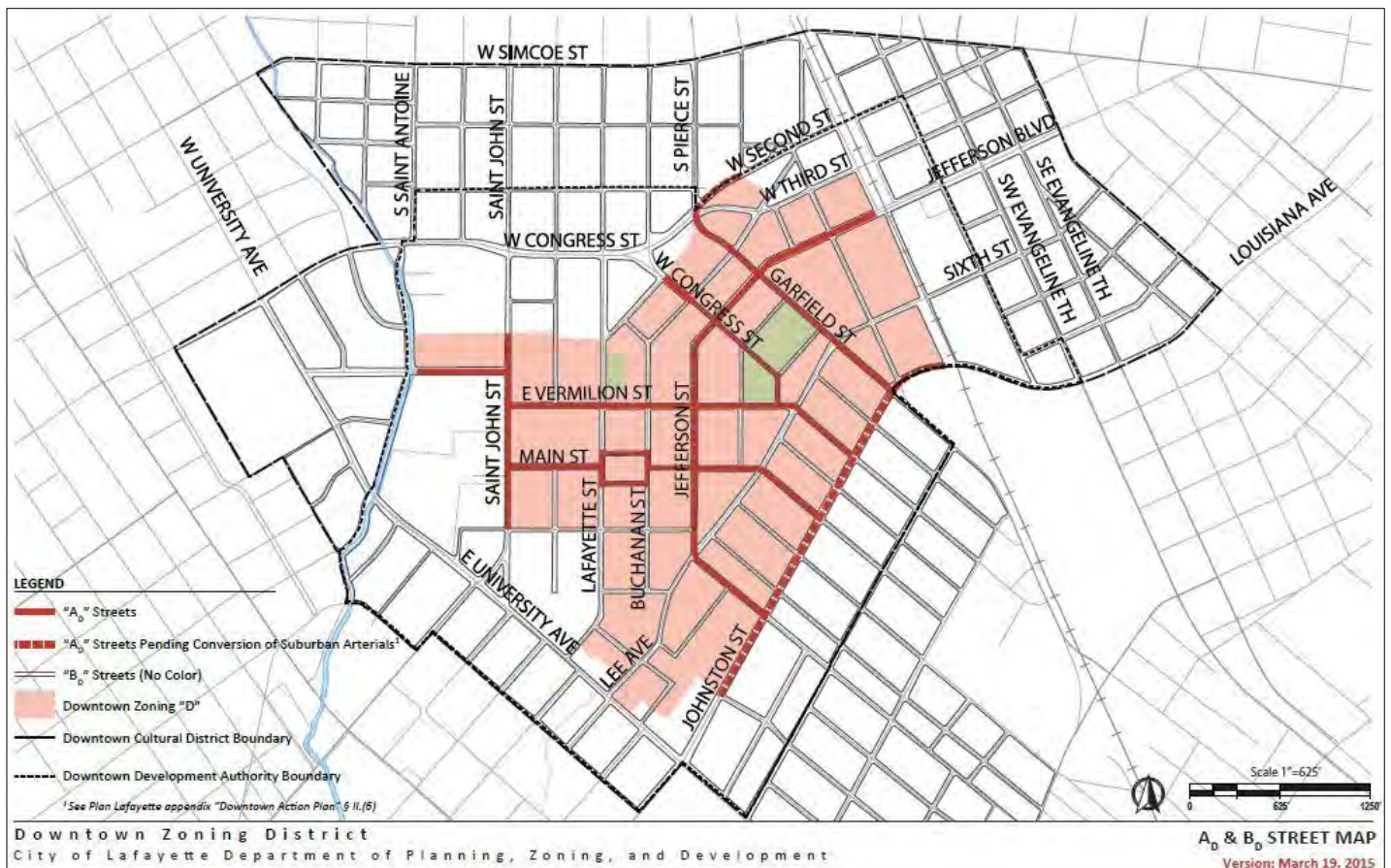


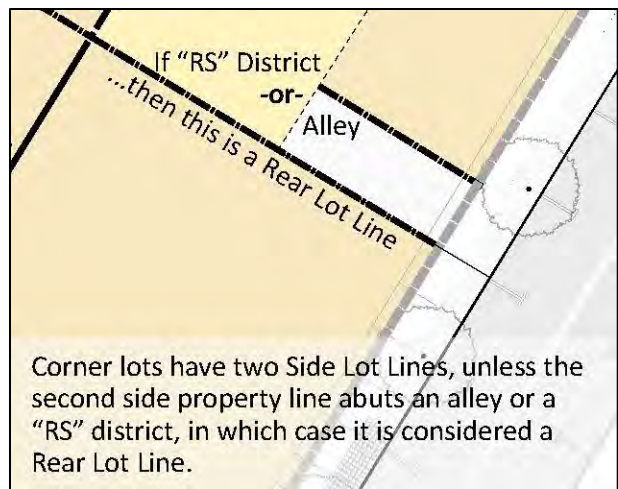
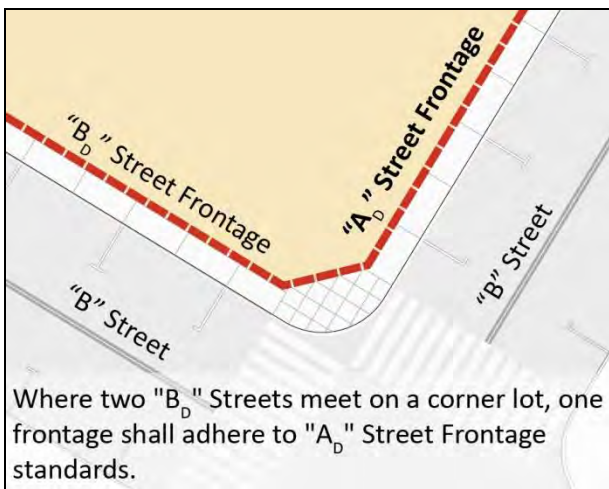
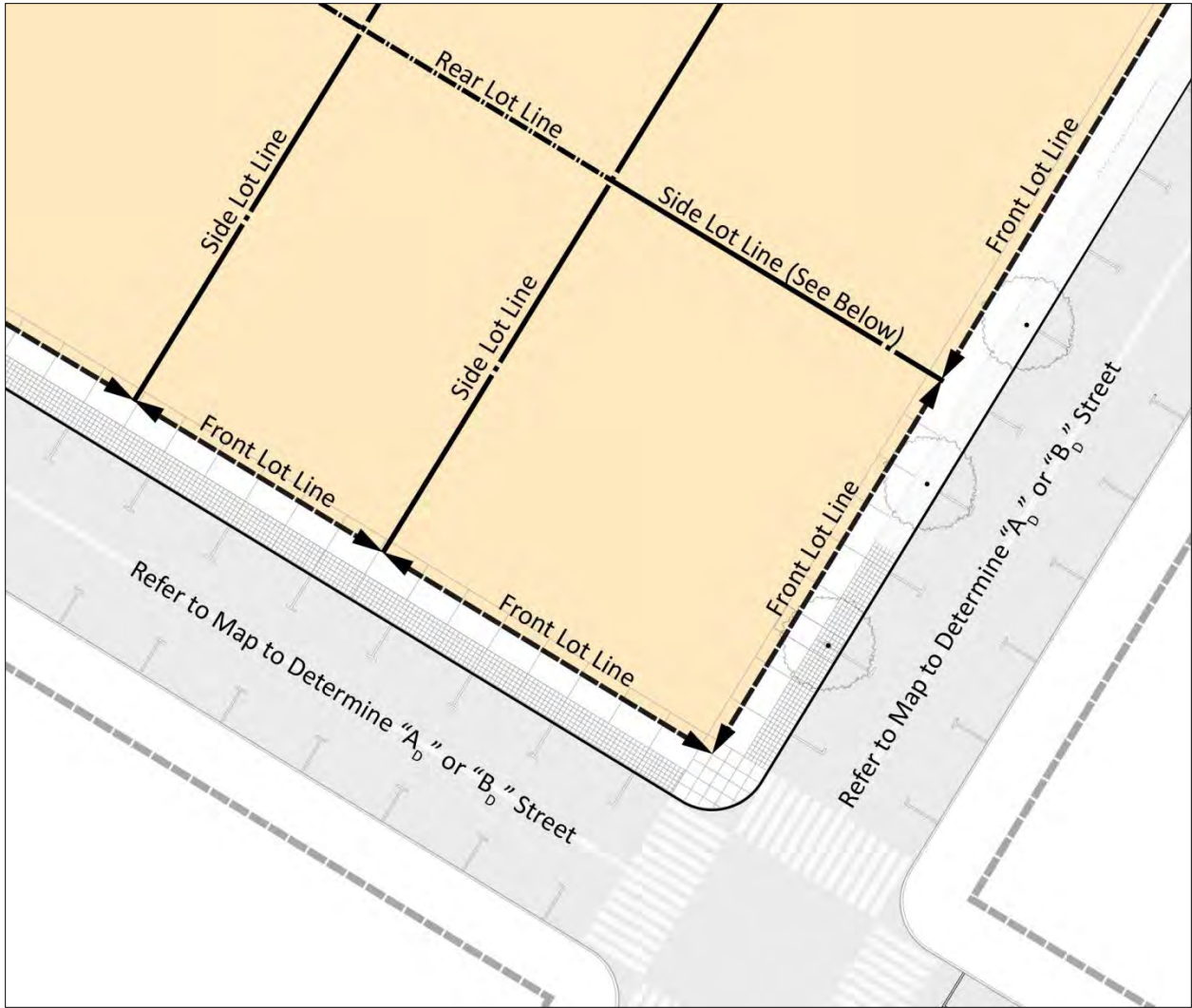
Intent as adapted from the Downtown Action Plan adopted June 10, 2014



(c) Establishment of Lot Lines and A_D & B_D Streets

- (1) Definition of Front Lot Line(s): A Front Lot Line is the front or side (in the case of a corner lot) lot line along a public street or pedestrian right-of-way. All lots shall have at least one front lot line.
- (2) Definition of Side and Rear Lot Lines: Side and Rear Lot Lines are established as follows:
 - a. Side Lot Lines are established between adjoining lots.
 - b. Rear lot lines are those that do not intersect with a front lot line or that abut an alley.
 - c. Corner lots have two side lot lines, unless the second side lot line abuts an alley or a residential district in which case it is considered a rear lot line.
- (3) Establishment of A_D & B_D Streets: All existing and future streets and pedestrian rights of way within and immediately adjacent to this zoning district shall be classified as either an "A_D" Street or "B_D" Street where:
 - a. "A_D" Streets are designed at the highest standards for vibrancy as characterized by human activity and interaction, and public spaces defined by high quality outdoor rooms.
 - b. "B_D" Streets allow for reduced Frontage standards allowing for more flexibility and a limited vehicular interface.
 - c. Corner lots have two Front Lot Lines. Where two "B_D" Streets meet, one frontage shall adhere to "A_D" Street Frontage standards.
- (4) A_D & B_D Streets Map: An official A_D and B_D Street Map as adopted and amended from time to time by the provisions of this Ordinance is provided below:



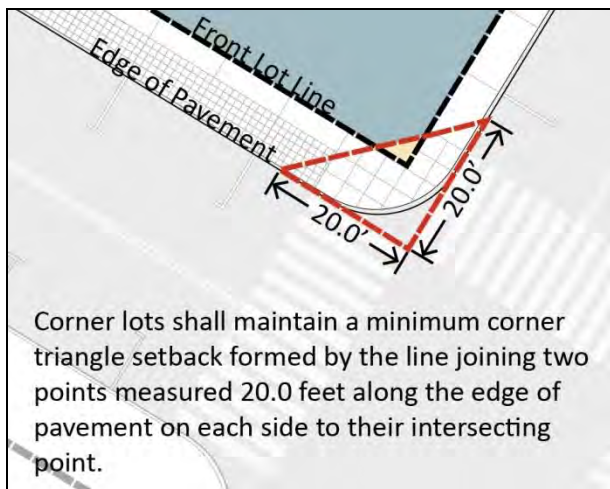
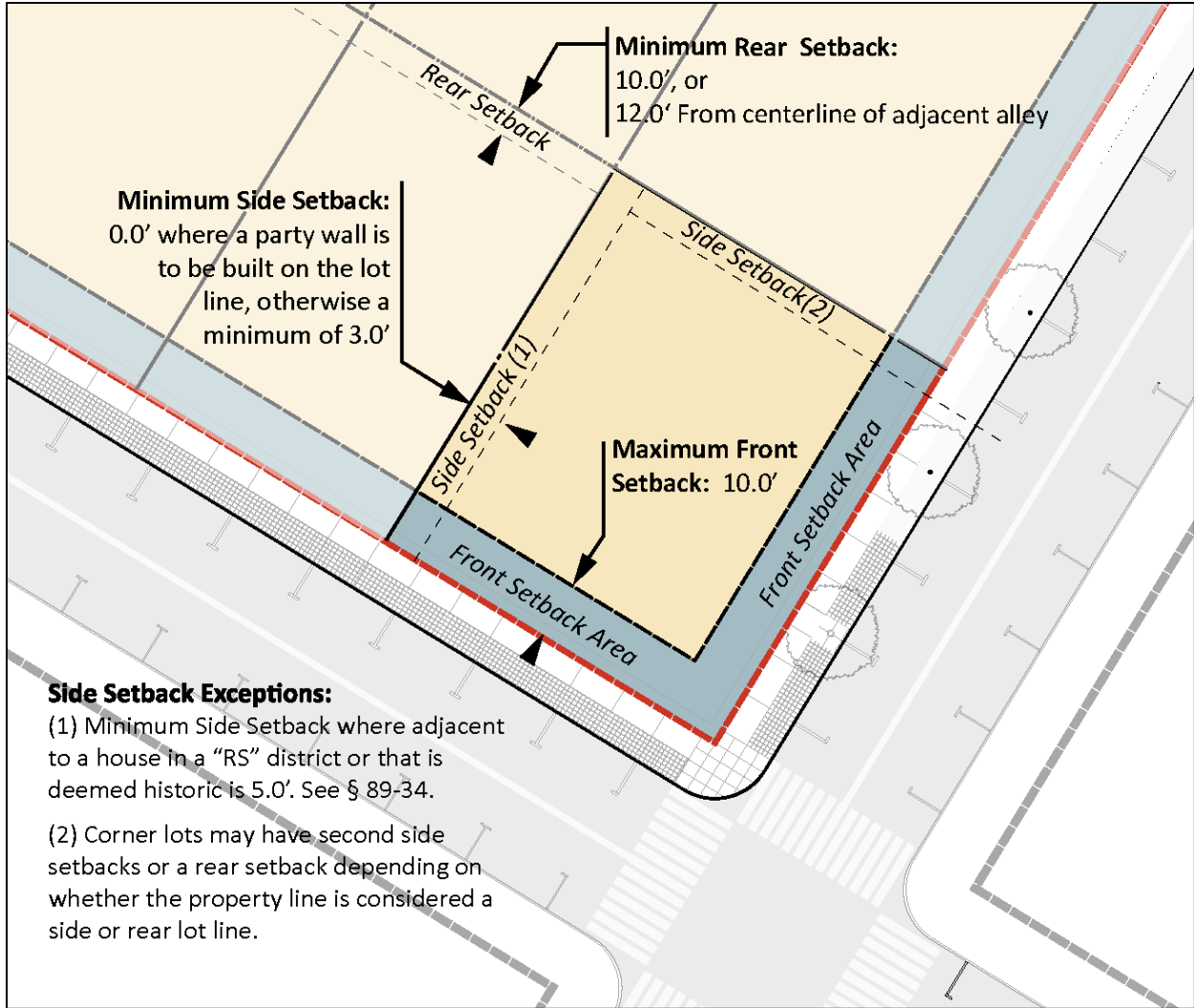




(d) Building Placement

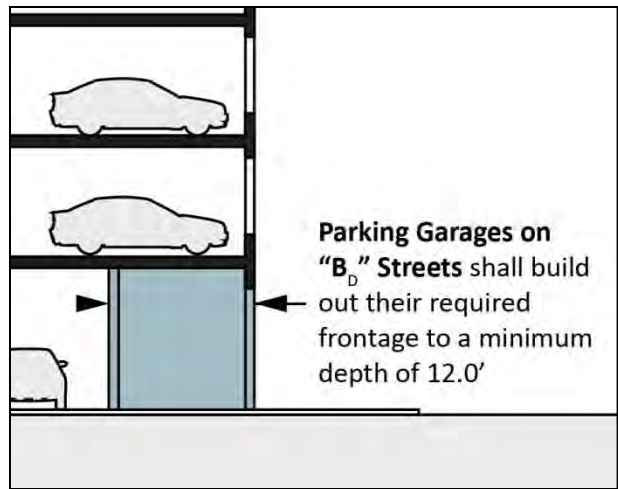
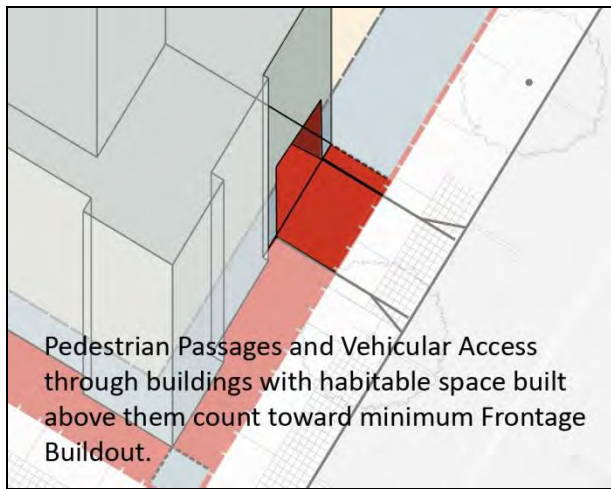
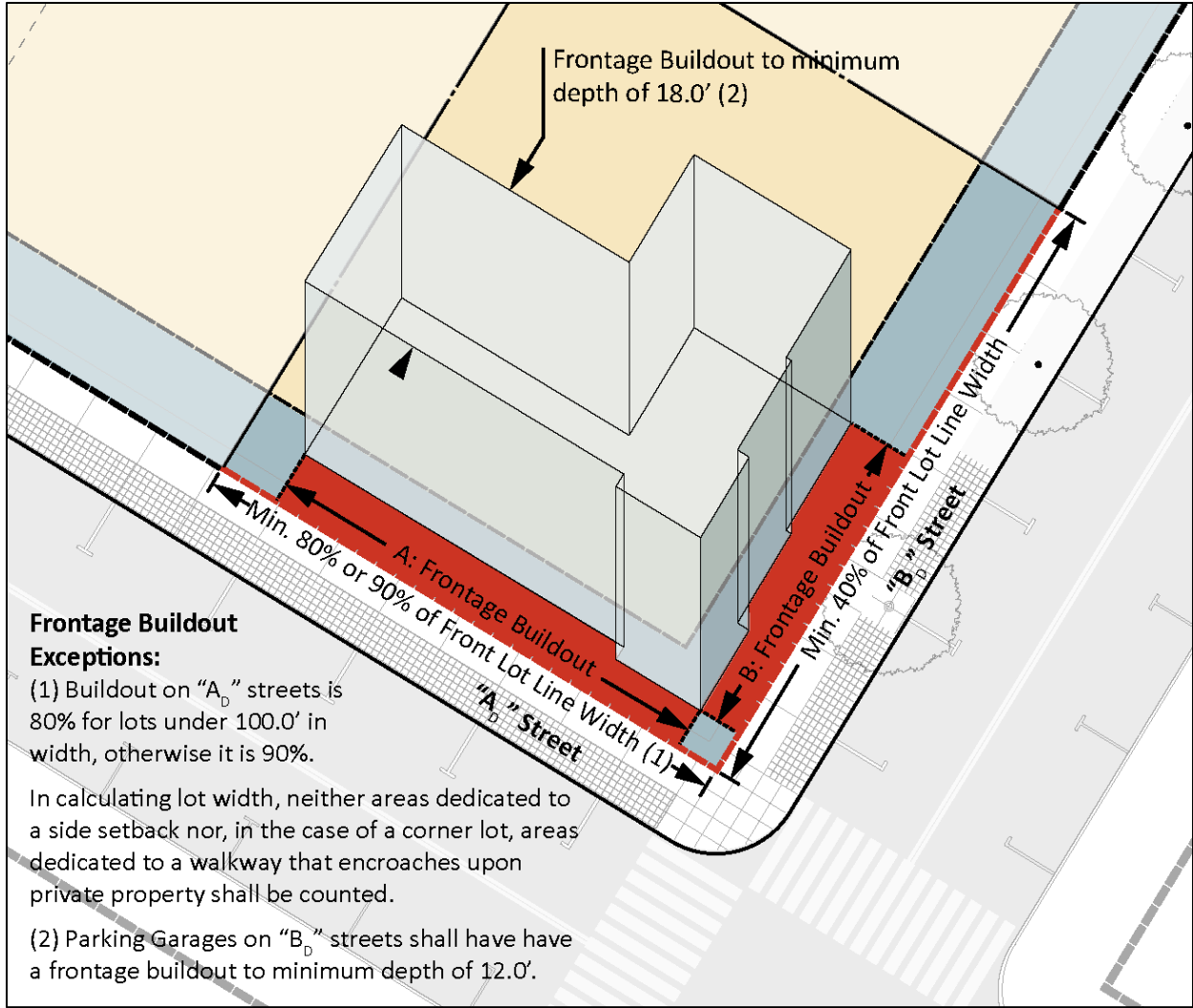
(1) Setbacks

- a. Front Setback: Maximum 10.0 feet.
 1. Front Setback Area: The area within the front setback shall be the Front Setback Area and shall be used for:
 - A. placement and articulation of the building Facade;
 - B. establishing required minimum Public Walkways;
 - C. providing additional sidewalk space for outdoor dining and other commercial-related activities,
 - D. street furniture and non-permanent planters; and
 - E. in the case of a Residential Frontage, landscaped yards and building access such as porches and stoops.
 2. Required Front Setback for Walkway: Where a minimum Public Walkway width requirement has not been met, a setback is required in accordance with Building Interface and Public Frontage Standards.
 3. Required Front Setback at Corner: To ensure adequate pedestrian circulation and visibility at corners, corner lots shall maintain a minimum corner setback formed by the line joining two points measured 20.0 feet along the edge of pavement on each side to their intersecting point.
 4. Corner Line of Sight: All Required Lines of Sight shall be calculated at no higher than a 25mph design speed as determined by PW.
 5. Notwithstanding anything herein to the contrary, where a walkway encroaches onto private property, the maximum setback shall be ten (10') feet from the interior line of such walkway.
- b. Side Setback: There shall be no required setback where a Party Wall is built at the lot line, otherwise a minimum 3.0 foot side setback is required where:
 1. no Party Wall is to be built, or
 2. the abutting lot is zoned Residential.
- c. Rear Setback: Minimum setbacks from a rear lot line shall be as follows:
 1. 12.0 feet from the center-line of an alley, or
 2. 10.0 feet from a rear lot line adjoining another Downtown parcel or Commercial district, or
 3. 20.0 feet from a rear lot line adjoining a lot zoned Residential.
- d. Secondary Building Setbacks: On lots with more than one building and where the Frontage Buildout requirements of this district have been met, additional buildings on a lot shall not be subject to the front setback and Frontage Buildout requirements.



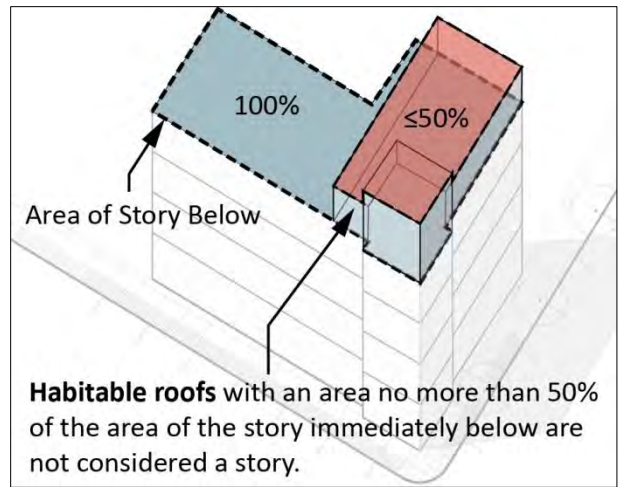
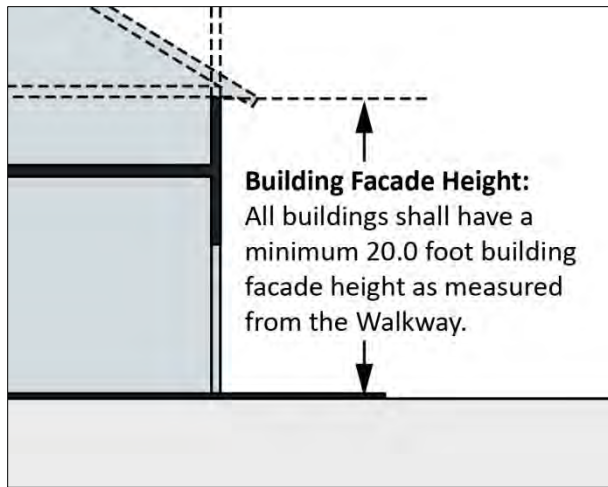
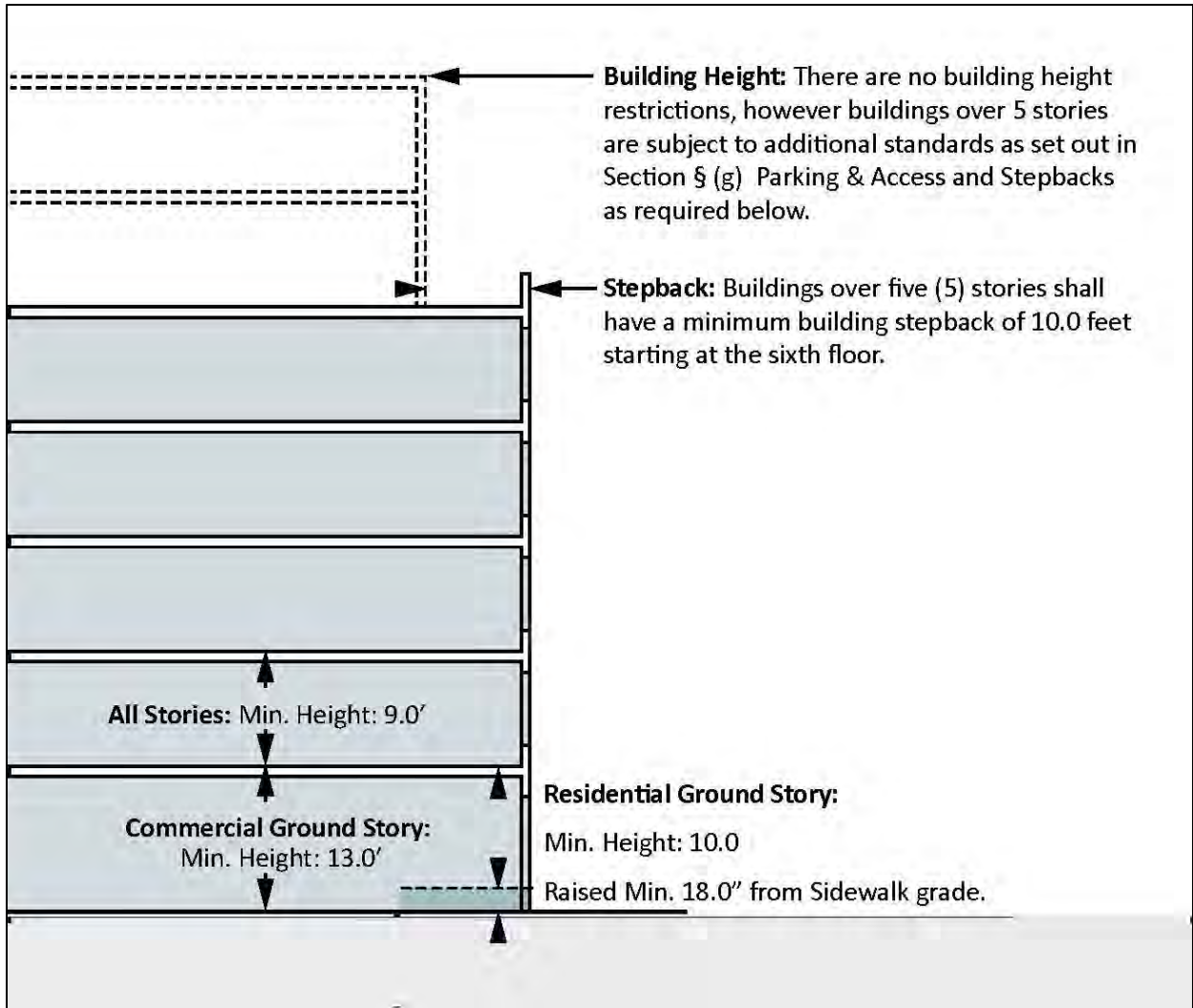
**(2) Frontage Buildout**

- a. Frontage Buildout:** The Facade of a building shall be built to a minimum percentage of the Front lot Line width within the maximum allowed front setback as follows:
 1. For Frontages on an "A_D" Street with a Front Lot Line width of 100.0 feet or less, a minimum of 80% of the Facade must be built within the Front Setback Area.
 2. For Frontages on a "A_D" Street with a lot widths greater than 100.0 feet, a minimum of 90% of the Facade must be built within the Front Setback Area; provided, however, that in calculating lot width, neither areas dedicated to a side setback nor, in the case of a corner lot, areas dedicated to a walkway that encroaches upon private property shall be counted.
 3. For Frontages on a "B_D" Street: a minimum of 40% of the Facade must be built within the Front Setback Area.
 4. Pedestrian Passages and Vehicular Access through buildings having habitable space built above them to a minimum depth of 18.0 feet and within the Front Setback Area shall be counted toward minimum Frontage Buildout requirements.
- b. Building Depth:** The Frontage Buildout shall be built to the minimum building depth from the front Facade as follows:
 1. Parking garages along "B_D" Streets shall build out their required Frontage Buildout to a minimum Building depth of 12.0 feet.
 2. All other buildings shall be built to the minimum depth of 18.0 feet.
 3. The Building Depth shall be Habitable Space as described in subsection (f)(1) Building Interface General.
- c. Facade Alignment:** Facades facing the Front Lot Line shall be built parallel to the Front Lot Line or to the tangent of a curved Front Lot Line.
- d. Building Footprint:** The maximum Building Footprint on a lot shall be 90% of the lot unless the lot is less than 10,000 square feet or has alley access, in which case it shall have no maximum.



**(e) Building Height**

- (1) Building Height: There are no maximum building heights within the Downtown district except as they are limited by the following:
 - a. Parking for Buildings over 5 Stories: Buildings over five (5) stories shall be subject to additional Parking standards as set forth in subsection (g) Parking & Access; and
 - b. Stepbacks for Buildings over 5 Stories: Buildings over five (5) stories shall have a minimum building stepback of 10.0 feet starting at the sixth floor.
- (2) Building Facade Height: All buildings shall have a minimum 20.0 foot building facade height as measured from the Walkway. Building facade height for single story buildings shall be measured from the Walkway to the top of a parapet or eaves line.
- (3) Habitable Roofs: As described in § 89-27 Building Height, Habitable Space within enclosed attics, towers, and penthouses with an area equaling 50% or less of the building area of the story immediately below shall not be counted as a story. Non-conditioned rooftop space, covered or uncovered, such as rooftop terraces and patios are permitted, but are not included as Habitable Space.
- (4) Building Height Exceptions: Elements that are exempt from building height regulations are as described in § 89-27 Building Height.
- (5) Commercial Ground Story: Commercial ground stories shall have a minimum 12.0 foot floor to ceiling height or a 13.0 foot finished floor to second story finished floor height.
- (6) Residential Ground Story: Residential ground stories shall:
 - a. Be raised a minimum of 18.0 inches from sidewalk level; and
 - b. Have a minimum 10.0 foot finished floor to finished floor.
- (7) Minimum Story Height: All stories shall have a minimum of 9.0 feet from finished floor to finished floor of story above.





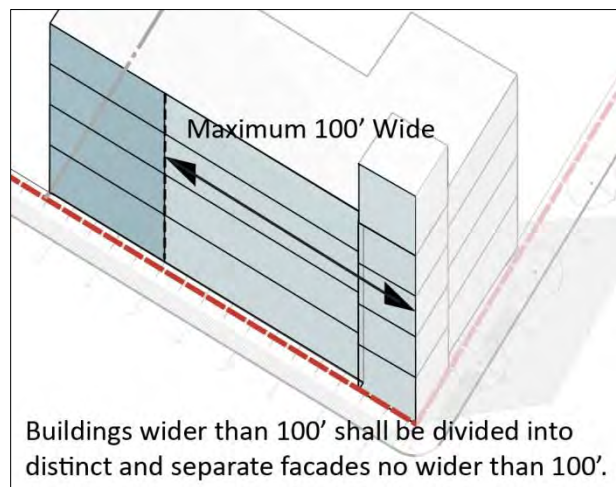
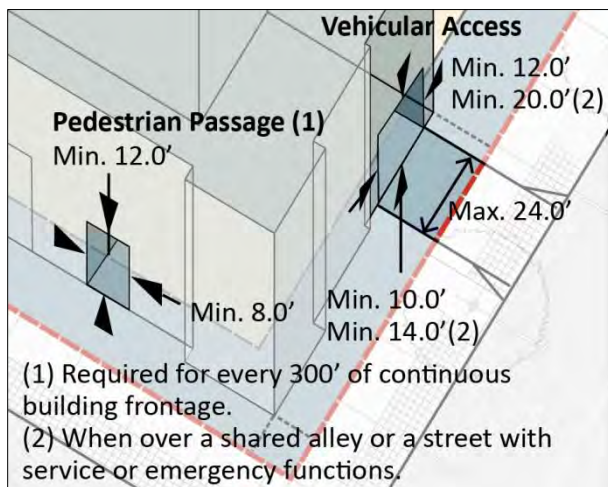
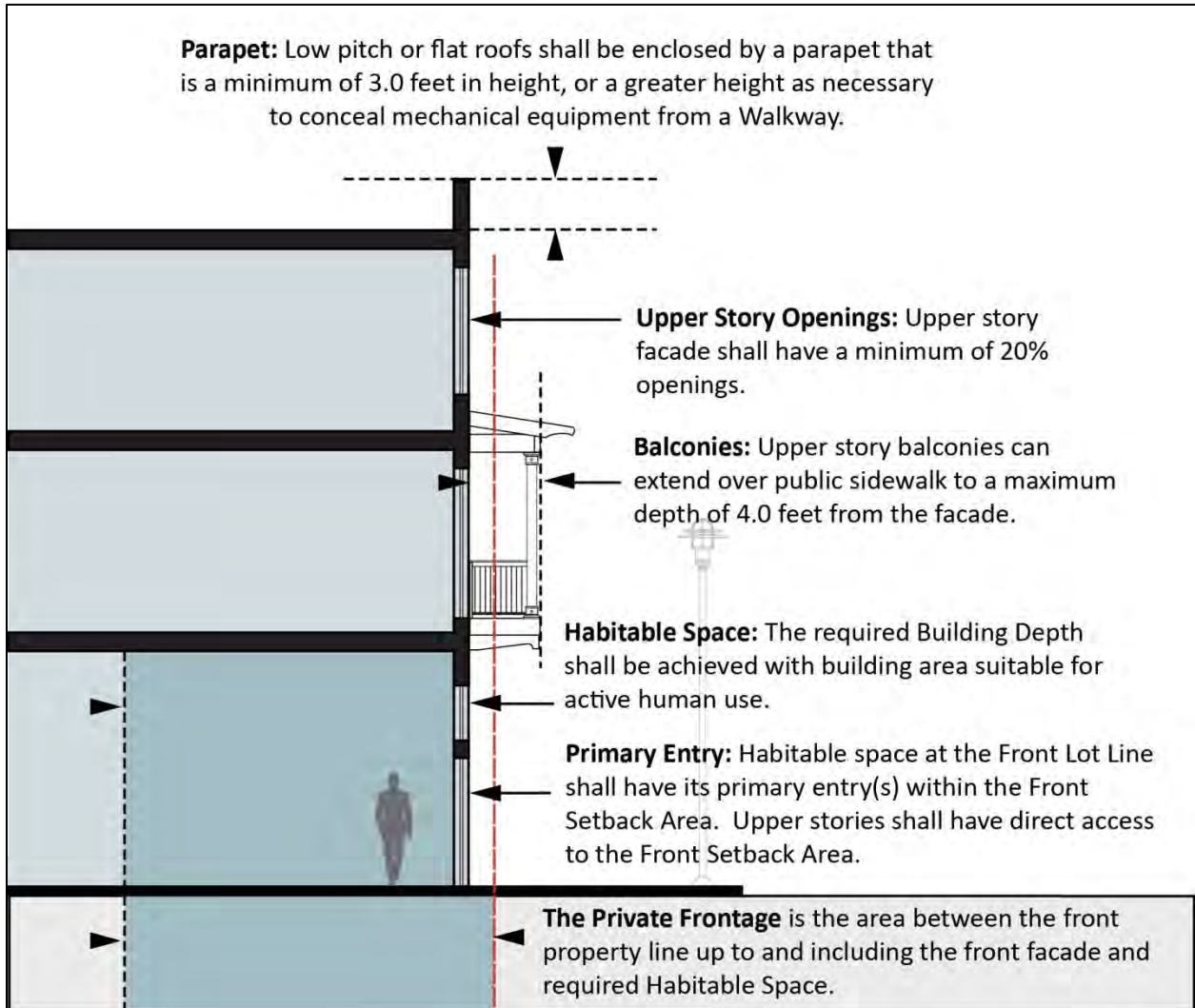
(f) Building Interface

(1) General

- a. Private Frontage Interface: The Private Frontage shall be established as the area within the Front Setback Area from the Front Lot Line up to and including the Facade and the required Habitable Space.
- b. Habitable Space: Habitable Space is building area suitable for active human use such as residential, office, retail, and institutional uses. Parking and warehousing are examples of non-Habitable Space. The required Building Depth as described in § (d)(2) Frontage Buildout shall be Habitable Space.
- c. Primary Building Entry: Habitable space at the Front Lot Line shall have its primary entry(s) within the Front Setback Area. Upper stories shall have direct access to the Front Setback Area.
- d. Private Frontage Interfaces: There are two possible Private Frontage types. Private Frontages are limited to the following, and are to be designed in conformance to their applicable standards (as noted):
 1. Commercial Frontage (f)(2)
 2. Urban Residential Frontage (f)(3)
- e. Frontage Attachments: Galleries and Awnings are not required. Galleries and Awnings shall not overlap the Walkway and/or encroach into the public right-of-way unless constructed in accordance with (f)(4) Building Interface: Gallery Standards and (f)(5) Building Interface: Awning Standards.
- f. Upper Story Façade Requirements
 1. Glazing above the first Story Façade shall be a minimum of 20% of the Façade wall area.
 2. Low pitch or flat roofs on new buildings shall be enclosed by a parapet that is a minimum of 3.0 feet in height, or as necessary to screen the view of mechanical equipment from the Walkway. Existing buildings shall screen mechanical equipment through a parapet or by other means.
 3. Upper story balconies can extend over public sidewalk to maximum depth of 4.0 feet. See § 78-3 (Right-of-way encroachments)
- g. Development over Accessways: To achieve a connected street wall and for more efficient use of land, buildings may extend over pedestrian and vehicular accessways to internal blocks as follows:
 1. Required Pedestrian Passages shall form a continuous minimum at-grade opening of 12.0 feet sidewalk to ceiling height and a width of 8.0 feet.
 2. Vehicular access to structured and surface parking having the following unobstructed dimensions:
 - A. a minimum opening height of 10.0 feet in height, or 14.0 feet in height when over a shared alley or street with service or emergency functions; and
 - B. a minimum width of 12.0', or a minimum width of 20 feet (18 feet curb face to curb face minimum) when over a shared alley or street with service or emergency functions. The maximum width of the opening shall be 24 feet.
- h. Required Pedestrian Passage: Any block length having 300.0 feet or more of continuous building Frontage shall be required to have an unobstructed pedestrian passageway for emergency service access.



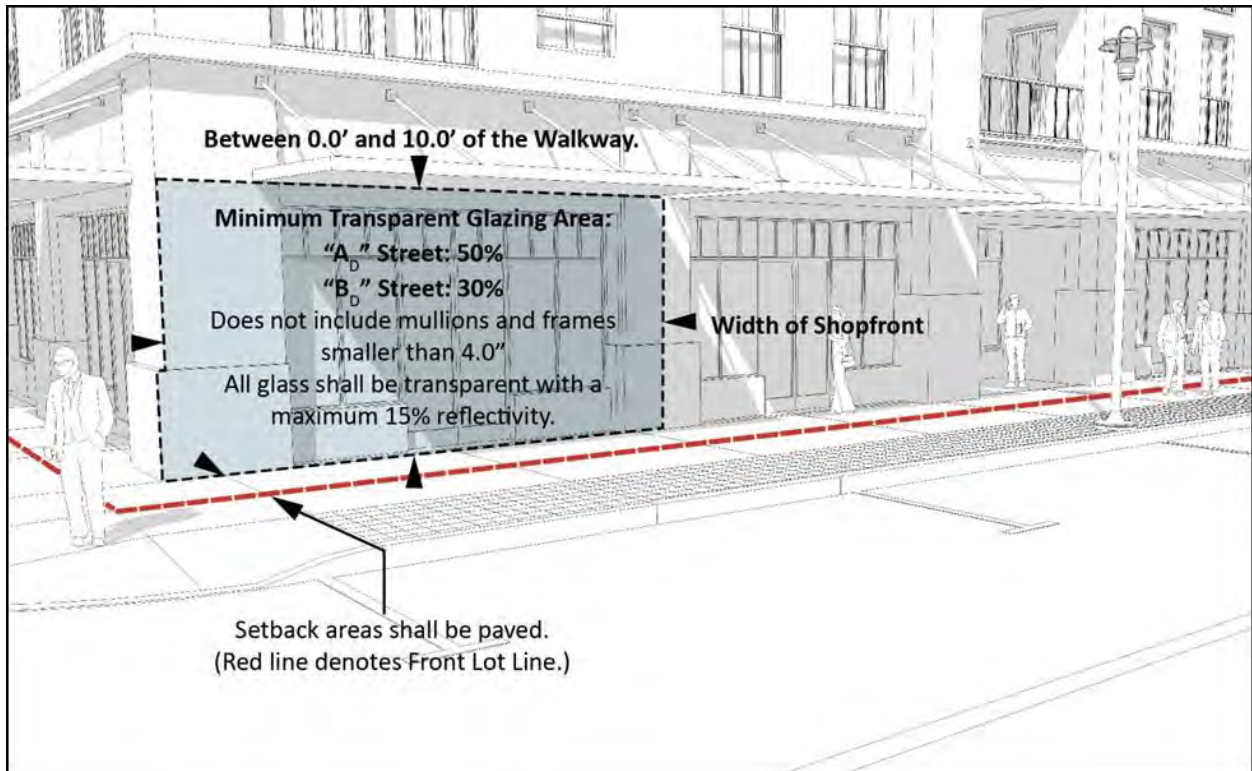
- i. Building Facades: Buildings wider than 100 feet shall be divided into distinct and separate Building Facades no wider than 100.0 feet.





(2) Building Interface: Commercial Frontage

- a. Minimum Glazing: Facades along "A_D" Streets shall be glazed with no less than 50% of the first story measured between the ground and 10.0 feet of the Walkway. Facades along "B_D" Streets shall be glazed with no less than 30% of the first story measured between the ground and 10.0 feet of the Walkway. Mullions, muntin and frames that are no wider than 4.0 inches shall be included as part of the Glazed area.
- b. Glass Transparency: All glass shall be transparent with a maximum 15% reflectivity. Any window tinting, graphics, and interior affixed window shades that create a permanent opaque or translucent condition are prohibited, except for allowed signage.
- c. Setback Landscaping: Setbacks shall be paved and shall be available for outdoor dining and furnishing where the minimum Walkway width is established as required in § (h)(3).
- d. Shading of Private and Public Frontage: In addition to shade provided by street trees where they are provided, shading of the private and public frontage can be achieved through the combination of a Gallery and/or Awning Frontage.

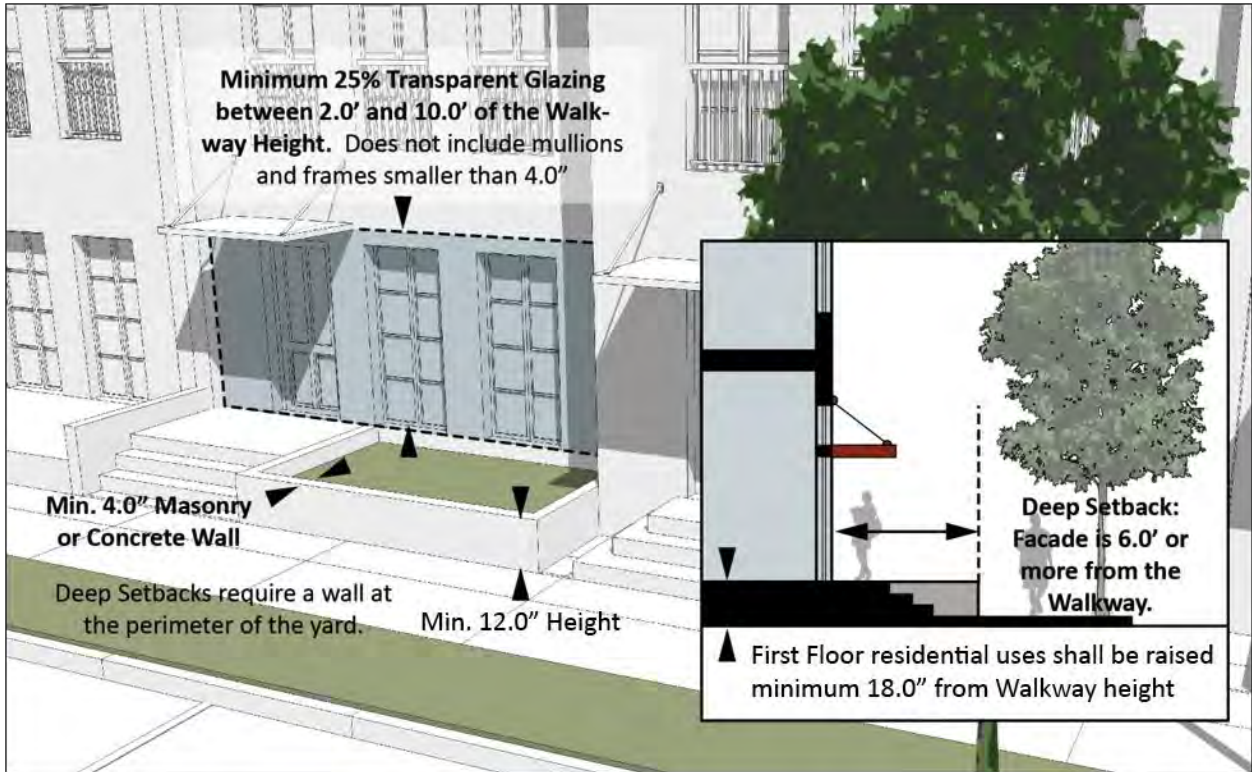
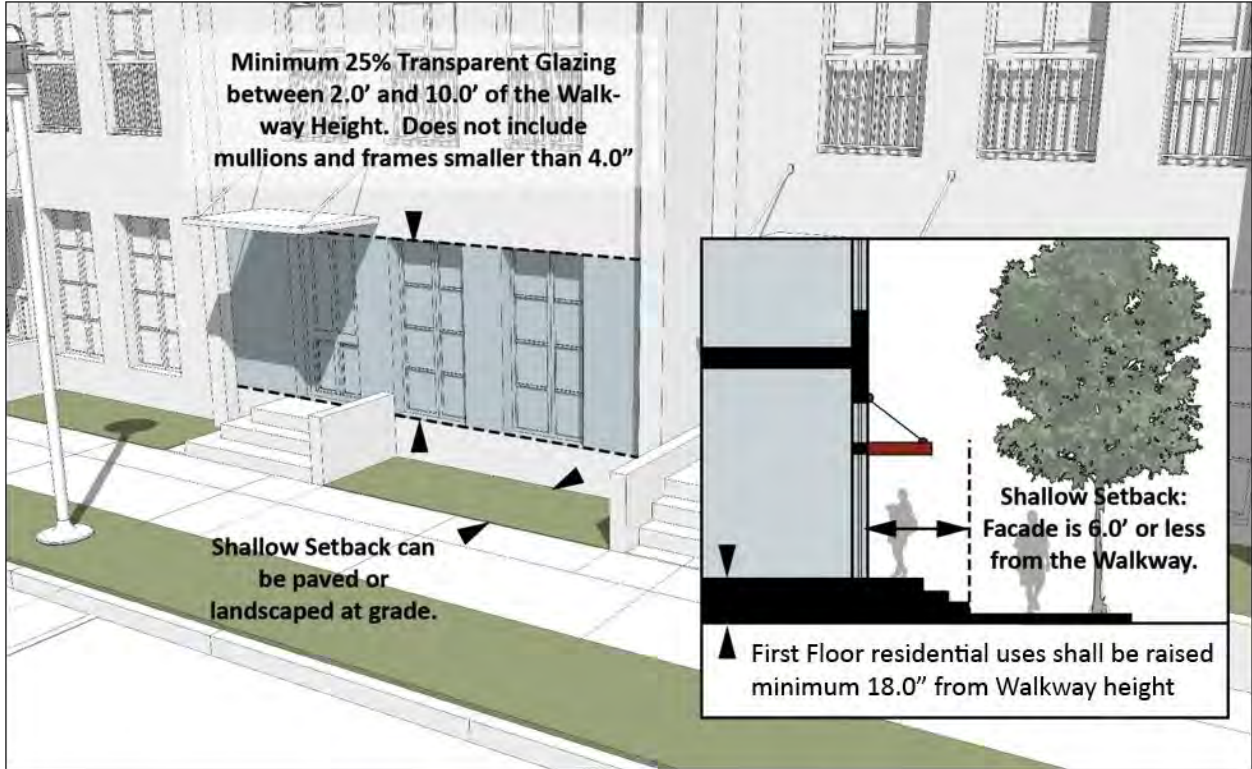


(3) Building Interface: Urban Residential Frontage

- a. Minimum Glazing: Facades shall be glazed with no less than 25% of the first story measured between 2.0 feet and 10.0 feet of the Walkway.



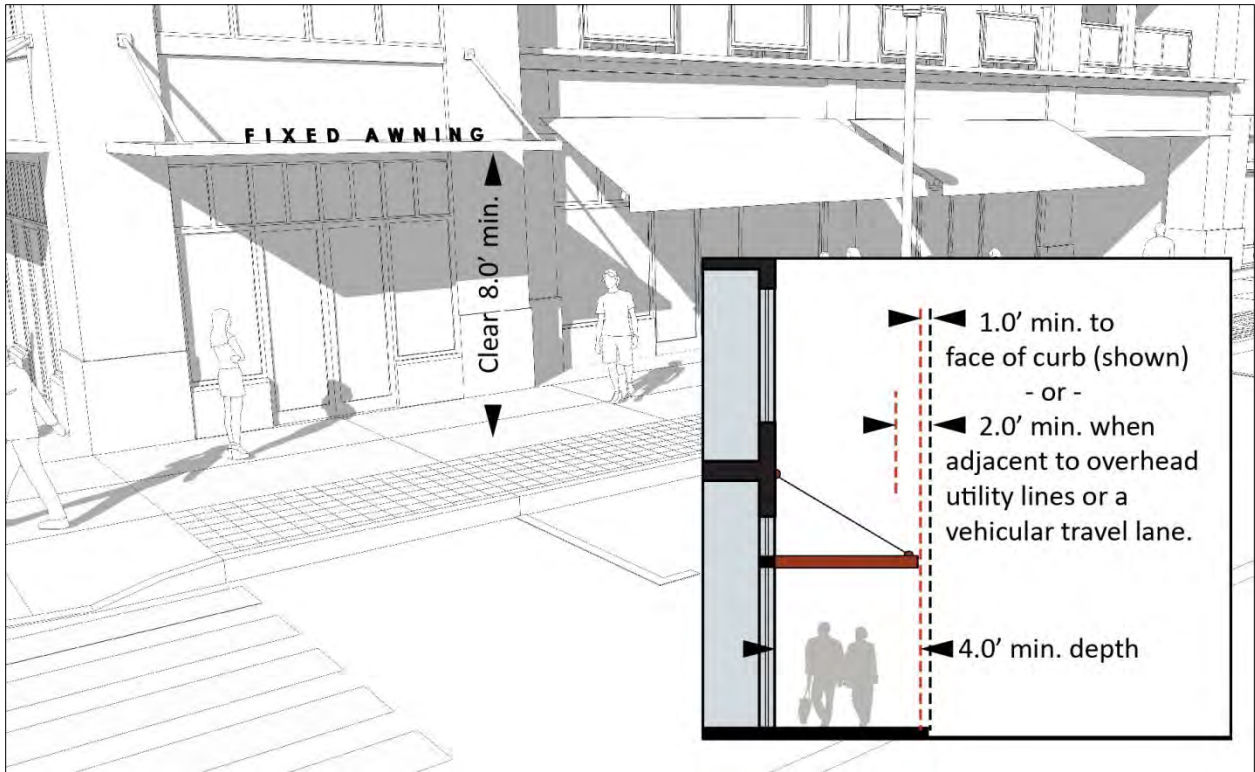
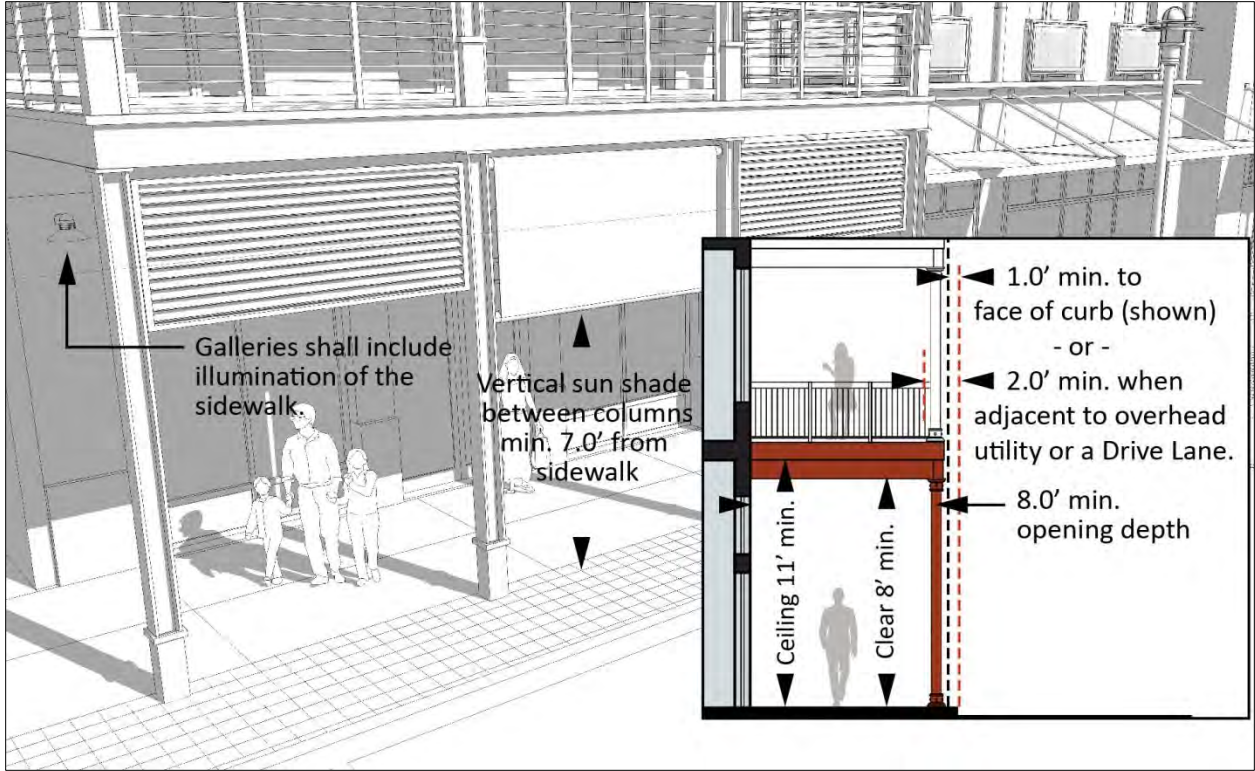
- b.** Glass Transparency: All glass shall be transparent with a maximum 15% reflectivity. Window tinting and interior affixed window shades that create a permanently opaque or translucent condition are prohibited. Window shading and privacy can be achieved through interior adjustable window treatments, and/or operable exterior shutters.
- c.** Raised Ground Story Access: Access to the required minimum 18.0 inch raised residential ground story can be achieved through exterior or interior steps and ramping.
- d.** Flex Frontage: The raised residential ground story requirement shall be waived where:
 - 1.** The ground story at the Frontage to a minimum depth of 18.0 feet is built to a commercial building standard;
 - 2.** No other residential room is at the frontage;
 - 3.** There is a separate entry for the Residential and Commercial areas of the building, and a lockable interior connection between the areas.
- e.** Shallow Setback Landscaping: After minimum walkway requirements are met, setbacks less than 6.0 feet may be landscaped or paved.
- f.** Deep Setback Landscaping: After minimum walkway requirements are met, setbacks over 6.0 feet of the walkway shall be landscaped.
- g.** Deep Setback Planter Wall: After minimum walkway requirements are met and where setbacks from the Walkway are greater than 6 feet, a required landscaping wall shall be built at the perimeter of the yard, measuring a minimum 12.0 inches in height and 4.0 inches in depth. A side wall is not required where the planter wall is continuous with an abutting yard.





(4) Building Interface: Gallery Standards

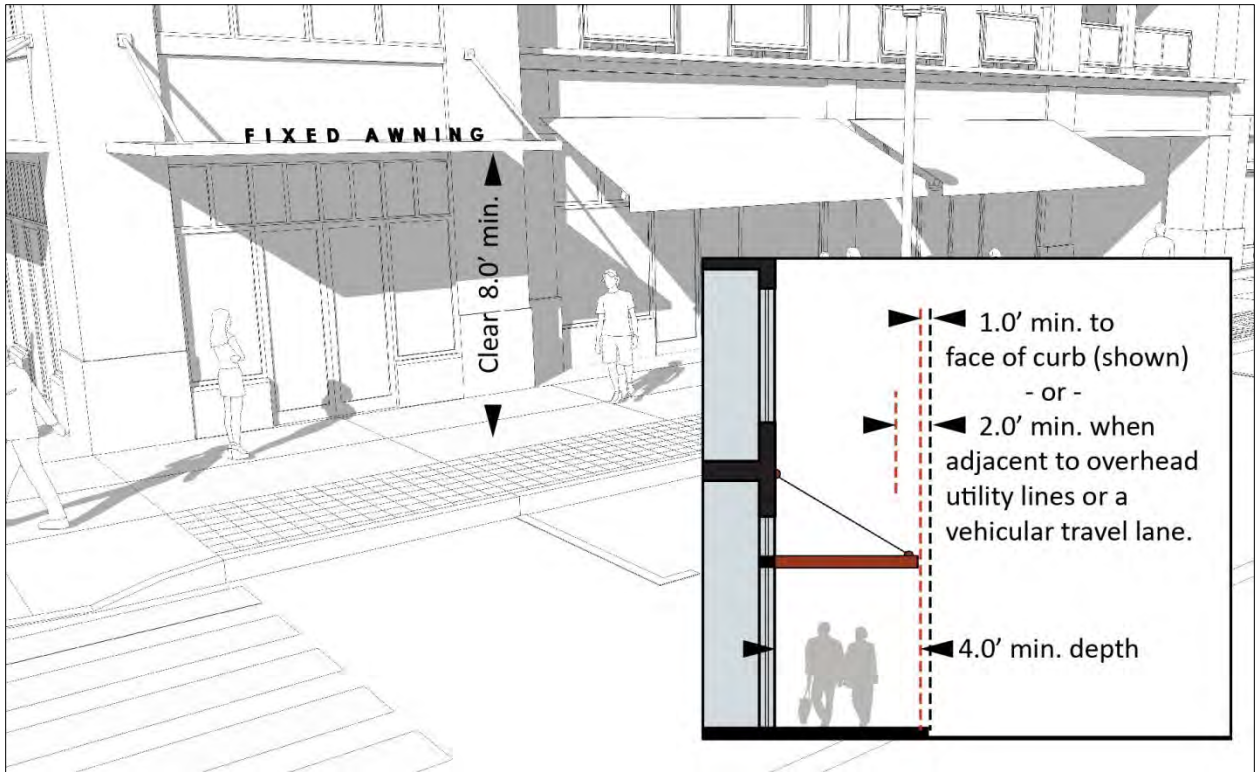
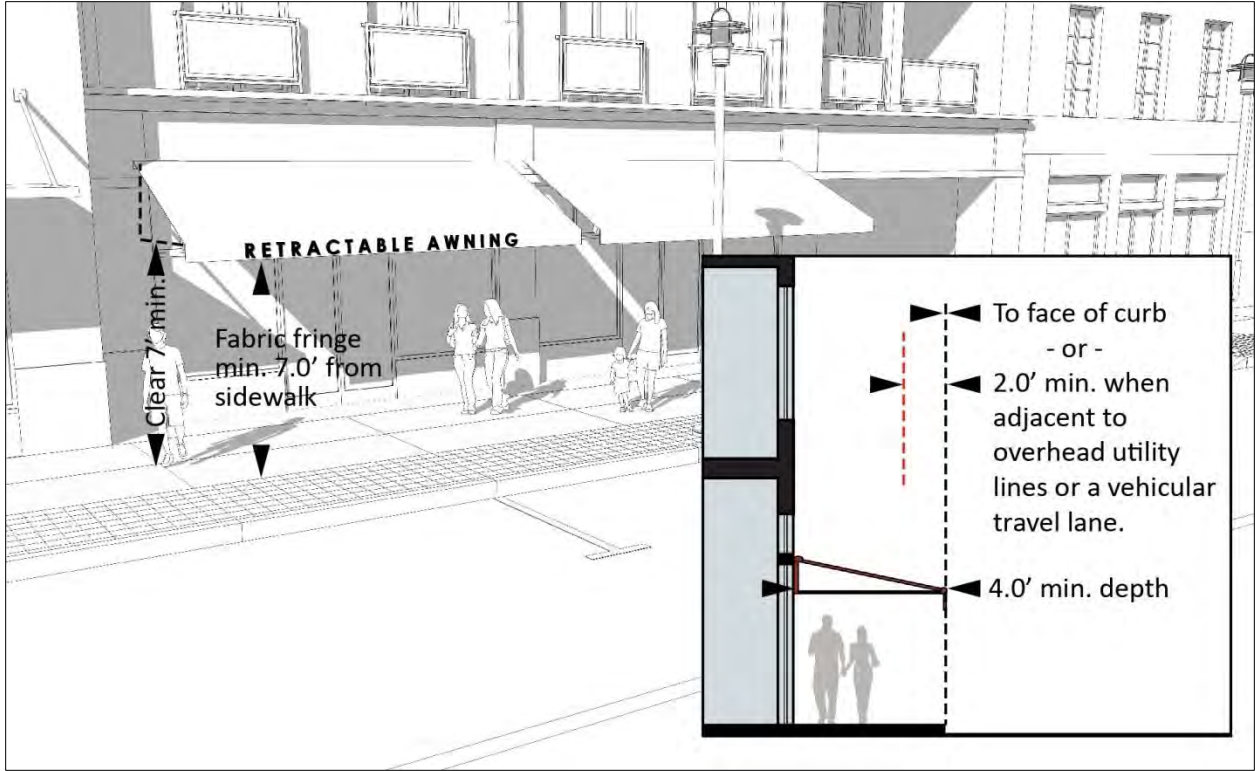
- a.** Gallery Standards: Galleries may not cover the public frontage unless the following standards are met:
 - 1.** Galleries shall have the following minimum dimensions:
 - A.** depth: 8.0 feet
 - B.** height to ceiling: 11.0 feet
 - C.** clear height: 8.0 feet
 - 2.** Galleries are not permitted above the third story.
 - 3.** No element of a gallery shall encroach closer than 1.0 foot to the face of curb, or 2.0 feet when adjacent to overhead utilities or a Drive Lane (as opposed to a Parking Lane).
 - 4.** All gallery roof overhangs above 20.0 feet from the sidewalk can be built to the face of curb where overhead utilities are not present.
 - 5.** Galleries shall have a consistent depth.
 - 6.** Galleries may include a vertical shade between columns to within 7.0 feet of the sidewalk.
 - 7.** Galleries shall include illumination of the sidewalk.
 - 8.** Galleries shall not be built over an electrical transformer.
 - 9.** When built within the public right-of-way, Galleries are subject to applicable agreements with LCG and utility providers.





(5) Building Interface: Awning Standards

- a. Awning Standards: Awnings may not cover the public frontage unless the following standards are met:
 1. Awnings shall have a minimum depth of 4.0 feet from the facade.
 2. Retractable Awnings may cover sidewalks to the face of curb and to a minimum height of 7.0 feet from the sidewalk.
 3. Fixed Awnings shall be built to a minimum height of 8' from the Sidewalk and to within a minimum of 1.0 feet of the curb.
 4. Awnings shall not extend closer than 2.0 feet from the face of curb when adjacent to overhead utility lines or a Drive Lane (as opposed to a Parking Lane).
 5. The fabric fringe of an awning may extend as a vertical shade to within 7.0 feet of the sidewalk where it does not impede the walkway.
 6. Fixed Awnings shall not be built over an electrical transformer.
 7. When built within the public right-of-way, Awnings are subject to applicable agreements with LCG and utility providers.





(g) Parking & Access

(1) Vehicle Parking Space Requirements:

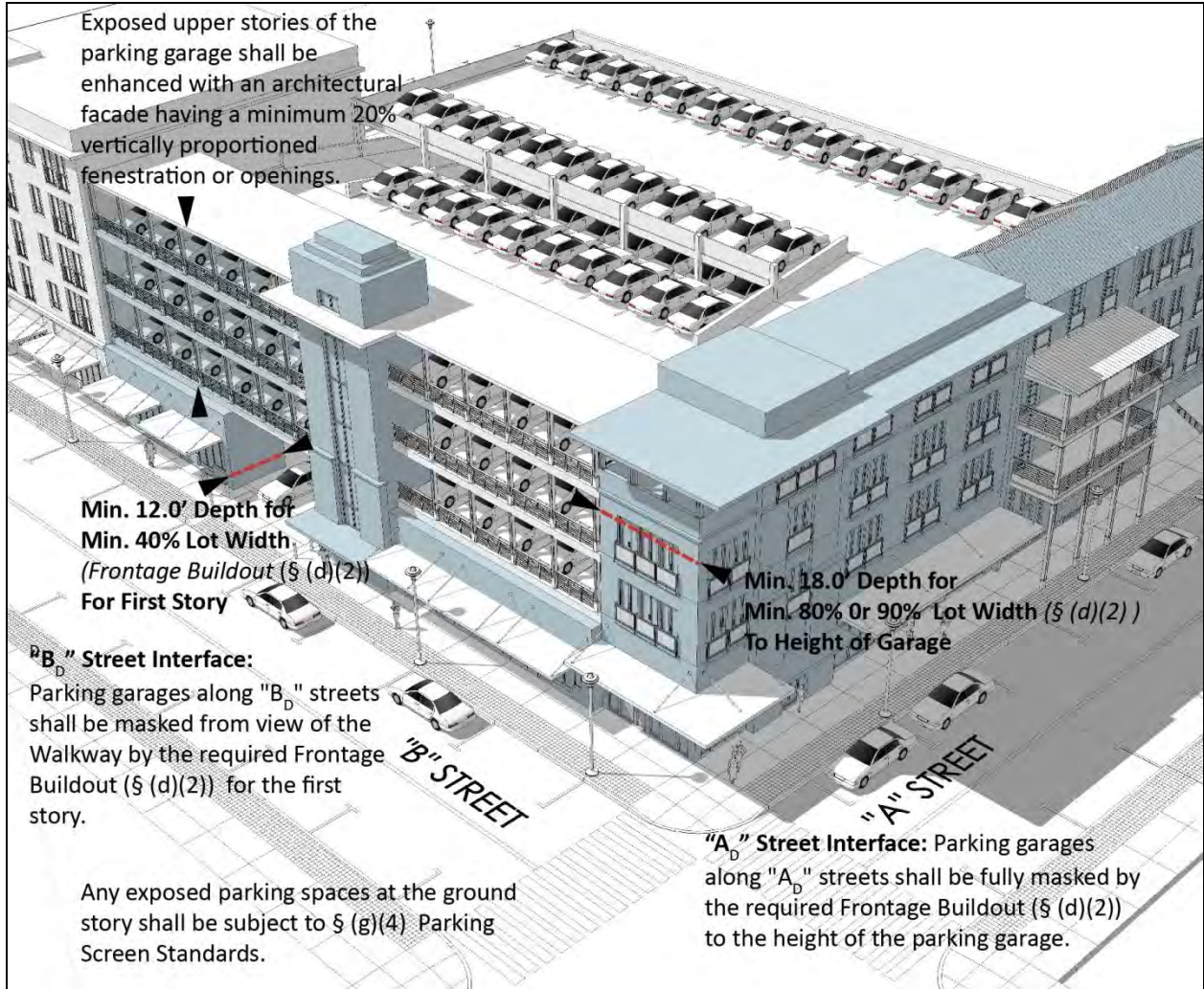
- a.** There shall be no minimum parking space requirements for all buildings of five (5) stories or less.
- b.** For buildings over five (5) stories, parking shall be provided on the lot, screened from the Walkway as per the provisions of this code, and the minimum number of required parking spaces for the entire building shall be as follows:
 - 1.** Retail: 3 Spaces / 1000 sf
 - 2.** Office: 2 Spaces / 1000 sf
 - 3.** Residential: 1 Space / Unit
 - 4.** Accommodations: 1 Space / Room

(2) Location of Off-Street Parking: Off-Street Parking shall not be viewable from the Walkway unless the following conditions are met:

- a.** Parking Garage Standards § (g)(3), or
- b.** Parking Screen Standard § (g)(4).

(3) Parking Garage Standards: The following applies to parking garages:

- a.** Parking garages along "B_D" streets shall be masked from view of the Walkway by the required Frontage Buildout § (d)(2) for the first story. The remainder of the garage may be unmasked provided the following standards are met:
 - 1.** Upper stories of the parking garage shall have a facade where all openings are vertically proportioned.
 - 2.** Any exposed parking spaces at the ground story shall be subject to § (g)(4) Parking Screen Standards.
- b.** Parking garages along "A" streets shall be fully masked by the required Frontage Buildout § (d)(2) to the height of the parking garage.

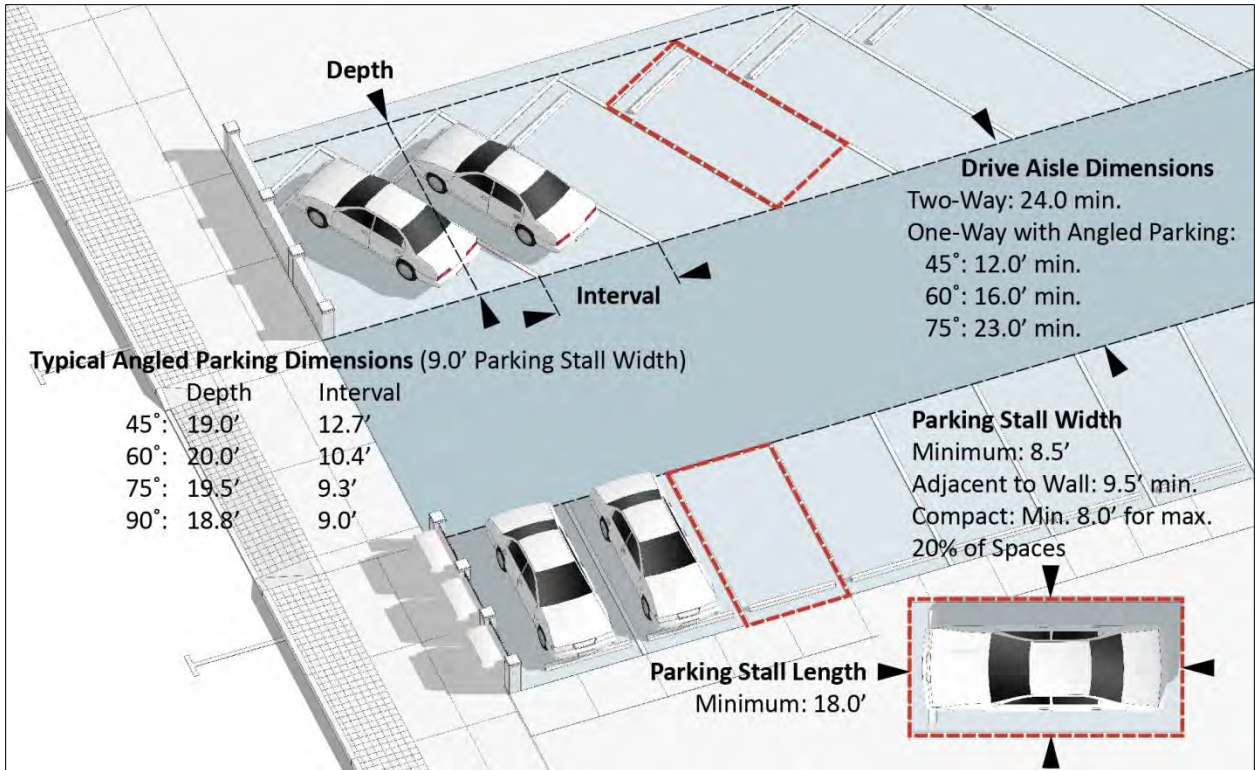
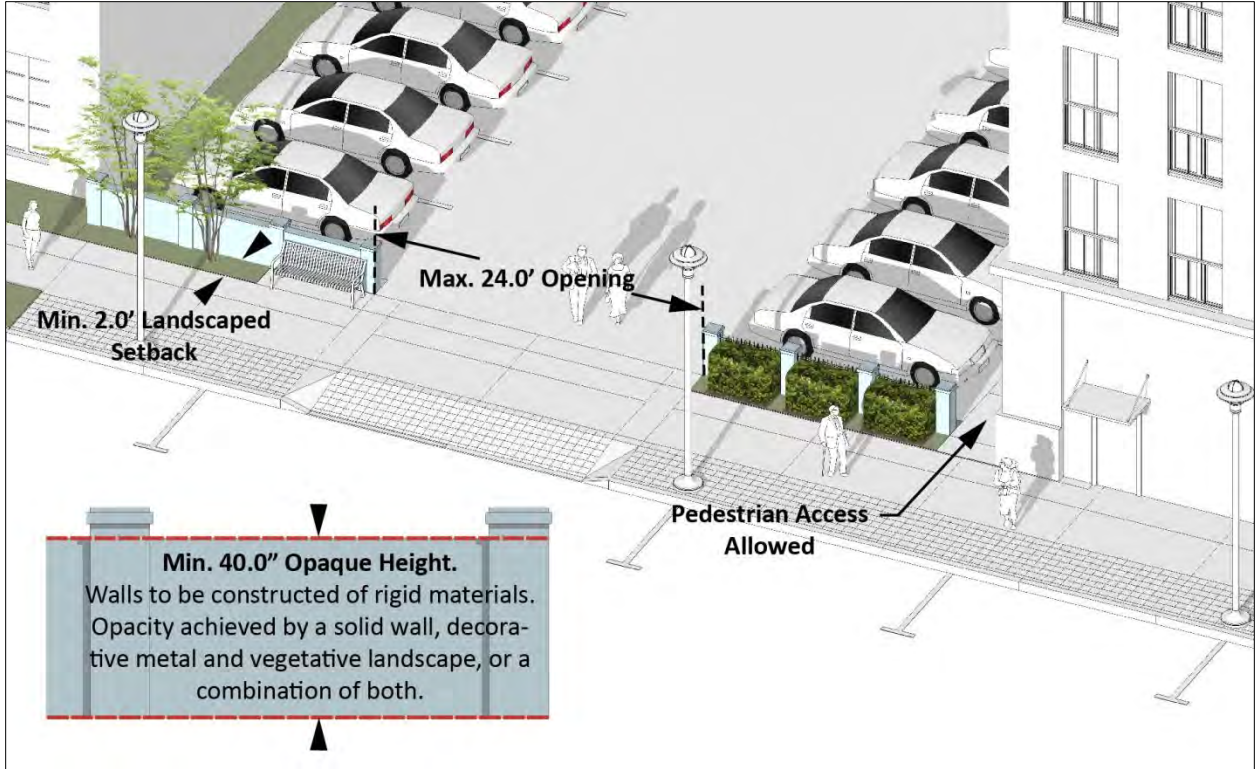


**(4) Parking Screen Standards**

- a. Opaque Height: 40.0 inches minimum, 8.0 feet maximum vertical distance from the top of the Walkway.
- b. Material: Rigid opaque materials to minimum depth of 4.0 inches, and to the minimum height after which other materials may be used to the maximum height. Decorative metal in combination with vegetative landscaping can be used in place of rigid materials. Chain-link and wood fences are not permitted. Vegetative landscaping shall achieve and maintain the required minimum Opaque Height within one year of installation.
- c. Setback Landscaping: Parking Screens shall be set back a minimum of 2.0 feet from the Walkway and may be landscaped or paved. In no case shall a Parking Screen be set closer to the Walkway than the Building Facade.
- d. Parking Screens shall allow openings no wider than 24.0 feet for vehicles, and provide openings as needed for pedestrian access along the rear of the building.

(5) Parking and Loading Access

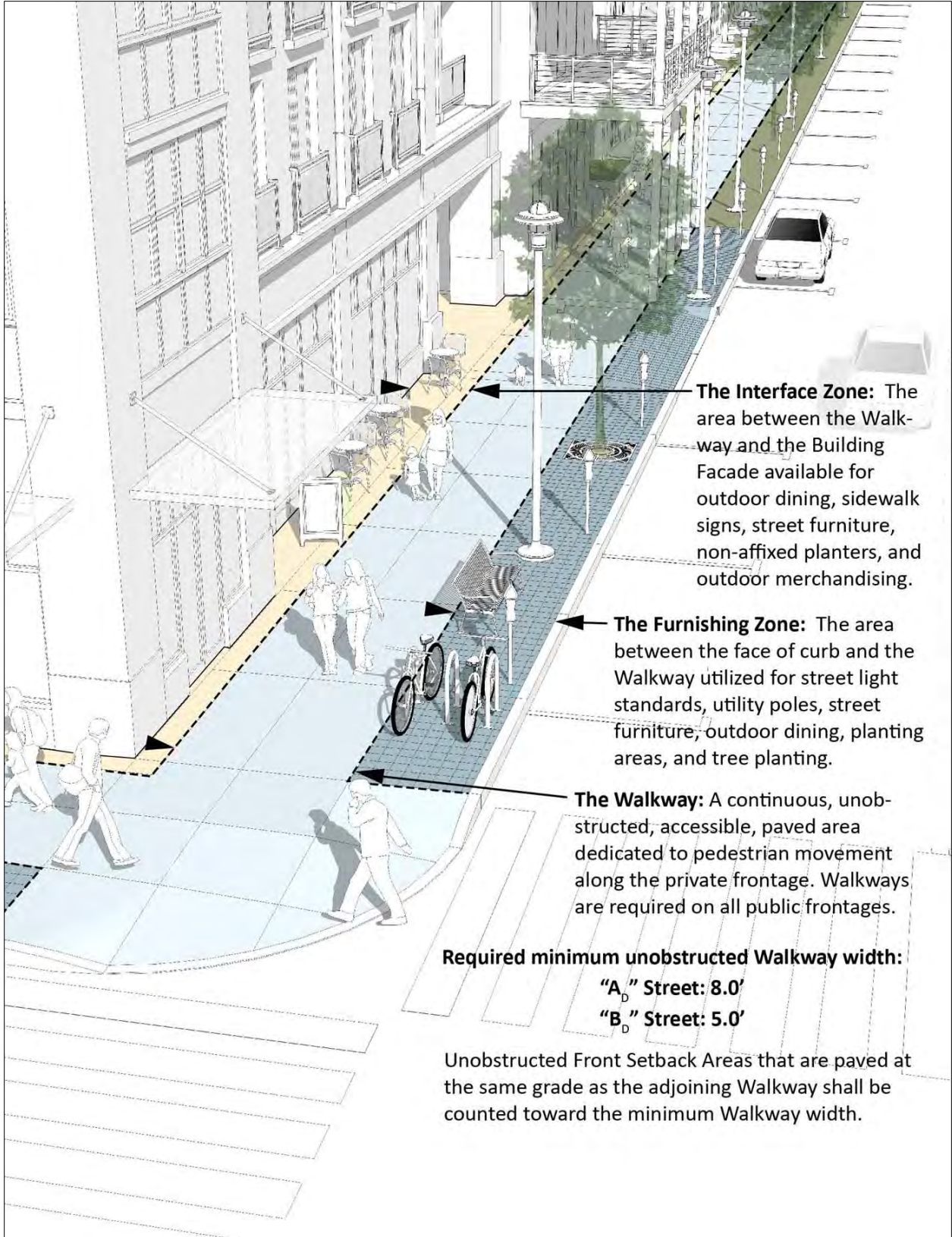
- a. Loading facilities and service areas shall not be visible along "A_D" Street Walkways.
- b. Loading facilities and service areas are permitted within the Front Setback Area of a building on a "B_D" Street, but shall not count toward the required Frontage Buildout.
- c. Garbage enclosures shall not be visible from view of a Walkway.
- d. Where a lot abuts an alley, parking shall be accessed from the alley.
- e. Drive Aisle Dimensions: Minimum 24.0 feet for two way traffic. One-Way drive aisles are allowed only for angled parking (both back-in/head-out and head-in/back-out) with dimensions as follows:
 - 1. 45 degree parking stall: minimum 12.0 foot drive aisle
 - 2. 60° degree parking stall: minimum 16.0' foot drive aisle
 - 3. 75° degree parking stall: minimum 23.0' foot drive aisle
 - 4. Where drive aisle does not abut parking space: minimum 18.0 foot drive aisle.
- f. Parking Stall Dimensions:
 - 1. Width as measured on-centre: Minimum 8.0 feet, typically 9.0 feet, or a minimum 9.5' to accommodate door openings where the side of a stall is directly adjacent to a wall or vertical element over 6.0 inches in height.
 - 2. Length: Minimum 18.0 feet.
- g. Vehicular entrances to off-street parking lots and parking garages shall be no wider than 24.0 feet at the Front Lot Line.





(h) Public Frontage

- (1) Public Frontage: The public frontage shall be established as the area between the Front Lot Line and the face of curb.
- (2) Public Frontage Components: The public frontage has three primary components.
 - a. The Furnishing Zone: The area between the face of curb and the Walkway utilized for street light standards, utility poles, street furniture, outdoor dining, planting areas, and tree planting.
 - b. The Walkway: A continuous, unobstructed, accessible, paved area dedicated to pedestrian movement along the private frontage. Walkways are required on all public frontages.
 - c. The Interface Zone: The area between the Walkway and the Building Facade (not including residential yards) available for outdoor dining, sidewalk signs, street furniture, non-affixed planters, and outdoor merchandising.
- (3) Minimum Walkway Widths: Minimum, unobstructed Walkway widths shall be established as follows:
 - a. A minimum of 8.0 feet on "A_D" Streets.
 - b. A minimum of 5.0 feet on "B_D" Streets.
 - c. Unobstructed Front Setback Areas that are paved at the same grade as the adjoining Walkway shall be counted toward the minimum Walkway width.
 - d. Bollards installed for pedestrian safety shall not be considered an obstruction to a Walkway.
 - e. Non-permanent outdoor dining may encroach into an "A_D" Street Walkway provided that a minimum 5.0 feet clear is maintained.





89-14 “CM” Commercial Mixed

Purpose: the “CM” district implements the Commercial/ Office future land use category of PlanLafayette. This district provides for compact development patterns and pedestrian friendly design features.

The “CM” districts are divided into two types:

- CM-1, which is smaller in scale, and is compatible in massing and buildout with nearby single-family neighborhoods, and
- CM-2, which accommodates a more intense mix of uses and taller, or “high-rise,” residential with an urban form.

Each district has type “A” (urban) and type “B” (suburban) development types, as described and permitted in § 89-6.



(a) Permitted Uses. See § 89-21.

(b) Dimensional Standards.

Development Type	CM-1		CM-2	
	A	B	A	B
Lot Requirements				
1 Lot size (<i>min</i>)	n/a	n/a	n/a	n/a
2 Density (<i>max</i>) <i>* applies to mixed-use or residential uses only</i>	n/a	25	n/a	35
3 Open space (<i>min</i>)	n/a	15%	n/a	10%
Setbacks (<i>principal buildings</i>)				
4 Front / corner street (<i>min</i>)	n/a	n/a	n/a	n/a
5 Front / corner street (<i>max</i>)	15'	80'	15'	35'
6 Frontage buildout (<i>min</i>)	65%	35%	75%	45%
7 Side (<i>min</i>)	n/a	n/a	n/a	n/a
8 Rear-common property line or alley (<i>min</i>)	5'	5'	5'	5'
Height (↔ See 89-27)				
9 Bulk Plane (<i>from RS boundary</i>)	3	2	4	3
	The Bulk Plane number above indicates the maximum stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line bordering the RS district.			
10 Building Height (<i>max stories</i>)	4	n/a	5	n/a



- (c) Whenever a setback greater than the maximum setback established by this Section is required under § 89-38(e), the setback requirements of § 89-38(e) shall supersede the maximum setback established in this Section. In that case, the setback required under § 89-38(e) shall be the maximum setback.
- (d) The minimum frontage buildout established by this Section may be reduced to the extent necessary to satisfy any other requirement of this Chapter.
- (e) For frontages on Minor Arterials, Collectors, or local streets: if the width of the front lot line is one hundred (100') feet or less, the buildout requirement is reduced by ten (10%) percentage points.
- (f) For frontages on Major Arterials: the frontage buildout requirement is reduced to 40% for corner lots.
- (g) Corner lot developments will use highest classified road, as determined by LCG, when determining frontage buildout and setback requirements.

(h) Parking Reduction for “A” Development Types. The following provisions apply:

- (1) The number of parking spaces required by § 89-39(g) is reduced by fifty (50%) percent.
- (2) The Administrator may further reduce the number of spaces as needed to accommodate reductions in space attributable to the placement of buildings required by the front/corner street setback and minimum frontage buildout.

⚡ *Note: For permitted and conditional uses in the CM (CM-1 and CM-2) districts, see [§ 89-21](#). See Article 3 for specific rules, measurement standards, and alternatives for development standards such as open space, setbacks, bulk plane, and buffers and landscaping (in particular, see § 89-36 for alternative standards relative to tree distribution in vehicular use areas, reduced parking lot landscaping requirements, tree preservation credits, increased buffer thresholds and reduced buffer widths). Refer to § 89-80 for standards for drive-in and drive-through establishments.*



89-15 “CH” Commercial-Heavy

Purpose: The “CH” district implements the Commercial/Office future land use category of PlanLafayette. The district allows compact development patterns, but provides flexibility for front parking, loading, and building design features for heavy commercial or service-oriented uses (such as large format retailers, auto dealerships, and repair services). PlanLafayette provides that the Commercial Office future land use category is principally a pedestrian oriented area. This District should only be used for locations where these uses currently exist, or where a rezoning applicant demonstrates that there is unmet market demand for the use.



(a) **Permitted Uses.** See [§ 89-21](#).

(b) **Dimensional Standards.**

	A	B
Lot Requirements		
1 Lot Size	n/a	n/a
2 Open space (<i>min</i>)	10%	20%
Setbacks (<i>principal buildings</i>)		
3 Front / corner street (<i>min</i>)	n/a	n/a
4 Front / corner street (<i>max</i>)	35'	n/a
5 Frontage buildout (<i>min</i>)	40%	n/a
6 Side (<i>min</i>)	n/a	n/a
7 Rear-common property line or alley (<i>min</i>)	5'	20'
Bulk Plane (↔ See 89-27)		
8 From RS district boundary	3 stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line bordering the RS district.	

(1) Maximum density is 25 dwelling units per gross acre. This applies to mixed-use buildings or to residential uses permitted in the district.

(2) A buffer may be required (see Article 3 § 89-36).

(3) Front, side, and rear setbacks must be planted in grass or other plantings except for required ingress and egress.



- (4) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3 § 89-38).
- (c) Whenever a setback greater than the maximum setback established by this Section is required under § 89-38(e), the setback requirements of § 89-38(e) shall supersede the maximum setback established in this Section. In that case, the setback required under § 89-38(e) shall be the maximum setback.
- (d) Corner lot developments will use highest classified road, as determined by LCG, when determining frontage buildout and setback requirements.
- (e) **Parking Reduction for “A” Development Types.** The following provisions apply:
 - (1) The number of parking spaces required by § 89-39(g) is reduced by fifty (50%) percent.
 - (2) The Administrator may further reduce the number of spaces as needed to accommodate reductions in space attributable to the placement of buildings required by the front/corner street setback and minimum frontage buildout.

☞ *Note: For permitted and conditional uses in the CH districts, see [§ 89-21](#). See Article 3 for specific rules, measurement standards, and alternatives for development standards such as open space, setbacks, bulk plane, and buffers and landscaping (in particular, see § 89-36 for alternative standards relative to tree distribution in vehicular use areas, reduced parking lot landscaping requirements, tree preservation credits, increased buffer thresholds and reduced buffer widths). Refer to § 89-80 for standards for drive-in and drive-through establishments.*



89-16 “IL” Industrial-Light

Purpose: the “IL” district implements the Office/Industrial future land use category of PlanLafayette by accommodating existing light industrial uses, and encouraging new light industrial or office park employment uses in locations designated in the plan. Buffering is required in Article 3.



(a) Permitted Uses. See §89-21.

(b) Dimensional Standards

Lot Requirements	
1	Open space (<i>min</i>) 20%
Setbacks (<i>principal buildings</i>)	
2	Front / corner street (<i>min</i>) n/a
3	Side (<i>min</i>) n/a
4	Rear-common property line or alley (<i>min</i>) 20'
Bulk Plane (↔ See 89-27)	
5	From RS district boundary 3 stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line bordering the RS district.

- (1) A buffer may be required (see Article 3, § 89-36).
- (2) Front, side, and rear setbacks must be planted in grass or other planting except for required ingress and egress.
- (3) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3, § 89-38).



89-17 “IH” Industrial-Heavy

Purpose: the “IH” district implements the Office/Industrial future land use category of PlanLafayette by accommodating existing and future heavy industrial uses. Buffering is required in Article 3.



(a) **Permitted Uses.** See §89-21.

(b) Dimensional Standards

Lot Requirements	
1	Open space (<i>min</i>) 10%
Setbacks (<i>principal buildings</i>)	
2	Front / corner street (<i>min</i>) n/a
3	Side (<i>min</i>) n/a
4	Rear-common property line or alley (<i>min</i>) n/a
Bulk Plane (↔ <i>See 89-27</i>)	
5	From RS district boundary 3 stories for the first 50’ from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200’ from any lot line bordering the RS district.

- (1) A buffer may be required (see Article 3, § 89-36).
- (2) Front, side, and rear setbacks must be planted in grass or other plantings except for required ingress and egress.
- (3) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3, § 89-38).



89-18 “PD” Planned Development

Purpose: the “PD” district gives the LCG, property owners, and developers the opportunity to proceed with development that –

- *cannot meet the standards in one of the base zoning districts, and*
- *is consistent with and accomplishes the policies of PlanLafayette, or a strong public need, and*
- *provides the LCG valid assurances that it will mitigate any anticipated impacts on the general public.*

A PD rezoning requires legislative approval, which involves a high degree of discretion by the appropriate Zoning Commission.

(a) Permitted Uses. Permitted uses for a PD are designated in the ordinance approving the PD rezoning.

(b) Dimensional Standards. Dimensional standards for a PD are designated in the ordinance approving the PD rezoning

(c) Minimum design requirements. The following are the minimum design requirements for a PD development. The applicant shall demonstrate how the development complies with these requirements in the concept plan.

(1) Site relationship to immediate surroundings

- a. The planned development’s relationship to its immediate surroundings shall avoid adverse effects to surrounding development from traffic circulation, building height or bulk, lack of screening, or intrusions on privacy.
- b. Areas which cannot be feasibly serviced by necessary public services, including transportation, street maintenance, schools, police, fire, and utilities, shall not be approved for planned development.
- c. Adequate landscaping must be provided to reduce the visual impact of off-street parking areas and provide a logical transition between the planned development and surrounding uses. Landscaped buffers shall be provided to screen commercial and industrial uses when those uses differ from surrounding uses. Screening shall buffer potential adverse effects of light, noise or other undesirable elements that could disturb surrounding development.

(2) Utilities

- a. The developer shall provide water, sewer and electrical facilities for connection to a public utility which meets the standards established by Lafayette Utility System (“LUS”).
- b. Wherever practical and feasible, all utilities shall be placed underground.

(3) Off-street parking.

- a. Parking shall comply with Article 3 and this section.
- b. Parking may be provided in grouped facilities to service several separate uses and consolidated facilities are encouraged.



- c. The placement and design of parking facilities shall be consistent with PlanLafayette’s policies for multi-modal accessibility by pedestrians, cyclists or transit.

(4) Circulation

- a. Construction of the planned development shall include adequate, safe, and convenient arrangements for pedestrian circulation, streets, driveways, off-street parking and loading space.
- b. Public streets must serve the entire planned development. However, the where private roads would otherwise be allowed under this Chapter, PW may approve private roads for a Planned Development if they meet minimum construction standards and can be used by police and fire department vehicles for emergency purposes.
- c. The geometric design of internal ways, streets and alleys shall be determined by sound planning and engineering standards. Consideration shall be given to special street widths, construction and paving requirements resulting from multi-modal access requirements within the planned development.

(5) Common open space and civic space

- a. Common open space and civic space shall meet or exceed the applicable requirements of Article 3.
- b. The applicant shall designate the type, location, dimensions, and maintenance requirements for the common open space in the concept plan.

- (6) Compliance with subdivision design standards. The planned development shall be subject to all appropriate design, flood, and drainage standards in these regulations.

(d) Application requirements. The following procedures apply to an application for PD rezoning:

- (1) **Pre-application.** Prior to submitting a formal application for planned development, a pre-application conference with the DPD is encouraged in order for the applicant to become acquainted with planned development procedures and related requirements.
- (2) **Concept Plan.** The applicant shall include a Concept Plan with the rezoning application.



89-19 “PI-L” & “PI-H” Public/Institutional Light & Heavy

Purpose: the “PI-L” and “PI-H” districts are appropriate in any PlanLafayette land use category, and specifically implements the Public Park category. These standards provide flexibility for the wide range of potential public or institutional facilities.



(a) Permitted Uses in PI-L and PI-H. See §89-21.

(b) Dimensional Standards

Lot Requirements

1 Open space (*min*) 20%

Setbacks (*principal buildings*)

2 Front / corner street (*min*) 20'

3 Side (*min*) n/a

4 Rear-common property line or alley (*min*) n/a

Bulk Plane (↔ See 89-27)

5 From RS district boundary 3 stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line bordering the RS district.

(c) Any references to “PI” throughout this Chapter are intended to include PI-L and/or PI-H, where applicable.



89-20 Annexed Territory

(a) Generally

- (1) All territory that is annexed to the City of Lafayette is automatically assigned the “A” Agricultural classification until existing land uses are determined and a new zoning category is adopted.
- (2) In lieu of the “A” district, the applicant for annexation may provide an application for rezoning concurrent with any petition for annexation. If the proper notice is given, the zoning classification may be approved concurrent with final approval of the annexation, or after the annexation is complete.
- (3) **Time limitations.** Unless another district is applied at the time of annexation, the “A” district zoning classification will apply to that property until:
 - a. The LCG initiates and approves a rezoning to another zoning district as provided in Article 4.
 - b. The owner or owners of property automatically zoned “A” may file an application to rezone the property as provided in Article 4. The appropriate Zoning Commission will then proceed through normal zoning reclassification procedures.
 - c. Property automatically zoned “A” is considered on a priority basis and shall be scheduled at the earliest possible scheduled regular meeting of the appropriate Zoning Commission.

89-21 Use Table

- (a) This section establishes the uses that are permitted in each zoning district. Each use is defined in subsection (d), below.
- (b) The Use Table (Table 89-21-2) establishes the following categories of uses:

Table 89-21-1 Use Categories

Notation	Category	Description
P	By right	The use is permitted if it meets the standards established in the zoning district, and any other applicable standards of this Chapter.
C	Conditional Use	The use requires a conditional use permit approved by the appropriate Zoning Commissions (see § 89-54).
A	Accessory Use	A use customarily incidental and subordinate to the principal use or building and located on the same lot with the principal use or building.
	Not permitted	A blank cell indicates that the use is not allowed in the district. A property owner who wants to establish the use may apply for a rezoning to a district that does allow the use.

- (c) If a use is not defined in this Section, the Administrator may authorize the use if –
 - (1) The use is functionally the same as a listed use, or



- (2) The use has similar visual, traffic, environmental and similar impacts as an expressly listed use. The Administrator may refer to empirical studies or generally accepted planning or engineering sources in making this determination. The burden is on the applicant to establish that the use is similar to the expressly listed use, or
- (3) Other comparably sized jurisdictions have successfully integrated the use in one or more equivalent zoning districts.
- (4) The use is within the same industry classification as another permitted use. In making this determination, the Administrator may refer to the most recent edition of the *North American Industry Classification Manual* (Executive Office of the President, Office of Management and Budget, (“NAICS”). If the use is not defined in the NAICS, the Administrator may refer to the most recent addition of the American Planning Association, *Land-Based Classification Standards LBCS Tables*, or any other recognized and accepted publication in the industry.

Table 89-21-2 Use Table

Use Category	“A” Agricultural	“RS” Residential Single-Family	“RM” Residential Mixed	“MN” Mixed-Use Neighborhood	“MX” Mixed-Use Center	“D” Downtown	“CM” Commercial Mixed	“CH” Commercial Heavy	“PI-L” Public/Institutional-Light	“PI-H” Public/Institutional-Heavy	“IL” Industrial Light	“IH” Industrial Heavy
Residential												
Residences:												
Dwelling, single-family detached	P	P	P	P								
Accessory apartment	P	P	P	P	P	P	C					
Cottage Courts		C	P	P		C	P					
Dwelling, two-family (duplex)		C	P	P			P					
Multi-family			P	P	P	P	P	P				
Live/Work Dwelling			P	P	P	P	P					
Manufactured home												
Manufactured Housing Land Lease Community	P	C	C									
Apartment House			P	P	P	P	P					
Apartment Hotel				P	P	P	P	P				
Townhouse / Row house		C	P	P	P	P	P					
Group Living:												
Boarding House			P	P	P	P						
Community living			P	P	P	P	P	P				
Community home	P	P	P	P	P	P	P				P	
Life care or continuing care services				P	P	P	P	P				
Lodging												
Bed and breakfast		C	C	C	C	C	C					



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Use Category	"A" Agricultural	"RS" Residential Single-Family	"RM" Residential Mixed	"MN" Mixed-Use Neighborhood	"MX" Mixed-Use Center	"D" Downtown	"CM" Commercial Mixed	"CH" Commercial Heavy	"PI-L" Public/Institutional-Light	"PI-H" Public/Institutional-Heavy	"IL" Industrial Light	"IH" Industrial Heavy
Short-Term Rental <small>*See LCG Code, Chapter 73-3</small>	P*		P*	P*	P*	P*	P*	P*			P*	P*
Hotel (small)				P	P	P	P	P			P	P
Hotel / Motel					P	P	P	P			P	P
Recreational vehicle park	EP							C	C	C		
Commercial / Mixed-Use												
Animal Services:												
Animal hospital (indoor)				P	P	P	P	P			P	P
Animal services, generally						P	P	P			P	
Financial Services:												
Automated teller machine, stand alone					P	P	P	P	P	P	P	P
Financial institutions				P	P	P	P	P	A	A	P	P
Food & Beverage Sales / Service:												
Bar / Lounge				C	P	C	C	P	C	C	P	
Food/Art market				P	P	P	P	P	A	A		
Food preparation				P	P	P	P	P	A	A		
Food service				C	P	P	P	P	A	A		
Mobile Food Establishment	A	A	A	A	A	A	A	A	A	A	A	A
Mobile Food Establishment Park				C	P	P	P	P			P	
Mobile vendor				P	P	P	P	P	A	A	P	
Restaurant				C	P	P	P	P	A	A	P	
Snack or beverage bars				P	P	P	P	P	A	A	P	
Mixed-Use:												
Mixed-use building				P	P	P	P	P	A	P		
Office, Business & Professional:												
Office				P	P	P	P	P	P	A	P	
Personal / Business services:												
Bail bond services						P	P	P			P	
Business support services					P	P	P	P	A	A	P	
Courier, messenger and delivery services					P	P		P	A	A	P	P
Day Labor Service						P		P			P	P
Funeral & interment services						P	P	P			P	
Crematorium								P			P	P
Linen/Uniform Supply						P	P	P	A	A	P	P
Maintenance & repair services						P	P	P			P	P
Personal services				P	P	P	P	P	A	A		



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Pick-up station (laundry and/or dry cleaning)				P	P	P	P	P				
Retail sales:												
Convenience store				P	P	P	P	P	C	C	P	
Convenience store (with gasoline sales)						C	C	P			P	
Nonstore retailers					P	P	P	P			P	
Nursery/Horticulture/Farm Supply	C					P	P	P			P	
Retail, limited (A)				P	P	P	P	P	A	A	P	
Retail, limited (B)					P	P	P	P	A	A	P	
Retail, general					P	P		P	A	A	P	
Vehicles / Equipment:												
Auto and truck repair								P			P	P
Automobile or vehicle dealership					P	P		P			P	P
Building material sales & services							C	P			P	
Car Wash								P			P	P
Commercial and Industrial Machinery and Equipment Rental and Leasing								P			P	P
Gasoline or diesel fuel sales							C	P			P	P
Manufactured Home Dealers								P			P	P
Truck stop											P	P
Public/Civic/Institutional												
Day Care:												
Adult day care				C	P	P	P	P				
Child care facility, commercial			C	P	P	P	P	P	A	A	P	
Child care facility, residential	P	P	P	P	P	P	P					
Assembly:												
Cemetery/mausoleum/columbarium	P		P	P		P	P	P	P	P	P	P
Church or worship center	P	P	P	P	P	P	P	P	P	P	P	P
Exhibition, convention, or conference facility					P	P	P	P		P	P	
Banquet, reception, or event hall					P	P	P	P	P	P	P	
Club or lodge (private)			C	P	P	P	P	P	P	P		
Government / Non-Profit:												
Armory										P	P	P
Detention or penal institution						P				P	P	P
Vehicle / equipment maintenance facility									A	P	P	P



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Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P
Social assistance, welfare, and charitable services					P	P	P	P	P	P	P	
Postal services				P	P	P	P	P	P	P	P	P
Educational:												
College / technical school					P	P	P	P	C	P	P	
School (public or private)	P	P	P	P	P	P	P	P	P	P	P	P
Personal instructional services				P	P	P	P	P	A	P	P	
Medical:												
Hospital or sanitarium					P	P	P	P		P	P	
Medical office, clinic, or laboratory				P	P	P	P	P	A	A	P	P
Arts, Entertainment, & Recreation:												
Adult business								P			P	P
Civic Spaces		P	P	P	P	P	P	P	P	P	P	P
Cultural facility				P	P	P	P	P	P	P		
Entertainment facility				C	P	C	C	P	P	P		
Theater				C	P	P	P	P	P	P		
Health/fitness club				P	P	P	P	P	P	P	P	
Recreational Facility, Indoor				P	P	P	P	P	P	P		
Recreational Facility, Outdoor or Major	C					P		P	P	P		
Industrial / Production												
Manufacturing & Employment:												
Contractor	C										P	P
Data Processing, Hosting, and Related Services (including data centers)				P	P	P	P	P	A	P	P	P
Dirt pit, sand pit or similar excavation	C											
Industrial Services											P	P
Media Production						P	P	P	A	P	P	P
Mining & quarrying												
Manufacturing, Light					P	P	P	P			P	P
Manufacturing, General						C		C			P	P
Manufacturing, Intensive											P	P
Oil and gas company (drilling and exploration)											P	P
Research and development					P	P				P	P	P



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Oil and mining support activities											P	P
Stone cutting											P	P
Warehousing, Storage & Distribution:												
Building and landscaping materials supplier								P			P	P
Building maintenance services						P		P			P	P
Freight depot (railway and truck)											P	P
Fuel Distribution or Recycling												P
Machinery and heavy equipment sales and service								P			P	P
Self-service storage facility				C		P	C	P			P	P
Oil & gas storage											P	P
Outdoor storage								P			P	P
Vehicle towing and storage facility												
Wholesale distribution, warehousing and storage						P		P			P	P
Infrastructure												
Transportation / Parking:												
Airport											P	P
Ground passenger transportation (e.g. taxi, charter bus)						P		P		P	P	P
Heliport / miscellaneous air transportation				A	A	A	A	A		A	A	A
Parking facility						P	P	P	A	P	P	P
Railroad facilities											P	P
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P
Passenger depot						P					P	P
Transit shelter		P	P	P	P	P	P	P	P	P	P	P
Utilities:												
Utility, Major	P	P	P	P				P	P		P	P
Utility, Minor	P	P	P	P		P	P	P	P	P	P	P
Communications facilities:												
Communications facility	P				P	P	P	P	A	P	P	P
Wireless communication tower or antenna	P				C	P	C	P	A	P	P	P



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Weather or environmental monitoring station	P				P	P	P	P	A	P	P	P
Waste-related:												
Hazardous waste disposal												
Hazardous waste transfer												
Junk yards												
Recycling plant												P
Remediation Services												P
Solid waste												
Agriculture												
Farming	P	P	P	P	P	P	P	P	P	P	P	P
Poultry and egg production	P										P	P
Community garden	P	P	P	P	P	P	P	P	P	P	P	P
Crop Agriculture	P	P	P	P	P	P	P	P	P	P	P	P
Community Supported Agriculture	P	P	P	P	P	P	P	P	P	P	P	P
Accessory												
Accessory use (generally)	A	A	A	A	A	A	A	A	A	A	A	A
Accessory commercial uses			C									
Accessory farm use	A	A	A	A	A	A	A	A	A	A	A	A
Accessory schools	A	A	A	A	A	A	A	A	A	A	A	A
Accessory retail and personal service, office, or recreational use	A	A	A	A	A	A	A	A	A	A	A	A
Caretaker or guard	A	A	A	A	A	A	A	A	A	A	A	A
Construction yard								A	A	A	A	A
Home occupation	A	A	A	A	A	A	A	A				
Model home complex / temporary real estate sales office	A	A	A	A	A	A	A	A				
Parking garage, private					A	A	A	A		A	A	A
Pharmacy, accessory			C	A	A	A	A	A		A	A	
Recreational facility, accessory		A	A	A	A	A	A	A	A	A	A	A
Sign	A	A	A	A	A	A	A	A	A	A	A	A
Storage	A		A	A	A	A	A	A	A	A	A	A
Electric Charging Stations				A	A	A	A	A	A	A	A	A
Miscellaneous												
Temporary Uses	A	A	A	A	A	A	A	A	A	A	A	A



(d) The uses listed in the Use Table (Table 89-21) above are defined as follows:

Residential	
Residences	
Dwelling, single-family detached	A detached building designed as a residence for one family.
Accessory apartment	A secondary, independent living facility located in, or on the same lot as, a single-family residence. An accessory apartment may be rented to a household separate from that occupying the principal building on the lot.
Cottage Courts	A single lot that includes detached single family dwellings or duplexes arranged around a courtyard or open space.
Dwelling, two-family (duplex)	A single building designed as a residence for two families living separately on one lot. The units may be integrated horizontally, vertically (with one above the other), or back to back. No more than one duplex shall be allowed on a single lot.
Multi-family	A building designed as a residence for more than two families living separately, sometimes called apartments or flats. It includes any form of family occupancy, including traditional or non-traditional households, elderly housing, or retirement housing. The units may be integrated horizontally and vertically, or with 2 units stacked vertically and separated from adjacent units by a party wall (sometimes called "stacked flats"). Two or more duplexes on a single lot shall be considered Multi-family.
Live/Work Dwelling	A principally residential building that includes an office, studio, or other commercial use and a single dwelling unit occupied by the building owner. Compare: (1) Home Occupations (listed under "Accessory," below). A live-work unit allows a broader range of commercial and production-type uses and more non-residential floor area than a home occupation. In addition, a live-work unit may be designed as a townhouse or with a storefront or other commercial design configuration at the ground level, while a home occupation occurs in a building that is designed as a residence. (2) Mixed-use Building (listed under Commercial / Mixed-use – Mixed-use, below). A Mixed-use Building allows multiple businesses and residences in the same building, while a Live/Work Dwelling is generally limited to a single dwelling unit and a single business.
Manufactured home	A factory-built dwelling unit constructed to the standards and codes promulgated by the United States Department of Housing and Urban Development (HUD), under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §5401 et seq., as amended ((See LRSA 51:911.22).
Manufactured Housing Land Lease Community	A parcel or tract of land where the principal use is the rental, leasing or occupancy of space by two or more manufactured homes on a permanent or semi-permanent basis, and customary accessory buildings or uses such as clubhouses, laundries, or management and sales units.
Apartment House	A building that - (1) is a converted single-family detached dwelling, or with architectural features and massing that are compatible with single-family dwellings, and (2) that consists of at least 3 separate dwelling units. This use type is different from a boarding house in that the units are intended for occupancy as permanent residences, and each unit may have separate kitchens and bathroom facilities. This use type is sometimes called a "big house."
Apartment Hotel	A hotel in which at least 90 percent of the hotel accommodations are available for occupancy by permanent guests.
Townhouse / Row house	A single-family dwelling forming one of a group or series of two or more attached single-family dwellings, separated from one another by a property line, party walls without doors, windows, or other provisions for human passage or visibility through the walls from basement or cellar to roof, and having roofs which may extend from one of the dwelling units to another.
Group Living:	
Boarding House	A building other than a hotel where meals or lodging, or both, are provided for compensation by pre-arrangement for a definite period. Examples include dormitories, fraternities, sororities, or dorms. This use type does not include a hotel, motel, or multi-family building. A multifamily building or apartment house includes separate dwelling units occupied by a single household, while a boarding house includes separate households sharing kitchen facilities.
Community living	Establishments primarily engaged in providing one or more of the following housing services: (1) short term emergency shelter for victims of domestic violence, sexual assault, or child abuse; (2) temporary residential shelter for the homeless, runaway youths, and patients and families caught in medical crises; or (3) transitional housing for low-income individuals and families. <i>Note: while the industry (NAICS) category includes construction of low cost housing and housing repair activities, those features are not regulated by zoning, and the housing types would fall within another listed category.</i>
Community home	A facility certified, licensed, or monitored by the Department of Health and Hospitals to provide resident services and supervision to six or fewer handicapped persons. Such facility shall provide supervisory personnel in order to function as a single family unit but not to exceed two live-in persons. (Source: LRSA § 28:477) This use does not include persons handicapped by reason of current drug abuse or alcohol abuse, nor shall it apply to handicapped persons currently under sentence or on parole from any criminal violation or who have been found not guilty of a criminal charge by reason of insanity.
Life care or continuing care services	An institution, residence or facility that provides accommodation and personal assistance to residents who depend on the services of others by reason of age and physical or mental impairment, and that is licensed to provide skilled nursing care. This category includes nursing or convalescent homes, hospices, or assisted living facilities. A "nursing or convalescent home" is any part of a building where shelter, board, and nursing care for 3 or more persons of all ages not related to the operator, requiring that care because of infirmities of old age, illness, and/or disability of a physical or mental nature. "Assisted living" is a residence that primarily serves the elderly and provides rooms and meals, and may provide personal care and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services and transportation. This use does not include an establishment which provides care only during the day, or a halfway house for recovering alcohol and drug abusers.



Live/Work Dwelling	A principally residential building that includes an office, studio, or other commercial use and a single dwelling unit occupied by the building owner. Compare: (1) Home Occupations (listed under "Accessory," below). A live-work unit allows a broader range of commercial and production-type uses and more non-residential floor area than a home occupation. In addition, a live-work unit may be designed as a townhouse or with a storefront or other commercial design configuration at the ground level, while a home occupation occurs in a building that is designed as a residence. (2) Mixed-use Building (listed under Commercial / Mixed-Use – Mixed-Use, below). A Mixed-use Building allows multiple buildings and residences in the same building, while a Live/Work Dwelling is generally limited to a single dwelling unit and a single business.
Lodging	
Bed and breakfast	An owner- or operator-occupied house, or part of a house, that offers no more than 9 guest bedrooms for overnight paid occupancy of up to 30 consecutive nights, and where breakfast is provided to guests.
Short-Term Rental	The provision of a Dwelling or Dwelling Unit that offers one or more guest rooms, and that is suitable and utilized solely for temporary residential occupancy for a period of fewer than 30 consecutive days, in exchange for compensation.
Hotel (small)	A Hotel that does not contain more than 50 guest rooms and does not exceed three stories in height.
Hotel / Motel	A building containing rooms intended or designed to be used or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests and transients and where only a general kitchen and dining room are provided within the building or in an accessory building.
Recreational vehicle park	A parcel or tract of land where Spaces are offered for rent and/or rented for Recreational Vehicles which may include Common Area. Any area that is occupied or intended or designed or improved for occupancy by transients using recreational vehicles, motor homes, or mobile trailers for dwelling, lodging, or sleeping purposes and is held out as such to the public. Examples include campgrounds and recreational vehicle/travel trailer parks. This use does not include a Manufactured Housing Land Lease Community.
Commercial / Mixed-Use	
<i>Animal Services:</i>	
Animal hospital (indoor)	Any part of a building designed or used to care for or observe animals under medical treatment, supervised by a licensed veterinarian. The treatment of animals occurs entirely inside the principal building and not in ancillary or accessory buildings. This use does not include outside kennels.
Animal services, generally	Any part of a building designed or used to care for, board, groom, observe, or treat animals, supervised by a licensed veterinarian. This use may include overnight boarding or outdoor confinement or exercise areas. Includes a dog pound.
<i>Financial Services:</i>	
Automated teller machine, stand alone	An automated teller machine that is at a location separate from the controlling financial institution.
Financial institutions	A business where the primary occupation is financial services such as banking, savings and loans, loan offices, and check cashing and currency exchange outlets. It does not include financial services that typically occur in an office or storefront, such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under "Office," below.
Pawn shop	A business that loans money on the security of pledges, deposits or other secured transactions in personal property (other than vehicles or other transportation devices).
<i>Food & Beverage Sales / Service:</i>	
Bar / Lounge	An establishment where the main source of revenue is the sale of alcoholic beverages which are customarily consumed on the premises. This includes taverns, brewpubs, microbreweries, neighborhood taverns/bars/pubs, or micro distilleries where food and drink are served on the premises.
Food/Art market	A structure or place where agricultural produce, art or hand-made craft is brought for the purpose of retail sales from vehicles, temporary stands, or stalls. These include more than one seller per parcel of land. Examples include farmers markets, seafood markets, mobile markets, art markets, maker markets, and craft fairs.
Food preparation	A business that prepares food and beverages for off-site consumption, including delivery services. Examples include catering shops, bakeries with on-site retail sales, and the small-scale production of specialty foods (such as sweets). This classification excludes food production of an industrial character.
Food service	An establishment for retail sales of food and beverages for off-site preparation and consumption. Examples include grocers/supermarkets, specialty food stores, fruit and/or vegetable stands, butcher shops, delicatessens, dairy product sales, food cooperatives, or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk.
Mobile Food Establishment	A vehicle-mounted Food Establishment (as defined by LCG Code of Ordinances, Chapter 70, Section 70-86) designed to be readily movable which includes a motorized or towed self-contained food service operation truck or towed self-contained trailer unit designed to be readily movable. A Mobile Food Establishment shall not mean a stand, booth or cart.
Mobile Food Establishment Park	A lot of record which is occupied or intended or designed or improved for occupancy by not less than two nor more than ten Mobile Food Establishments for the purpose of offering food and/or drink for sale to the public as the principal use of the lot of record in compliance with §89-95-4.
Mobile vendor	Any person, including any employee or agent of another, who sells or offers to sell, barter or trade from a vending vehicle, trailer or cart. Mobile vendors do not include Mobile Food Establishments.
Restaurant	A structure where food and drink are prepared, served, and consumed. Examples include microbreweries, micro distilleries, sit-down restaurants, cafes, delis, ice cream parlors, specialty food and/or outside dining patios and sitting



areas. May include take-out, drive-in, sit-down service, or the sale and consumption of alcohol. The zoning district regulations indicate whether a drive-thru facility for food service is allowed.

Snack or beverage bars	Establishments primarily engaged in (1) preparing and/or serving a specialty snack, such as ice cream, coffee and/or pastries, frozen yogurt, cookies, or popcorn, or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises.
Mixed-Use:	
Mixed-use building	A building with any of the following floor space configurations: (1) an office, as defined below, located above the ground floor, where the ground floor is occupied by any use permitted by right in the applicable zoning district, or any use permitted as a conditional use in the applicable zoning district, provided that, with respect to such conditional use, a conditional use permit has been issued by the appropriate agency; or (2) any use permitted by right in the applicable zoning district, or any use permitted as a conditional use in the applicable zoning district, provided that, with respect to such conditional use, a conditional use permit has been issued by the appropriate agency, and residential dwelling units above the ground floor or behind the non-residential floor area. The floor space above the ground floor may be occupied by non-residential floor area in addition to residential dwelling units.
Office, Business & Professional:	
Office	A building principally occupied by professional, semi-professional, business, government/municipal, philanthropic institutions, or client-oriented services. Offices do not include retail or wholesale activities which require the receiving, stocking, storing, displaying, manufacturing, selling, or renting of merchandise or equipment, except where specifically permitted as an accessory use. Offices include the administrative, clerical or public contact offices of a government agency. All services are rendered within the principal building, and no outside areas are used to perform services. Examples of businesses include law firms, publishers, business services, sales, marketing, interior decorators, and studios for professional work or teaching.
Personal / Business services:	
Bail bond services	An office that engages in the sale or issuance of bail bonds or other financial transfers for the purpose of securing the release from jail of an accused defendant pending trial.
Business support services	Includes blueprinting, printing, graphics, photostating, copying, packaging, labelling, and similar services. "Printing" and "graphics" mean business engaged in the custom design and/or reproduction of written or graphic materials. Typical processes include computerized design and printing, photocopying, and facsimile sending and receiving.
Courier, messenger and delivery services	Establishments primarily engaged in providing air, surface, or combined mode courier services, express delivery services of parcels, or local messenger and delivery services of small items, with local pick-up and delivery. Examples include air courier services, express delivery services; local delivery services for letters, documents, or small parcels; grocery delivery services (i.e., independent service from grocery store), or restaurant meals delivery services.
Day Labor Service	Any building or premises that serves as a staging point or gathering place for persons who are seeking immediate employment in daily labor activities and who accept or are assigned employment in accordance with whatever employment is available on that particular day. For purposes of this definition, "day labor" means manual labor, such as construction cleanup, garbage pickup and removal, demolition, convention setup and takedown, landscaping, planting, and digging.
Funeral services	Any place or premises devoted to or used in the care and preparation for burial of the body of a deceased person or maintained or held out to the public by advertising or otherwise as the office or place for the practice of funeral directing (source: RS 37:831). For example funeral homes.. (Note: cemeteries are classified under Public/Civic/Institutional - Assembly, below).
Crematorium	The building or portion of a building that houses the chamber for cremation and the holding facility.
Linen/Uniform Supply	Establishments that supply laundered items, such as table and bed linens; towels; diapers; and uniforms, gowns, or coats of the type used by doctors, nurses, barbers, beauticians, and waitresses.
Maintenance & repair services	An establishment providing repair services for personal and household goods, such as household appliances, computers, radio, television, audio or video equipment, office machines, furniture and leather goods, and metal sharpening. This classification excludes building maintenance services and maintenance and repair of automobiles and other vehicles and equipment.
Personal services	A business which provides a service to the general public. This includes, but is not limited to, barber shops, beauty shops/salons, laundries (including self-service), dry cleaners, tailors, seamstresses or dressmakers, taxidermist, pet groomers, photographers, wedding planning, wedding chapels, dating services, nail salons, massage establishments, tattoo parlors, and shoe shining or repair. This does not include social escort, bail bond, or other services listed separately.
Pick-up station (laundry and/or dry cleaning)	Establishments that accept from the public clothes or other materials to be laundered or dry-cleaned, and for which a charge is made. The laundering or dry-cleaning work is done by a laundry or dry cleaning establishment that is not on the premises of the pickup station.
Retail sales:	
Convenience store	Establishments that retail a limited line of goods that generally includes milk, bread, soda, alcohol and package liquor, and snacks, but not fuel sales for vehicles.
Convenience store (with gasoline sales)	Establishments that retail a limited line of goods that generally includes milk, bread, soda, alcohol and package liquor, snacks, and fuel sales or electric charging stations for personal/passenger vehicles and trucks, not to include those vehicles commonly know as "18-wheelers", "tractor-trailers", etc.
Nonstore retailers	Establishments that retail merchandise through online, mass media, telephone, mail, or similar methods (infomercials, direct-response advertising, paper and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls, vending machines, and similar methods). Examples include mail-order houses, vending machine operators, home delivery sales, door-to-door sales, party plan sales, electronic shopping, and sales through portable stalls (e.g., street vendors).



Nursery/Horticulture/ Farm Supply	A place for the propagation or sale of small trees, shrubs, garden supplies, and plants. This classification includes the sale of seed and feed, landscape materials, soils, and rental of landscaping equipment.
Retail, limited (A)	An establishment engaged in the sale and/or rental of goods such as apparel and accessories/uniforms, bicycles, cameras and photographic supplies, candy and confections, electronics, entertainment media (such as videos, compact discs, DVDs, or computer games), floral goods, gifts and novelties, hardware, health and personal care (such as pharmacies, cosmetics and optical or surgical supplies), hobby, home décor, jewelry, luggage and leather goods, music, news, media (newsstands), office supplies, pets, picture frames, shoes, sporting goods, stationary, tobacco, toys, used merchandise/antiques, arts and crafts, or similar items. This includes artist studios/galleries that both create and sell visual artwork. Each Retail, Limited (A) use on a Lot shall be limited to six thousand (6,000) gross square feet per lot.
Retail, limited (B)	An establishment engaged in the sale and/or rental of all goods permitted in Retail, limited (A) with not limitation on gross square feet per lot, and, additionally, the sale and/or rental of goods such as beer or liquor (package), firearms, and furniture.
Retail, general	An establishment engaged in sale and/or rental of all goods, permitted in Retail, limited (B), and, additionally, appliances, auto parts/tires, general merchandise, heating and plumbing equipment, and pawn shops. This use classification shall also include the sale and/or rental of goods at establishments such as department stores, warehouse clubs, variety stores (see §89-151), superstores, swap meets and flea markets, auctions, and consumer goods rental/general rental centers.
Vehicles / Equipment:	
Auto and truck repair	An area used for major mechanical and body work, straightening of body parts, body repairs, battery rebuilding, painting, welding, short term (less than 72 hours) storage of automobiles not in operating condition, outdoor work on vehicles, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in auto service stations. Includes general maintenance activities including but not limited to replacement of filters, fluids, light bulbs, belts, fuses, and tire; emissions testing; and similar activities. Includes emissions testing services that test the emissions of automobiles or other vehicles to determine compliance with state or federal emissions requirements.
Automobile or vehicle dealership	A facility for the sale or rental of automobiles, motorcycles, trucks, tractors, construction or agricultural equipment, motor homes and RV
Building material sales & services	Retailing, wholesaling or rental of building supplies or construction equipment. Examples include lumberyards, hardware / home improvement sales and services, paint, tool and equipment sales or rental establishments.
Car Wash	A building or part of a building with facilities for the simultaneous washing of automobiles. It does not include the additional activities permitted in "auto and truck repair".
Commercial and Industrial Machinery and Equipment Rental and Leasing	Establishments primarily engaged in renting or leasing machinery and equipment for use in business or industrial operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility. Examples include the sale or leasing of farm equipment and supplies, heavy equipment, office furniture or equipment, machinery tools (construction equipment sales and service), or off-highway transportation equipment.
Gasoline or diesel fuel sales	An area used exclusively for retail sales of fuels, oils, and/or CNG. This use may have storage tanks and pumps, vehicle service and repair facilities conducted inside the building, electric charging stations or an accessory car wash.
Manufactured Home Dealers	Establishments primarily engaged in retailing new and/or used manufactured homes (i.e., mobile homes), parts, and equipment.
Truck stop	A structure or land intended to be used for the sale of fuel for trucks and usually incidental service or repair of trucks. This may include a group of facilities consisting of those uses and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term "truck" includes any vehicle whose maximum gross weight is more than 10,000 pounds.
Public/Civic/Institutional	
Day Care:	
Adult day care	A licensed establishment operated and maintained to provide care or supervision during the day, such as social activities, minor health care assessments, meals, and recreation, for five or more persons 18 years of age or older. The facility is not used as a residence. The definition does not include halfway houses for recovering alcohol and drug abusers.
Child care facility, commercial	A facility that is licensed as such by the State of Louisiana and provides non-medical care to children, normally for periods less than 24 hours. It serves more than six children and/or is operated by a person who is not a resident of the site.
Child care facility, residential	A facility that is licensed as such by the State of Louisiana and provides for non-medical care to children, normally for periods less than 24 hours. It serves six children or less, and the operator is a resident of the site.
Assembly:	
Cemetery/mausoleum/columbarium	A burial ground, place of interment, or premise for the storage of deceased humans or pets.
Church or worship center	A place of religious worship and instruction. Accessory uses requiring independent approval include (1) an associated private school, and (2) child care.
Exhibition, convention, or conference facility	A facility with exhibition halls and/or conference rooms used for assemblies or meetings of individuals or representatives of a group sharing common interests. This does not include clubs, lodges, community meeting facilities, or other meeting facilities of private or non-profit groups that are primarily used by group members.
Banquet, reception or event hall	Any building(s) and its premises used for the exclusive purpose of hosting social functions, ceremonies, gatherings, parties or other events (See §89-95-3)



Club or lodge (private)	A non-profit association of persons which owns, rents, or leases a building, or portion thereof; the use of such premises being restricted to members and guests. This includes a fraternal organization.
Government / Non-Profit:	
Armory	A building or group of buildings used primarily for housing and training troops or for storing military property, supplies, or records.
Detention or penal institution	A facility where persons are detained pending adjudication or confined under criminal sentences. Examples include community correctional facilities, correctional facilities or juvenile detention facilities.
Vehicle / equipment maintenance facility	A facility providing maintenance and repair services for vehicles and equipment and areas for storage of equipment and supplies. This classification includes construction yards, equipment service centers, transit vehicle storage and servicing, and similar facilities.
Public Safety Facility	A facility for public safety and emergency services, such as police, fire protection, police and fire training facilities, and ambulance and emergency services, administrative facilities for emergency medical care, and blood and organ banks. This includes accessory transportation services and vehicle maintenance.
Social assistance, welfare, and charitable services	Establishments that provide social assistance services directly to clients such as children, elderly persons, disabled persons, homeless persons, or veterans. Social assistance may include food, medical relief, counseling or training. Examples include adoption agencies, youth centers (except recreational only), child guidance organizations, youth self-help organizations, foster care placement services, community action services agencies, marriage counseling services (except by offices of mental health practitioners), crisis intervention centers, multipurpose social services centers, family social services agencies, self-help organizations (except for disabled persons, the elderly, persons diagnosed with intellectual and/or, developmental disabilities), family welfare services, suicide crisis centers, hotline centers, telephone counseling services, community food services (includes collection, preparation, and delivery of food, clothing and blankets for needy persons).
Postal services	Establishments that provide mail services, including delivering items (such as letters and small parcels that can be handled by one person without using special equipment. Sorting and transportation activities, where necessary, are generally mechanized.
Educational:	
College / technical school	A "college" is a post-secondary educational institution authorized to award associate, baccalaureate, or higher degrees, or a seminary. A "technical school" is a specialized institution of learning which offers secondary or post-secondary instruction in business, trade, vocational, or other technical subject matter.
School (public or private)	An institution of learning which offers instruction in the several branches of learning required to be taught in the public schools of the state.
Personal instructional services	The provision of instructional services such as tutoring and exam preparation, language, photography, fine arts, crafts, dance or music studios, exercise studios, art studios, driving schools, employment training, diet centers, and beauty schools. This includes incidental retail sales, or light assembly and offices relating to training or instruction.
Medical:	
Hospital or sanitarium	A "hospital" is a place devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for at least 24 hours in any week of 3 or more non-related individuals suffering from illness, disease, injury, or deformity, except homes for the aged or nursing or convalescent homes. A "sanitarium" is an institution for the recuperation and treatment of victims of physical or mental disorders.
Medical office, clinic, or laboratory	Examples include medical offices, laboratories, or facilities for medical, optical, orthotic, prosthetic, psychiatric, physiotherapy, surgical, or dental laboratory services, photographic, analytical, or testing services. A clinic is a building designed for or used by any combination of physicians, surgeons, dentists, psychiatrists, physiotherapists, or practitioners in related specialties, and who do not offer in-patient care.
Arts, Entertainment, & Recreation:	
Adult business	See Section 18-3 of the Code of Ordinances.
Civic Spaces	A park, playground, natural area, or open space that is open to the general public or on a non-profit basis. Examples include tennis clubs, central squares, neighborhood parks, recreational facilities, picnic facilities, public recreation areas, and accessory food concessions.
Cultural facility	An institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. Examples include performing arts centers for theater, dance and events, museums, historical sites, art galleries, artist/artisan studio or shop, libraries/reading rooms, zoos, aquariums and observatories.
Entertainment facility	An establishment where the primary source of revenue is derived from live or recorded performances shown or played for the amusement of an audience. Examples include music clubs and dance halls.
Health/fitness club	An establishment that offers exercise or weight control programs whether or not the business provides any other service. Examples include gymnasiums, martial arts schools, gymnastics schools, weight control establishments/reducing salons, health clubs, health spas, swimming pools, handball facilities, racquetball or tennis club facilities, tanning facilities, fitness facilities, and yoga or workout studios.
Recreational Facility, Indoor	Buildings or structures principally devoted to recreational activities or nongambling games, leisure and recreation services to the public or to members. Examples include the following uses when they are conducted indoor: ice or roller skating rinks, bingo parlors, billiard parlors, bowling centers, pool rooms, miniature golf courses, amusement arcades, tennis clubs, swimming pools, non-commercial community centers, play courts, shooting facilities, batting cages, go-cart or dirt-bike courses, skateboard areas, and water slides or water parks.
Recreational Facility, Outdoor or Major	Large, generally outdoor facilities, such as: outdoor roller or ice-skating rinks, sports stadiums and arenas; amusement and theme parks; racetracks; swimming or wave pools; entertainment complexes; amphitheaters; drive-in theaters; archery or shooting ranges; riding academies; miniature golf; golf courses, driving ranges, and country clubs; marinas; and similar facilities.
Theater	A facility with fixed seats for the viewing of movies or live presentations of musicians or other performing artists.



Industrial / Production	
<i>Manufacturing & Employment:</i>	
Contractor	The facilities for a specialized trade related to construction, electric, glass, painting and decorating, welding, water well drilling, sign making, or similar items. Includes storage yards (for equipment, materials, supplies and/or vehicles), roofing and sheet metal, elevator maintenance and service, and venetian blind and metal awning fabrication and cleaning.
Data Processing, Hosting, and Related Services (including data centers)	Establishments that provide infrastructure for hosting or data processing services. These establishments may provide specialized hosting activities, such as web hosting, streaming services or application hosting; provide application service provisioning; or may provide general timeshare mainframe facilities to clients. Data processing establishments provide complete processing and specialized reports from data supplied by clients or provide automated data processing and data entry services.
Dirt pit, sand pit or similar excavation	An excavation from which extracted dirt, clay, sand or gravel is or may be used at the same location or may be transported for use at a different location and which has one or more of the following characteristics: (1) Exceeds a total surface area of ten acres; or (2) The excavated area exceeds an average depth of 25 feet at any time after the commencement of excavation; or (3) The time needed for completion will exceed 180 days.
Industrial Services	A business that provides cleaning, washing, or similar services to industrial, manufacturing, medical or business establishments. An example includes commercial launderer that launders and dry cleans clothing and other fabric articles in bulk quantities, such as cleaning services for hospitals, restaurants, hotels, and similar clients, or rug and dry-cleaning plants.
Media Production	Establishments that produce, manufacture, arrange for the manufacture, or distribute motion pictures, videos, television programs, television commercials, and music and sound recordings. This includes specialized motion picture or video postproduction services, such as editing, film/tape transfers, titling, subtitling, credits, closed captioning, and computer-produced graphics, animation and special effects, and developing and processing motion picture film. Examples include motion picture film laboratories, stock footage film libraries, postproduction facilities, teleproduction services, and sound recording studios. It does not include graphics, editing, or similar work that occurs in an office (see Commercial / Mixed-Use - Office category, above).
Mining & quarrying	The extraction of metallic and nonmetallic minerals, including sand and gravel pit operations.
Manufacturing, Light	The manufacturing or processing of materials employing electrical or other unobjectionable motive power, utilizing hand labor, or other unobjectionable machinery or processes, and free from any objectionable odors, fumes, lint, vibration, or noise. An example is jewelry manufacturing.
Manufacturing, General	Manufacturing of products, from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of those products and materials. These include apparel (including clothing, shoes, dress making), brooms, caskets, food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage), tobacco products, fasteners and buttons, gaskets, leather and allied products, medical equipment and supplies, mill work and similar woodwork, mattresses, musical instruments, novelties, office supplies, printing and print supplies, signs, sporting goods, textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery), and toys. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Intensive Manufacturing.
Manufacturing, Intensive	Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), fabricated metal products (including electroplating, hardware), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, machinery, and transportation equipment. This group also includes smelting, animal slaughtering and oil refining.
Oil and gas company (drilling and exploration)	Establishments that operate and/or develop oil and gas field properties. Activities may include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operating separators, emulsion breakers, desilting equipment, and field gathering lines for crude petroleum and natural gas; and all other activities in the preparation of oil and gas up to the point of shipment from the producing property.
Research and development	The investigation into the natural, physical, or social sciences, and that includes product development or testing. This does not include research, engineering or similar activities that occur indoors in an office environment, which is classified separately under Commercial / Mixed-Use - Office, above.
Oil and mining support activities	Establishments that support oil extraction or minerals mining, including exploration, sampling, excavating, drilling, surveying, and similar activities. This includes oil field service companies and oil field supplies and machinery.
Stone cutting	Establishments that cut, shape, and finish marble, granite, slate, and other stone for building and miscellaneous uses, or that buy or sell partly finished monuments and tombstones.
<i>Warehousing, Storage & Distribution:</i>	
Building and landscaping materials supplier	A business that sells building materials or landscaping where the majority of sales are wholesale transactions to other firms, not retail sales.
Building maintenance services	An establishment providing carpet cleaning, carpentry, roofing, exterminator, glazing, janitorial services, electrical repair, plumbing, heating and air conditioning (sales and service), upholstery, painting and paper hanging, sign painting, or rug cleaning.



Freight depot (railway and truck)	Distribution facilities upon which storage and warehousing of cargo is incidental to the primary function of freight shipment, and not to include any display of goods for either retail sale or wholesale. Includes both railway and truck freight transfers.
Fuel Distribution or Recycling	A facility dedicated to: (1) wholesale or commercial fuel storage and distribution, including petroleum, biodiesel, propane, butane, natural gas, or other similar fuels, to vehicles, machinery, or heavy equipment, or (2) the collection, storage, and processing of waste oil product for conversion into useable fuel products such as biodiesel, and may include storage and sales of resulting useable fuels. This does not include auto service stations.
Machinery and heavy equipment sales and service	The retail sales and accessory repair of construction, agriculture, excavation, and similar machinery and equipment, including tractor-trailers.
Self-service storage facility	A building or group of buildings in a controlled access compound that contains varying sizes of individual, compartmentalized, controlled access stalls or lockers for the storage of customers' residential and/or commercial goods.
Oil & gas storage	A tank farm or outdoor facility to store oil and gas. Includes bulk plant (petroleum).
Outdoor storage	Materials, goods, vehicles, or equipment kept or placed outside an enclosed structure for twenty-four (24) hours or more. Includes pipe storage and sand and gravel storage yards.
Vehicle towing and storage facility	Establishments primarily engaged in towing light or heavy motor vehicles, along with incidental services such as storage and emergency road repair services.
Wholesale distribution, warehousing and storage	The storage of goods, and the sale of goods to other firms for resale, including activities involving significant storage and movement of products or equipment. Examples include warehouse or produce/fruit/food storage and wholesale structures, carting, express crating, hauling, cold storage, feed locker plants, dry goods wholesale, hardware storage, and wholesale, paper supplies, shoes, sporting goods, professional and commercial equipment and supplies merchant wholesalers (such as restaurant supply sales), and otherwise preparing goods for transportation. This may include fulfillment centers that combine storage with call centers.
Infrastructure	
Transportation / Parking:	
Airport	Any area of land or water which is used or intended for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, including all necessary runways, taxiways, aircraft storage and tie-down areas, hangers, public terminal buildings and parking, helicopter pads, support activities such as airport operations and air traffic control, and other necessary buildings and open spaces. Includes dusting services.
Ground passenger transportation (e.g. taxi, charter bus)	Establishments that provide passenger transportation by bus, charter bus, automobile, limousine, van, or shuttle. Some services (such as taxi) are not operated over regular routes and on regular schedules. Examples include charter bus, special needs transportation, taxicab owner/operators, taxicab fleet operators, or taxicab organizations. This does not apply to publicly operated bus or mass transit systems. Includes fleet services that store, maintain, repair, fuel, and service two or more vehicles owned by a single commercial or public entity.
Heliport / miscellaneous air transportation	Facilities intended solely for takeoff and landing of helicopters, or for miscellaneous transportation vehicles for scenic purposes such as balloons.
Parking facility	A parking lot or a parking garage offering parking to the public and is the principal use of the premises. "Parking lot" is an off-street, ground-level, and open area for the temporary placement of operable motor vehicles. A "parking garage" is a multi-level structure for the temporary placement of operable motor vehicles. Automobile fuels and oils are not sold and motor vehicles are not equipped, repaired, hired, or sold in a parking facility
Railroad facilities	A facility for freight pick-up or distribution by rail. This may include specialized services for railroad transportation including servicing, routine repairing (except factory conversion, overhaul or rebuilding of rolling stock), and maintaining rail cars; loading and unloading rail cars; and independent terminals.
Railroad right-of-way	A strip of land with tracks and auxiliary facilities for track operation, but not including freight depots or stations, loading platforms, train shed, warehouses, car or locomotive shops, or car yards.
Passenger depot	Facilities for passenger transportation operations, and holding facilities, which includes rail stations, bus terminals, urban and regional transit stations and scenic and sightseeing facilities, but does not include airports and heliports. This includes accessory parking facilities. This does not include transit shelters, which are permitted in all districts.
Transit shelter	A roofed structure with at least three (3) walls located on or adjacent to the right-of-way of a street, and which is designed and used primarily for the protection and convenience of bus passengers.
Utilities:	
Utility, Major	A building or other structure for water supply (including water distillation) or wastewater treatment or the production of electricity, steam, air conditioning, hot water or chilled water for consumption by the general public.
Utility, Minor	All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm water, communications, electricity, transportation, gas, steam, and similar public services, and may include storage for vehicles and equipment necessary to provide those services. This includes facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, water or sewer pumping stations, water storage facilities, telephone exchanges, switch boxes, transformer boxes, cap banks, and underground water and sewer lines. This does not include "communications facility" or "wireless communication tower" as defined below, which refer to the point of transmission rather than distribution systems such as cable networks.
Communications facilities:	
Communications facility	Broadcasting and other communication services accomplished through electronic mechanisms. Examples include radio, television or recording studios, switching centers and cable transmitting stations.



Wireless communication tower or antenna	Antenna support structures for mobile and land based telecommunication facilities, such as whip antennas, panel antennas, microwave dishes and receive-only satellite dishes, cell enhancers and related equipment for wireless transmission from a sender to one or more receivers, such as for mobile cellular telephones, mobile radio systems facilities and commercial radio service. This facility includes a monopole tower, a steel lattice tower and any self-supporting communication tower. This use may include an unmanned equipment shelter.
Weather or environmental monitoring station	A facility with instruments and equipment that measures atmospheric conditions (typically to provide current weather information or a basis for weather forecasts), air or water quality, soil conditions, or similar variables.
Waste-related:	
Hazardous waste disposal	A facility where hazardous or infectious waste material is incinerated, landfilled or put to other final disposition.
Hazardous waste transfer	A facility where hazardous or infectious waste is received and processed for transportation to another place for recycling, re-use, incineration or final disposal.
Junk yards	A facility or area for storing, keeping, abandoning, selling, dismantling, shredding, compressing, demolishing, or salvaging scrap, discarded material or equipment. This includes metal, paper, rags, tires, bottles, motor vehicles or motor vehicle parts, machinery, structural steel, equipment and appliances. Examples of "junkyard" include: (1) Facilities or sites for separating trash and debris from recoverable or recyclable resources, such as paper products, glass, metal cans and other products; and (2) Facilities or sites where damaged and/or wrecked and/or dismantled and/or partially dismantled motor vehicles are stored for periods of longer than 90 days; and (3) Facilities and sites where motor vehicle parts may be removed and stored, sold or salvaged.
Recycling plant	A facility in which recyclable material only is collected, processed, separated, and/or baled in preparation for shipment to others who will use those materials to manufacture new products. Recyclable material includes metals, glass, plastics, wood, paper, and other similar materials that may be used in the manufacture of new products. Recycling plants shall not collect vehicles for salvage, hazardous materials, compost, or rubbish.
Remediation Services	Establishments primarily engaged in one or more of the following: (1) remediation and cleanup of contaminated buildings, mine sites, soil, or ground water; (2) integrated mine reclamation activities, including demolition, soil remediation, waste water treatment, hazardous material removal, contouring land, and revegetation; and (3) asbestos, lead paint, and other toxic material abatement.
Solid waste	A fixed facility where non-hazardous wastes are taken from collection vehicles, temporarily stored, and ultimately relocated to a permanent disposal site. It does not include an incineration facility. Examples include transfer stations (prohibited in Lafayette Parish under Ordinance No. O-263-2011), disposal areas, and waste management services such as pumping (i.e., cleaning) cesspools, portable toilets, or septic tanks; cesspool cleaning services; sewer cleaning and rodding services; portable toilet renting and/or servicing; and sewer or storm basin cleanout services.
Agriculture	
Farming	Any parcel of land which is used for gain in the raising of agricultural products, livestock, poultry, or dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used.
Poultry and egg production	Establishments engaged in breeding, hatching, and raising poultry for meat or egg production. Examples include hatcheries and poultry storage and dressing.
Community garden	A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use, consumption, donation or off site sale of items grown on the site.
Crop Agriculture	An area of land managed and maintained by an individual or group of individuals to grow and harvest food crops and horticultural products (including flowers, trees, and bees and apiary products) for off-site sale in locations where retail sales are an allowed use. Crop agriculture may be a principal or accessory use.
Community Supported Agriculture	An area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation.
Accessory	
Accessory use (generally)	A use customarily incidental and subordinate to the principal use or building and located on the same lot with the principal use or building.
Accessory commercial uses	Commercial uses that are accessory to multi-family residential buildings.
Accessory farm use	Buildings, corrals, coops, stables or structures used in conjunction with farming or ranching.
Accessory schools	An educational use, such as a kindergarten, that is accessory to a multi-family residential building.
Accessory retail and personal service, office, or recreational use	A retail, office, or recreational use that is subordinate to and incidental to the primary use, that primarily serves the employees of the primary use.
Caretaker or guard	A home, apartment, manufactured home, or other unit built to residential occupancy standards for use as the residence of the caretaker or guard.
Construction yard	A temporary area used for the storage of construction materials, supplies, equipment, tools, stock piling and recycling of useable construction materials and other items as permitted including temporary storage containers, construction trailers and temporary office trailers.
Home occupation	A commercial use conducted within a dwelling unit by its resident(s), which is clearly secondary to the use of the dwelling for living purposes, and which does not change the residential character of the dwelling unit or its surroundings.
Model home complex / temporary real estate sales office	A "model home complex" is a group of at least two (2) dwelling units that are temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the City. Model homes may also incorporate sales or rental offices for dwellings within the development. A "temporary real estate sales office" is an office or a model home used to sell homes or buildings while the property is under development. The sales may occur in a permanent building, or in a trailer or manufactured home.



Parking garage, private	A space intended for or used by the private automobiles of households, businesses, government or non-business entities resident on the lot.
Pharmacy, accessory	A pharmacy or pharmacy supply facility accessory to a medical office, clinic, or laboratory that sells medical items where the total square footage does not exceed 10% of the building square footage. The accessory pharmacy is contained within the principal medical building.
Recreational facility, accessory	A recreational facility for the exclusive use of members and their guests, or solely for the use of employees of a permitted business use. This may include swimming pools, tennis courts, exercise facilities, and similar indoor activities. It does not include golf courses, which are classified separately.
Sign	See §89-90 (“Signs”)
Storage	Containers or bins that are used for on-site temporary storage generally for the purposes of moving.
Miscellaneous	
Temporary Uses	See §89-92 (“Temporary Uses”)

89-22 Overlay Districts

A set of regulations which apply to a specific geographic area in addition to the underlying zoning districts and existing zoning and development regulations is commonly known as an “overlay district.”

The Louisiana Avenue Zoning and Development Overlay District, The Louisiana Avenue Interstate 10 Zoning and Development Overlay District, and the University Avenue Zoning and Development Overlay District, shall remain in full force and effect. The standards for governing zoning and development within the overlay districts are set forth in Appendix A of this chapter.

89-23 Historic Districts

The description of Historic Districts and any specific regulations related thereto are set forth in Appendix B of this Chapter. These specific regulations are in addition to any applicable general Historic Preservation provisions in this Chapter, as well as the underlying zoning districts and existing zoning and development regulations applicable thereto.

89-24 Reserved



ARTICLE 5

USE STANDARDS



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Article 5. Use Standards

89-72 Generally

- (a) This Article establishes standards for certain uses. These standards may –
 - (1) Supplement the standards in the applicable zoning district (Article 2) or development standards (Article 3), or
 - (2) Supersede the standards in Articles 2 or 3, where indicated.
- (b) This Article applies regardless of the zoning district where the use is located or whether the use is permitted by right or as a conditional use, unless otherwise indicated in this Article.
- (c) This Article applies only to the City of Lafayette, unless otherwise indicated. The following summarizes the applicability of each section to the City and the unincorporated Parish:

Applicability of Sections		City	Unincorporated Parish
89-73	Accessory Buildings & Uses	■	■
89-74	Accessory Apartments	■	■
89-75	Adaptive Reuse	■	
89-76	Auto and Truck Repair	■	
89-77	Bed & Breakfast	■	
89-78	Car Wash	■	
89-79	Cemeteries	■	
89-80	Drive-Through Facilities	■	
89-81	Garages / Carports	■	■
89-82	Gasoline or Diesel Fuel Sales	■	
89-83	Home Occupations	■	■
89-84	Housing Types	■	
89-85	Junkyards	■	■
89-86	Manufactured Homes / Mobile Homes / Trailers	■	■
89-87	Pipelines / Railroad Rights of Way	■	■
89-88	Swimming Pools	■	■
89-89	Self-Service Storage	■	
89-90	Signs	■	
89-91	Solid Waste	■	■
89-92	Temporary Uses	■	
89-93	Reserved		
89-94	Wireless Communications	■	
89-95	Nursery/Horticulture/Farm Supply	■	
89-95-1	Utility, Major	■	
89-95-2	Bar/Lounge	■	
89-95-3	Banquet/Reception/Event Hall	■	■
89-95-4	Mobile Food Establishment Park	■	■



- (d) The uses listed in this Article are defined in § 89-21 (Use Table), unless otherwise indicated. Each section applies to the use listed in the section heading, and as described in the cross-reference or applicability section (for uses or situations not listed in the Use Table). Each use has a cross-reference to the Use Table as follows:

⇔ **Use Category (§ 89-21 Use Table):** *Category 1 – Category 2*

Where: Category 1 = The main category in the Use Table (e.g., Residential, Commercial / Mixed Use, etc.)

Category 2 = The secondary category in the Use Table (for example, “Vehicles/Equipment” under the “Commercial / Mixed Use” main heading)

Category 3 = the specific listed use (for example, “Car Wash” under “Vehicles/Equipment”)

*If only a Category 1 or Category 2 use is listed, the section applies to all uses in that category. For example, ⇔ **Use Category (§ 89-21 Use Table): Accessory** means that the section applies to all uses listed under the “Accessory” category in the Use Table.*

- (e) Some sections in this Article apply to development situation or building / site features that are not a “use.” Examples are Adaptive Reuse (89-75), Garages (89-81), or Drive-Through Facilities (89-80). These apply to any use, unless otherwise indicated.

89-73 Accessory Buildings & Uses

⇔ **Use Category (§ 89-21 Use Table):** *Accessory*

(a) Applicability.

- (1) This section applies to the City of Lafayette and the unincorporated areas of Lafayette Parish.
- (2) This section applies generally to all accessory buildings or uses on a site.
- (3) Other Sections of this Article also regulate accessory buildings or uses (such as accessory apartments (89-74), drive-through facilities (89-79(e)), garages (89-81), home occupations (89-83), swimming pools (89-88), and signs (89-90)). Those sections supersede this section, but only to the extent that they are inconsistent with this section.
- (4) Article 3, § 89-38(e)(4)(allowing projections into required setbacks) supersedes this section to the extent of any inconsistency.

(b) Detached Accessory Buildings

- (1) Detached buildings accessory to residential use have **no maximum area** if they are setback at least:
 - a. 20 feet from the front property line and no closer to the front property line than the front wall(s) of the principal structure;
 - b. At least 5 feet from the side lot line; and
 - c. On corner lots, the distance of the principal structure from any street; and



- d. 10 feet from the rear property line.
- (2) Only 1 detached accessory building may encroach on the setbacks established in subsection (1) above, if that building:
- a. Is located no closer to the front property line than the rear wall of the principal structure;
 - b. Does not exceed the gross floor area of either 1 or 2 below, whichever is less:
 - 1. Rear lot width x required rear setback x 40% = maximum allowable area of the detached accessory building, or
 - 2. 600 square feet.
 - c. Is located at least 3 feet from either property line.
 - d. On corner lots, is located no closer to any street than the principal structure.
- (c) **Attached Accessory Uses or Building.** A building or use that is attached to the principal building is considered part of the principal building for purposes of applying the setback requirements.

89-74 Accessory Apartments

↔ *Use Category (§ 89-21 Use Table): Residential – Residences – Accessory Apartment*

- (a) **Applicability.** This section applies to the City of Lafayette and the unincorporated areas of Lafayette Parish.
- (b) Only **1 accessory apartment** is allowed per lot.
- (c) **Maximum living area** is the greater of:
 - a. **25 percent** of the gross floor area of the principal dwelling unit, or
 - b. **500 square feet.**
- (d) An accessory apartment may **not be sold separately** from the principal dwelling unit but may be rented.
- (e) An accessory apartment must meet the **minimum setback requirements of the principal structure.**
- (f) An accessory apartment located in a detached structure constructed after the effective date of this section requires a **building permit.** The building permit application shall include a scaled site plan showing the lot, the gross floor area and dimensions of the principal building, and the location, setbacks, gross floor area, and floor plan of the accessory apartment.



89-75 Adaptive Reuse

↔ *Use Category: Any*

Purpose: This section implements Policy 4.2 of the Comprehensive Plan by providing flexibility in adapting existing structures to new uses over time, in recognition that neighborhoods and land uses do not remain static.

(a) Applicability

- (1) This section applies to the City of Lafayette.
- (2) For purposes of this section, “adaptive reuse” means the rehabilitation or expansion of an existing building (as qualified by subsection (3) below) in a manner that complies with current building code standards.
- (3) This section applies the use or occupancy of a building that lawfully existed before the effective date of this Code, if the building –
 - a. Has been vacant for at least 2 years, and is located in a designated historic structure, a designated historic district, a designated historic neighborhood, landmark, property, or cultural resource or
 - b. Was constructed at least 50 years before the effective date of this Chapter, or
 - c. Is vacant, uninhabitable, and hazardous to persons and property because of its physical condition, as determined by the Administrator, or
 - d. Has been declared or certified blighted pursuant to a redevelopment plan, or is listed on a blighted housing list as provided in RS 40:600:34 or 40:600:35, or
 - e. Has been declared to be a public nuisance by a court of competent jurisdiction.
- (4) This Section does not apply to:
 - a. New construction.
 - b. Change of non-conforming uses, unless the existing use is located in a structure that qualifies under subsection (3) and was lawful when it was established.

(b) Standards.

- (1) In order to qualify for the regulatory incentives established in subsection (c) below, an adaptive reuse must either –
 - a. Retain the existing bulk, height and lot configurations of the existing structure and lot, or
 - b. If the building is expanded or relocated on the lot:
 1. Meet the rear and side setback requirements of the district;
 2. Meet up to 50% of the off-street parking requirements;



3. If the existing building is set back at least 20 feet from the front property line, meet the frontage landscaping requirements; and
 4. The building footprint and height may expand –
 - A. by up to 20%, or
 - B. by up to 50% if authorized by a conditional use permit.
- (2) If the building is located in the RS, RM, MN, MX, D, or CM districts, the front façade shall at least maintain the percentage of windows and entryways after the building is rehabilitated.
- (3) The building subject to adaptive reuse must obtain a building permit under the standards in effect at the time of application, including any reduced standards adopted by LCG for existing buildings.

(c) Incentives

An adaptive reuse qualifies for the following regulatory incentives:

(A) Incentive	(B) Existing Building Rehab <i>(see subsection (b)(1)a above)</i>	(C) Expansion <i>(see subsection (b)(1)b above)</i>
Building Height <i>(§ 89-27)</i>	Existing building height considered permitted and not nonconforming.	In addition to Column (B), any expansion must comply with subsection (b)(1)4 above.
Landscaping <i>(§ 89-36)</i>	No additional landscaping is required. Additional landscaping is maintained.	Frontage landscaping is required. No additional landscaping is required.
Parking and Loading <i>(§ 89-39)</i>	Existing parking and loading spaces shall be maintained, or may decrease where allowed by Article 3. No additional spaces are required.	For existing building space, Column (B) applies. Parking space requirements are reduced by 50% for any expansion, provided the total number of parking spaces existing prior to the expansion is not reduced.
Common Open Spaces and Civic Spaces <i>(§ 89-40)</i>	No common open spaces or civic spaces are required.	No common open spaces or civic spaces are required.
Stormwater management <i>(§ 89-43)</i>	If impervious surfaces on the site do not increase, no additional stormwater improvements are required.	Same as Column (B). The stormwater management requirements of Article 3 apply to any expansion of impervious surfaces.

89-76 Auto and Truck Repair

⇔ *Use Category (§ 89-21 Use Table): Commercial / Mixed Use – Vehicles/Equipment – Auto and truck repair*

- (a) Applicability.** This section applies to the City of Lafayette.
- (b)** No Auto and truck repair use is permitted within **50 feet of an “RS” or “RM”** zoning district.



89-77 Bed & Breakfast

⇔ *Use Category (§ 89-21 Use Table): Lodging – Bed and breakfast*

(a) Applicability. This section applies to the City of Lafayette. The owner/operator must live in the principal structure and the Bed and Breakfast facility use shall be secondary to the principal use of the dwelling for residential purposes.

(b) Historic Significance. The structure where the bed and breakfast is established must be –

- (1) Defined as any residential structure designated as a landmark by the Lafayette Preservation Commission, or
- (2) Listed on the National Register of Historic Places, or
- (3) Located in a structure, district, neighborhood, landmark, property, or cultural resource that has been officially designated as historic.

⇔ *See Article 3, § 89-34 (Historic Preservation)*

(c) Guest Rooms Limited to Existing Structures. Only existing structures on the lot that have historic significance may be renovated to provide guest rooms.

(d) Parking. One parking space for each guest room shall be placed in the rear of the property and shall be screened from adjacent properties with a sight proof fence or dense vegetation providing adequate screening.

(e) Signs. Only 1 attached non-illuminated sign of up to 1 square foot in area is permitted. The sign shall be attached to the building.

(f) Meals.

- (1) Meals shall only be served to overnight guests. Notwithstanding the foregoing, if located in a zoning district where restaurants are allowed, meals may be served to guests other than those registered with the bed and breakfast, provided the facility meets all other applicable city, parish and state codes for food service.
- (2) Guest rooms shall not contain cooking facilities.

(g) Events. Receptions or private parties for a fee on the premises of a bed and breakfast facility –

- (1) Are not allowed in an “RS” zoning district, and
- (2) Are allowed in any other zoning district.

(h) Guests

- (1) The owner shall maintain an accurate guest register showing the name, address, dates, and lengths of stay of guests. The guest register is subject to inspection by the Administrator.



- (2) The maximum length of a stay for any guest is 30 consecutive nights.

89-78 Car Wash

⇔ *Use Category (§ 89-21 Use Table): Commercial / Mixed Use – Vehicles/Equipment – Car Wash*

- (a) **Applicability.** This section applies to the City of Lafayette.
- (b) Any open side of a car wash must be at least **25 feet** from any property line.

89-79 Cemeteries

⇔ *Use Category (§ 89-21 Use Table): Public/Civic/Institutional – Assembly- Cemetery / mausoleum*

- (a) **Applicability.** This section applies to the City of Lafayette.
- (b) **Generally**
 - (1) The property must be dedicated as a cemetery or mausoleum in accordance with state regulations.
 - (2) Cemeteries and mausoleums are not considered accessory to churches or worship centers, and are therefore not allowed, in the “RS” and “MX” districts.

(c) Fencing

- (1) A sight-proof fence shall be constructed around the entire site.
- (2) The fence shall be between 5 and 7 feet in height and made of masonry, wrought iron, or other durable material.
- (3) Sight-proof requirements may be replaced with different forms of fencing (i.e., wrought iron), if a minimum buffer yard type “A” is located between the fence and the property line.

⇔ *see Art. 3, § 89-36(g) for buffer requirements*

- (d) **Required landscape strip.** A landscape strip is required within any required setback as follows:

Location	Minimum width
Front setback	20 feet
Side setback	5 feet
Rear setback	10 feet

- (1) The landscape strip shall consist only of lawns, trees, or shrubbery, and any driveways required for access to the property.
- (2) No structure of any kind is permitted within the required landscape strip.
- (e) **Circulation.** The site shall have direct access to an arterial or collector street.



89-80 Drive-Through Facilities

↔ *Use Category (§ 89-21 Use Table): Any*

(a) Applicability.

- (1) This section applies to the City of Lafayette.
- (2) This section applies to any drive-through facility. A “drive-through facility” is a building or site feature designed to allow patrons to purchase goods or services from an automobile, and where the consumption or use may occur off premises.
- (3) This section applies to both –
 - a. **drive-in** service, where patrons may remain in their motor vehicles while being served, or
 - b. **drive-through** service, where customers are served through a window or other wall opening, door, or mechanical device while remaining in their motor vehicles, and may consume the products off the premises

(b) Generally

- (1) Drive-through facilities are subject to all applicable requirements of this Chapter (↔ *See Article 2; Article 3, § 89-26*).
- (2) The requirements or permissions for drive-through facilities do not supersede any requirements of this Chapter relating to minimum or maximum setbacks, landscaping or buffers, and building design.

(c) Where Permitted.

- (1) Drive-through facilities are allowed in the “MN,” “MX,” “D,” “CM,” “CH,” “IL,” “IH,” and “PD” districts in accordance with this section.
- (2) Drive-thru service windows for drug stores are permitted in “MN” zoning districts to dispense pharmaceutical products only.

(d) Noise

The following standards apply to drive-through facilities with a menu board:

- (1) Menu boards shall be located at least 50 feet from property zoned RS.
- (2) Speakers associated with menu boards shall be directed away from property zoned RS.
- (3) An opaque fence or Type A buffer shall be provided along adjacent property lines between order stations and property zoned RS.



(e) Stacking Distance

- (1) Drive-through facilities shall provide a minimum stacking length as provided in Table 89-80-1 (Drive-Through Stacking Length), below. The stacking lengths provided below are in addition to any aisle or parking space.

Table 89-80-1 Drive-Through Stacking Length

Type of Operation	Minimum Stacking Length
Car wash - self service, automatic	80 feet/bay at entrance, 20 feet/bay at exit
Dry cleaning	40 feet/window
Restaurant	80 feet to the menu board, 160 feet to first window
Financial Institution with drive-up ATM	40 feet/window or kiosk
Financial Institution with drive-up teller	80 feet/window or kiosk
Gasoline or diesel fuel sales	40 feet/pump
Gated parking lot entrance	20 feet/gate
Pharmacy	80 feet/window
Other	20 feet/window

- (2) The Administrator may waive or modify the standards above if the applicant presents a traffic study from a professional traffic engineer that justifies an alternative minimum stacking length.

(f) Urban Settings

The following conditions apply to the MN, MX, D and CM districts (a check mark [✓] indicates that the condition applies to the district; a blank cell indicates that the condition does not apply) –

Condition / Location	MN	MX	D	CM
Legal Nonconformities				
The drive-through is a legal nonconformity. A nonconforming drive-through may expand on the same lot if -	✓	✓	✓	✓
• The additional vehicle lanes and service windows are located entirely behind the principal building and are not visible from the sidewalk.	✓	✓	✓	
• Additional vehicle lanes are not added or widened at the frontage line or sidewalk.				✓
New Drive-Through Facilities				
A new drive-through facility must comply with one of the following conditions -				
• The drive-through facility is located on an interior lot, with all service windows located behind or to the side of the principal building.				✓
• The drive-through facility is located on an interior lot, with all service windows and vehicle lanes located behind or to the side of the principal building.	✓	✓		✓
• The drive-through facility is located on a “B” Street.		✓	✓	
• The drive-through facility is located at least 500 feet from another drive-through facility, and all service windows are located behind or to the side of the principal building.	✓	✓	✓	✓



89-81 Garages / Carports

⇔ *Use Category (§ 89-21 Use Table): Any*

(a) Applicability.

- (1) This subsection applies to garages and carports in the City of Lafayette and the unincorporated areas of the Parish that are not zoned.
- (2) These terms are defined below:

Carport A permanent roofed structure open on at least two sides, designed for or occupied by private passenger vehicles.

Garage An enclosed building or structure used or designed to be used to park and store vehicles.

(b) Setbacks

- (1) Minimum setbacks from a property line along a public street are:

Garage / Carport Orientation	Setback <i>(minimum)</i>	
	Garage / Carport	Dwelling Unit
Perpendicular to the public street	20 feet	10 feet or as determined by applicable zoning district, whichever is less
	20 feet S (MX, D districts only)	
Parallel to the public street	10 feet	As determined by zoning district, if applicable
	5 feet S (MX, D only)	

S = setback from front plane of the principal structure.

- (2) In all districts other than MX or D, the primary garage or carport may be detached and located in front of the principal structure subject to all minimum setback requirements.

89-82 Gasoline or Diesel Fuel Sales

⇔ *Use Category (§ 89-21 Use Table): Commercial / Mixed Use – Vehicles/Equipment – Gasoline or diesel fuel sales*

(a) **Applicability.** This section applies to Gasoline or Fuel Sales Uses (⇔ § 89-21 Use Table), in the City of Lafayette.

(b) **Canopies.** Open, unenclosed canopies located in the RM, MN, and CM zoning districts shall be setback at least 10 feet from all property lines.

(c) **Gas pumps and/or fuel dispensers** shall be setback at least –

- (1) 20 feet from front property lines,
- (2) 10 feet from all side and rear property lines, and



- (3) On a corner lot, 20 feet from all property lines.
- (d) **Fuel Sales.** The following standards apply to the sale of gasoline or diesel fuel in the “CM” district:
 - (1) The following are required along the property line of any RS or RM district:
 - a. A buffer, where required by Article 3, or
 - b. If a buffer is not required, a sight-proof fence 6 feet in height and made of masonry or other durable material, including low maintenance wood.
 - (2) Servicing of vehicles is prohibited within 50 feet of an “RS” or “RM” district.

89-83 Home Occupations

↔ **Use Category (§ 89-21 Use Table):** *Accessory – Home occupation*

👉 *Purpose: this section protects and maintains the residential character of established neighborhoods while recognizing that particular professional and limited business activities are traditionally and inoffensively carried on in the home.*

(a) **Applicability.** This section applies to –

- (1) any home occupation in the City of Lafayette that is located in the “A,” “RS,” or “RM” districts. Any permitted non-residential use is allowed in any other zoning district; or
- (2) any home occupation in the unincorporated areas of Lafayette Parish listed as a permitted [P] use in Table 89-83-1 below.

(b) **Permitted Home Occupations.**

- (1) Permitted home occupations are limited to those established in Table 89-83-1 below.
- (2) Uses allowed as a principal or accessory use in the applicable district in the Use Table (§ 89-21), other than residential child care facilities, are not subject to the requirements of this section.

Table 89-83-1 Permitted Home Occupations

(see § 89-21 for definition of permitted [P] and conditional [C] uses)

Use Category	“A” Agricultural	“RS” Single-Family Residential	“RM” Mixed Residential	Unincorporated Parish	“MN” Mixed-Use Neighborhood
Commercial / Mixed Use					
Animal Services:					
Animal hospital (indoor)	P				
Animal services, generally	P			P	

Table continued next page



Office, Business & Professional:					
Office (includes any -					
• Studio or laboratory of an artist, craftsman, musician, photographer, seamstress, tailor, writer, or similar person, or	P	P	P	P	P
• Office for an accountant, architect, attorney, broker, doctor, engineer, insurance agent, manufacturer's representative, realtor, sales representative, or similar profession.					
Personal / Business services:					
Courier, messenger and delivery services	P	P	P	P	P
Personal services	P	P	P	P	P
Retail sales:					
Nonstore retailers	P	P	P	P	P
Vehicles / Equipment:					
Auto and truck repair	C				
Public/Civic/Institutional					
Day Care:					
Child care facility, residential	P	P	P	P	P
Educational:					
Personal instructional services	P	P	P	P	P
Medical:					
Medical office or clinic	P	C	P	P	C
Industrial / Production					
Manufacturing & Employment:					
Manufacturing, Light	P				

(c) Location

- (1) A home occupation, including any related equipment, materials, and supplies, shall be conducted solely within the dwelling unit.
- (2) No exterior storage of equipment, materials, or supplies is allowed in connection with the home occupation.

(d) Area. Home occupations, with the exception of residential child-care facilities, may occupy up to 10% of the gross floor area of the dwelling unit (excluding attached or detached garages and accessory buildings.)

(e) Signs

- (1) No advertising, display, or other exterior indications of a home occupation is allowed on the premises, other than one sign attached to the dwelling unit itself.
- (2) The sign shall be flat, non-illuminated, and shall not exceed one square foot in area.



(f) Sales. No sale of goods is allowed on the premises in connection with the home occupation except where required by federal law.

(g) Operations / Site Visits

- (1) No more than 1 home occupation or business shall be conducted within any dwelling unit.
- (2) Services are limited to 1 client at a time.
- (3) No more than 10 customer or service visits are allowed per day.
- (4) No business shall be conducted and/or a home occupation open to the public earlier than 8:00 a.m. or later than 10:00 p.m.
- (5) No additional parking area shall be created as a result of the home occupation.
- (6) No vehicles larger than a three-quarter-ton truck shall be used in conjunction with the home occupation.

(h) Operators / Employees

- (1) The home occupation shall only be conducted by a resident of the dwelling where the home occupation takes place.
- (2) Nor more than 2 persons shall be engaged or employed in a home occupation, one of which may be a person not living in the dwelling unit.

(i) Nuisance Factors

- (1) The equipment or process related to the home occupation shall not create or contribute to the creation of offensive noise, vibrations, smoke, dust, fumes, odors, heat glare, x-ray, electrical disturbance, or interference to radio and/or television.
- (2) No mechanical equipment is allowed except that which is necessarily, customarily, or ordinarily used for household or leisure purposes.
- (3) No materials classified by state or federal law as toxic, explosive, flammable, combustible, corrosive, etiologic, or radioactive shall be used or stored on the site.

(j) Procedures

- (1) As part of the certificate of occupancy application process, the applicant shall complete a "Home Occupation Affidavit" form.
- (2) The Home Occupation Affidavit form shall include a site plan showing:
 - a. Street address
 - b. Dimensions of the house
 - c. Location and dimensions of the area where the home occupation will be conducted



d. Location of the sign

(3) A certificate of occupancy shall not be issued unless all of the above required information is provided on the site plan.

89-84 Housing Types

↔ *Use Category (§ 89-21 Use Table): Residential – Residences & Commercial / Mixed Use = Mixed Use*

(a) Applicability

(1) This section applies to the City of Lafayette.

(2) This section applies to the following housing types –

- Apartment House
- Apartment Hotel
- Cottage Courts
- Zero lot line home
- Mixed Use Building (with Dwelling Units)
- Multi-family
- Live/Work Dwelling
- Townhouse / Row house

(3) The following housing types are regulated separately and are not subject to this section –

- Dwelling, single-family detached and Dwelling, two-family (duplex) (↔ *Zoning district regulations in Article 2; development standards in Article 3 generally*)
- Accessory Apartments (↔ *see § 89-74.89-74*)
- Manufactured Home / Manufactured Housing Land Lease Community (↔ *see § 89-86*).

(b) Building Design. For building design requirements for the housing types regulated by this section, see Article 2 and Article 3.

(c) Access

(1) A reciprocal access servitude shall be recorded for all lots and attached dwellings.

(2) If utility servitudes are required, the minimum setback shall be behind the said servitude (including niches).

(d) Cottage Courts

(1) **Density.** No minimum lot size applies to Cottage Courts. For Cottage Courts in RM or MN zoning district, the density per acre of that corresponding district is applied. The maximum permitted density for the RS zoning district is:

Zoning District	Dwelling Units Per Acre
RS-1	5
RS-2	9

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(2) The **minimum site area** for a Cottage Court is **20,000** square feet.

(3) **Height.** Cottages shall not exceed 2 stories in height.

(4) **Lot Coverage and Floor Area.**

- a. The maximum first floor or principal floor area for an individual principal structure in a Cottage Court shall not exceed eight hundred (800) square feet.
- b. The total floor area of each cottage shall not exceed either 1.5 times the area of the ground floor area, or 1,200 square feet, whichever is less.

(5) **Open Space**

- a. See subsection (c) above for general requirements.
- b. At least 50% of the cottages shall abut the common open space.
- c. All of the cottage units shall be within 60 feet walking distance of the common open space.
- d. The common open space shall have cottages abutting at 2 sides.
- e. The open space shall in all other respects conform to the open space standards in Article 3.

(6) **Parking**

- a. The amount of parking spaces shall be as provided in Article 3.
- b. The parking shall be screened from direct street view by one (1) or more building facades, by garage doors, or by a fence and landscaping.
- c. Parking between structures is only allowed when it is located to the rear of the principal structure and is served by an alley or private driveway.
- d. Parking may not be located in the front setback.
- e. Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.

(e) **Administrative Modification**

(1) How do I start the process?

A written request for modification from strict compliance with the requirements of this Section is filed with the Administrator.

(2) How are decisions made?



If the Administrator finds that the standards in this Section apply, he/she may vary, modify, or waive the requirements of this Section so that substantial justice may be done and the public interest secured.

(3) What are the standards for approval?

- a. The Administrator may approve a modification if the applicant demonstrates that there are practical difficulties or unnecessary hardships in compliance with the strict letter of this Section. If these standards apply, the Administrator may vary or modify the requirements of this Section so that the spirit of this Section shall be observed, public safety and welfare secured, and substantial justice done.
- b. The modification shall not have the effect of nullifying the intent and purpose of the requirements of this Section, or of the comprehensive plan.

(4) The modification shall be the minimum needed to provide the relief the applicant is requesting, and not conflict with the zoning regulations.

(5) The Administrator may require conditions that will, in his/her judgment, secure substantially the objectives of the standards and regulations affected.

(6) How is a decision appealed?

Appeals of a decision by the Administrator by an aggrieved party shall be taken to the appropriate Planning and Zoning Commission or BOZA, as determined by the provisions of 89-68 and 89-69.

89-85 Junkyards

⇔ *Use Category (§ 89-21 Use Table): Infrastructure – Waste-related – Junk yards*

(a) Applicability

- (1)** “Junkyard” means any establishment or place of business which is maintained, operated or used for storing, keeping, buying or selling junk, and the term shall include garbage dumps and sanitary fills. For purposes of this section, a “storage area” shall refer to any area where junk or dismantled automobiles are stored.
 - a. “Junk” means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.
 - b. A junkyard shall not include a facility that is in operation as of the effective date of this Chapter as an establishment primarily used for the retail sale of used automobile parts that are removed from the automobiles by the customer. As of the effective date of this Title, any such facility shall:



- i. drain automotive fluids and remove CFC containing refrigerants, convenience lighting mercury switches, and lead-acid batteries before vehicles are made available to customers for parts removal;
 - ii. maintain a valid National Pollution Discharge Elimination System (NPDES) permit;
 - iii. maintain both a current Storm Water Pollution Prevention Plan (SWPPP), and a Spill Prevention Control and Countermeasure (SPCC) Plan;
 - iv. have a National Motor Vehicle Title Information System (NMVTIS) reporting identification number;
 - v. comply with the reporting requirements of the NMVTIS; and
 - vi. maintain any documentation required to determine compliance with this subsection, and to make the same available for review by the appropriate designee of LCG.
- c. A junkyard shall not include a facility that is in operation as of December 7, 2015 and, as of December 7, 2015, was subject to the provisions of La. R.S. 37:1961, *et seq.*

(2) This section applies to the City of Lafayette and the unincorporated parts of Lafayette Parish.

(3) This section applies additional regulations to junkyards where they are allowed or not regulated through zoning. Nothing in this section allows a junkyard in any area or district where junkyards are not allowed.

(4) Junkyards are not an allowed use within the City of Lafayette.

(b) Buffer (↔ *see* § 89-36)

(1) A minimum **Class “F” buffer** is required along the side and rear setbacks. No structures, storage, or internal roadway may be placed within the buffer.

(2) A Class **“F” buffer** is required along a street right-of-way and includes lots with multiple frontage.

(c) Fence

(1) A fence is required around all areas where junk or dismantled automobiles are stored.

(2) The fence shall be 10 feet in height, of a constructed of masonry or other durable solid material including low maintenance wood construction, and have a uniform height above grade along its entire length.

(3) The fence shall be of uniform design and construction materials, color, and decorative pattern.

(4) Salvage materials or junk shall not be used in the construction of fences.

(5) The fence shall be built and maintained at a 90 degree angle from the ground and shall completely enclose the storage area.



(6) Fences which are a threat to public health and safety shall be repaired or replaced in accordance with this subsection.

(d) **Access.** All driveways from the street to 20 feet inside the fenced enclosure shall be covered by a hard surface including but not limited to concrete, asphalt, gravel, or shells.

(e) Operation

- (1) All junkyards shall be maintained in a manner that does not cause a public or private nuisance, offensive or noxious odors, or the breeding or harboring of rodents or insects.
- (2) Junkyards shall not operate between the hours of 8:00 p.m. and 8:00 a.m. .
- (3) No automobile bodies shall be compacted or reduced on the site.
- (4) Automobiles, other vehicles, other debris or materials shall not be stacked higher than the height of the fence.
- (5) No offensive materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by normal, natural causes or forces (i.e., rain, wind).
- (6) No substance which can contaminate a stream or watercourse or otherwise render the stream or watercourse undesirable as a source water supply or recreation shall be deposited upon a lot in a form or manner that allows it to be transferred off the lot by normal, natural causes or forces.
- (7) All materials or wastes which may cause fumes or dust, constitute a fire hazard, or be edible or otherwise attractive to rodents and insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

89-86 **Manufactured Homes / Mobile Homes / ~~Trailers~~**

⇔ *Use Category (§ 89-21 Use Table): Residential – Residences – Manufactured homes*

(a) Applicability & Definitions

- (1) This section applies to any Manufactured Home, Manufactured Home Land Lease Community, or ~~Trailer Park~~ in the City of Lafayette (*only where permitted in the applicable zoning district*) or unincorporated Lafayette Parish.
- (2) The following definitions apply to this section:

Access Road	Any road or drive that (1) provides access to a Manufactured Home Land Lease Community or Trailer Park , or (2) provides access to any Manufactured Home Lot.
Accessory structure	Any structure on the same space as the Unit which includes awning, cabanas, carports, porches, storage cabinets and similar appurtenant structures.
Building	Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, or property of any kind.
Common area	Any area or space designed for joint use of tenants occupying a Community.



Community	Any Manufactured Home Land Lease Community, Manufactured Home Subdivision, or Trailer Park.
Driveway	A minor private way used by vehicles and pedestrians on a Lot or for common access to a small group of lots or common facilities.
HUD Code	The regulations promulgated by the United States Department of Housing and Urban Development pursuant to the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. § 5401 et seq.).
Living Unit	A living unit consists of one or more rooms, including a bathroom and complete kitchen facilities, which are arranged, designed, or used as living quarters for one family.
Lot	A subdivided parcel of land for the placement of a Unit.
Lot area	The total area reserved for exclusive use of the occupants of a Unit.
Lot line	A line bounding a Lot or Space as shown on the subdivision plat.
Manufactured home	A factory-built dwelling unit constructed to the standards and codes promulgated by the United States Department of Housing and Urban Development (HUD), under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §5401 et seq., as amended ((See LRSA 51:911.22). A manufactured home complies with the HUD Code as indicated by a red certification label displayed on the exterior of each transportable section.. A manufactured home is not considered a single-family dwelling.
Manufactured home land lease community	A parcel or tract of land where the principal use is the rental, leasing or occupancy of space by two or more manufactured homes on a permanent or semi-permanent basis, and customary accessory buildings or uses such as clubhouses, laundries, or management and sales units.
Manufactured home subdivision	Any tract of land developed or used for the purpose of accommodating more than 4 homes occupied for dwelling or sleeping purposes, where a space is subdivided as a lot to be sold to the occupants.
Mobile home	A dwelling unit that was constructed in a factory before June 15, 1976, and that does not comply with the HUD Code or the LCG's Building Code. A mobile home is not considered a single-family dwelling.
Occupant	Any person who owns, leases, occupies and/or uses a space in a Community.
Occupied area	That area of a Lot which is covered by a Unit and its accessory structures.
Parking area	The off-street area available within the S pace used to park motor vehicles, and that accesses a street or alley.
Person	Any individual, firm, trust partnership public or private association or corporation and/or other artificial entity.
Private street	A private way, which affords principal means of access to abutting individual sites, common areas, other private ways and/or parts of a Community.
Service building	A building housing a toilet, lavatory and such other facilities as may be required by this regulation.
Single-family dwelling	A residential dwelling built, constructed and built to International Residential Code (IRC) standards and/or erected as a permanent structure on immovable property (a lot and/or land) with a permanent foundation for year-round living.
Space	A plot of ground within a Community designed for accommodation of one Unit. This term includes the term "lot", "stand", and "stall".
Stand	That part of a lot reserved for the placement of a Unit.
Trailer	A trailer type structure that is primarily designed to provide temporary living quarters for recreational, camping, travel or seasonal use, that:



- ~~• Is built on a single chassis mounted on wheels, and~~
- ~~• Has a gross trailer area not exceeding 400 square feet after set-up, and~~
- ~~• Is certified by the manufacturer as complying with the American National Standard Institute Standard A119.5 for Recreational Park Trailers (ANSI A119.5), which is incorporated by reference.~~

~~The term includes park models, campers, and house-cars.
A trailer is not considered a single-family dwelling.~~

Trailer Park ~~An area where spaces are rented, sold or leased as trailer space. The term does not apply to any persons who merely park their own personal trailer on property they own.~~

Unit Any Mobile Home or; Manufactured Home ~~or trailer~~.

(3) Mobile or Manufactured Homes not in Communities

Up to 4 manufactured homes may be placed on property without meeting the standards in this section for streets or recreation, if –

- a. Each manufactured home is located at least 30 feet from the nearest existing structure, building or other mobile home, or manufactured home, ~~or trailer~~ except carports, patios or storage buildings that are accessory structures, and
- b. Each space includes at least 12,000 square feet.
- c. An appeal of the requirements for spacing between mobile homes may be made to the hearing examiner subject to provisions of Section 89-60 of these regulations.
- d. This subsection 89-86(a) (3) shall apply only in the unincorporated areas of Lafayette Parish.

(b) Submittal Requirements

The following minimum information shall be submitted to DPD in the form of a site plan (24 x 36 inches minimum size) for any subdivision plat application or other approval required for any Community:

- (1) All existing and/or proposed physical features such as streets, unit location on each lot, watercourses easements, parking spaces, sidewalks and location of recreation areas.
- (2) The proposed setbacks for any building, Unit or other structure.
- (3) The location of the community waste water treatment system.
- (4) Rendering of proposed Units to be placed on any Lot or Space, indicating required skirting.
- (5) Rendering of required fencing around the Community.

(c) Dimensional Standards

- (1) **Minimum Area.** Any proposed Community shall be at least 10 acres in area.
- (2) **Density**
 - a. A Community may include up to 5.5 Lots or Spaces per gross acre.



- b. No more than 1 unit is allowed per Lot or Space.
- c. No Unit shall be located closer than 30 feet from any other Unit or permanent building within the Community.

(3) Setbacks and Open Areas

- a. At least 30 feet shall separate any Unit and any permanent building. Covered patios, carports or individual storage buildings are not considered permanent buildings.
- b. No patio, roof, carport or storage building shall be located closer than 3 feet to any lot line.
- c. The minimum front setback for a Unit from a public or private street is 20 feet.
- d. **Coverage.** Units together with accessory structures such as storage buildings and roofed-over patios or carports shall not cover more than 75% of a Lot or Space.

(d) Common Areas

- (1) At least 1,500 square feet per Unit shall be devoted to recreational facilities or open space (“common areas”).
- (2) Common areas shall be provided in a central location within the community.
- (3) Common areas may include open space or landscaping that complies with Article 3, community buildings, and community use facilities such as indoor recreation areas, swimming pools, parks and/or subdivision offices, and service buildings.
- (4) Drainage, detention/retention facilities, and setback areas do not count as common areas.

(e) Streets

(1) Generally

- a. Local Streets providing access to any lot or space in any Community shall comply with the Street Design standards in Article 3 (↔ § 89-44).
- b. All Communities shall include safe and convenient vehicular access from abutting public or private streets to each Lot or Space. All streets within the Community shall be paved streets.
- c. Entrance streets shall have a direct connection to a public street and shall be designed to allow free movement of traffic on the adjacent public street. The entrance street must be approved by PW.

(2) Design. See Section 89-44 for additional information.

- a. The street shall be capable of supporting anticipated traffic loading and be designed by a Registered Professional Louisiana Engineer.



- b. Surface materials are limited to concrete or asphalt. Aggregate surfaces consisting of gravel, limestone or shell are not allowed. All pavement sections shall be based on the design/construction requirements of the site-specific soil conditions.

(3) **Driveways:** Paved driveways shall be provided on spaces for convenient access to living units. The minimum width is 20 feet.

(f) **Parking areas.** At least 2 parking slots shall be provided for each space. Each space shall have an area of at least 400 square feet and 20 feet in width and depth, in addition to any passageways and driveways on the Space.

(g) **Spacing.** The boundary line of any Community shall be at least 300 feet from any recorded and approved residential subdivision of at least 5 lots.

(h) Screening

(1) Each Community shall be enclosed on all boundary lines with –

- a. A fence at least 6 feet high constructed of masonry or other durable solid material, including low maintenance wood; or
- b. A minimum Class “B” buffer (↔ *see* § 89-36).

(2) Along public or private streets abutting the Community a combination of any one of the following may be provided:

- a. A 6 feet high fence constructed of masonry or other durable solid material, including low maintenance wood.
- b. A row of evergreen trees a minimum of 8 feet tall (planted height) and a maximum of 10 feet apart.

(i) Utilities

(1) **Water.** Each Community shall meet the requirements of the respective water provider and the requirements of the Louisiana Department of Health and Hospitals.

(2) **Sewer.** Each Community shall provide a community sewer treatment system in compliance with the requirements of the Louisiana Department of Health and Hospitals. Oxidation ponds are not allowed.

(3) **Electrical Requirements.** Each mobile home park/subdivision shall meet the requirements of the respective utility provider.

(j) **Skirting.** Skirting shall be installed around the perimeter of each Unit. Skirting shall be made of a durable solid material.



89-87 Pipelines / Railroad Rights of Way

⇔ *Use Category (§ 89-21 Use Table): Infrastructure – Transportation / Parking – Railroad right-of-way & Infrastructure – Utilities*

- (a) **Applicability.** This section applies to the City of Lafayette and the unincorporated Parish, where –
- (1) underground pipelines carry flammable products under pressure through properties within a plat boundary, or
 - (2) properties within the plat adjoin a railroad right-of-way.
- (b) **Setback.** A building setback restriction must be provided adjacent to the pipeline easement or reserve strip (or the center line of the pipeline facility if no easement is defined) or railroad right-of-way line in accordance with the pipeline or railroad company's policy.

89-88 Swimming Pools

⇔ *Use Category (§ 89-21 Use Table): Accessory – Accessory use (generally)*

⇔ Refer to Chapter 26, Art. IX (the “Swimming Pool Regulations”).

This sections applies to the City of Lafayette and the unincorporated portions of Lafayette Parish.

Pool discharge shall not be released in an uncontrolled manner. The discharge shall be connected to a publically maintained outfall or a private drainage servitude provided the servitude permits such discharge.

- (a) No pool or any portion of the pool structure itself shall be allowed in any easement. The decking surrounding the pool may be allowed in an easement, provided that any relocation or replacement of decking necessitated by utilization of the easement by LCG, or any entity authorized to utilize said easement, shall be at the expense of the property owner.
- (b) The edge of all sides of the pool shall be set back one foot from the adjoining property line for every foot of pool depth measured at the largest depth, plus one additional foot, up to a maximum setback from any particular property line of ten feet.
- (c) No pool shall be constructed closer than 21 feet from the front property line.
- (d) No pool shall be permitted in any required sight triangle area.
- (e) Pool decking may be constructed to the property line, provided the decking is constructed in such a fashion as to so divert water inward toward the pool and/or property upon which it is located.
- (f) For good cause shown, variances from the hereinafter set forth setback provisions may be granted by the Hearing Examiner for any pool situated outside the corporate limits of the City



of Lafayette and by BOZA for any pool situated within the corporate limits of the City of Lafayette.

89-89 Self-Service Storage

⇔ *Use Category (§ 89-21 Use Table): Industrial / Production – Warehousing, Storage & Distribution – Self-service storage facility*

- (a) **Applicability.** This section applies to Self-Service Storage Facilities located in the City of Lafayette.
- (b) **Lot Size.** The **maximum** lot size for a self-service storage facility in the “CM” or “MN” zoning district is **3 acres**.
- (c) **Height.** All buildings in any self-service storage facility in a “CM” or “MN” zoning district are limited to 1 story.
- (d) **Orientation.** No doors to access individual rental units shall face adjacent “RS” or “RM” zoned property.
- (e) **Buffers & Screening.** ⇔ *See Article 3, § 89-36.*
- (f) **Hazardous Materials Prohibited.** The storage of hazardous materials, such as toxic or explosive substances, is prohibited.
- (g) **Lighting.** ⇔ *See Article 3, § 89-37.*

89-90 Signs

⇔ *Use Category (§ 89-21 Use Table): Accessory – Signs*

Purpose: This Section –

- *protects the health, safety, and welfare of the citizens of the City of Lafayette,*
- *facilitates the creation of an attractive and harmonious community by establishing standards for the construction of signs,*
- *allows free expression of ideas in a uniform manner, without regulating sign content, and*
- *allows businesses to clearly identify themselves while avoiding and eliminating visual clutter.*

(a) Applicability & Definitions

- (1) This section applies to all signs located within the City of Lafayette.
- (2) The following definitions apply to this section:

Abandoned Any –

- sign** • sign that no longer identifies a bona fide business, service, owner, product, activity, or event, or



	<ul style="list-style-type: none"> • sign structure which no longer supports the sign for which it was designed.
Attached sign	A building sign, wall sign or projecting sign.
Banner	A sign made of fabric, flexible plastic, or other non-rigid material. A banner is considered a temporary sign.
Billboard/off-premises advertising sign	An advertising sign that directs the attention of the public to a business activity conducted, or product sold or offered for sale at a location not on the same premises where the sign is located. This does not include: (1) any sign erected and maintained by the State of Louisiana, Department of Transportation and Development, or any other entity authorized by the state, oriented to and visible from a street, or (2) any sign permitted, authorized or contracted for by a state, parish or municipal governing authority pursuant to RS 32:236.C, or (3) an approved sign located on the site of an integrated business center, and owned and operated by a tenant of the business center.
Billboard/off-premises advertising sign, digital	A billboard or off-premise sign capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.
Building sign	A sign that is attached to a building.
Business/on-premises sign	A sign that directs attention to a business or profession or to a commodity, service, or entertainment sold or offered upon the premises where the sign is located.
Directional sign	An on-site sign that is designed and erected solely to direct vehicular and/or pedestrian traffic.
Flashing sign	A sign illuminated by an intermittent light source.
Freestanding sign	A sign permanently attached to the ground and independent of a building.
Historic sign	See Landmark sign.
Illuminated sign	A sign illuminated by a lighting device.
Integrated business center	A development with two or more attached or detached businesses, on one or more lots, designed as a unit with identifiable boundaries, and served by common features such as shared access and/or parking facilities and signs. Configuration and design shall include such features as: identification by a single name or consistent architectural style, and the appearance or public impression that the center acts as a single facility. When separated by public or private streets, the Administrator may declare a group of lots to be an integrated business center.
Landmark sign	A sign designated as a landmark or having historic value as determined by the Lafayette Preservation Commission. A sign may be designated as a landmark sign when it is associated with historic figures, events, or places, or is considered significant as evidence of the history of the product, business, or service advertised.
Mobile billboard	An off-premises advertising sign mounted on a vehicle or trailer that can become part of traffic flow or be parked at specific locations. A vehicle which advertises the company of its primary use is not considered a mobile billboard.



Monument sign	An independent sign affixed to the ground and supported from grade to the bottom of the sign with the appearance of having a solid base. A monument sign is not a pole sign. The width of any portion of the base of a monument sign is a least 80% of the width of the sign.
Nameplate sign	A sign, attached to a building, which states the name and/or address of the profession or business on the lot where the sign is located.
One-Time Event	For purpose of this Section, a sign advertising a One-Time Event shall mean a sign advertising an event of limited duration which is either non-recurring or, if recurring, occurring at distinct and/or defined intervals (e.g., quarterly, annually, bi-annually). Illustrative examples of signs advertising One-Time Events include, without limitations, signs advertising carnivals, concerts, public meetings, sporting events, political campaigns (including qualifying), the sale or lease of immovable property, the grand opening of a business, a festival, a state or local fair, and a cattle or horse show. The foregoing examples are given for illustrative purpose only, and shall not be interpreted as exhaustive or as limiting the generality of this definition of One-Time Event.
Opinion Sign	A temporary sign that does not advertise products, goods, businesses or services and that expresses an opinion or other point of view.
Pole sign	A freestanding sign attached to a pole or pole(s) erected directly into the ground.
Political sign	A temporary sign which advocates a position on an issue or the candidacy of a person or a party on an upcoming ballot.
Projecting sign	A sign attached to the wall of a building and extending out between 15 and 72 inches. This includes a sign hanging from a projecting roof for a distance of up to 72 inches and within the bounds of the roof projection.
Pylon Sign	A freestanding sign supported by two vertical pole supports encased in brick, stone, or materials architecturally compatible with the main building or structure on the property.
Readerboard	A sign designed to have changeable copy, either manually or electronically. A readerboard may be freestanding or attached to a building.
Refacing	Repainting or replacing the advertising surface of a sign without making mechanical, electrical, size or structural changes.
Sign	All or part of an object, device, display, or structure, located outside of a building, used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, or illuminated or projected images. Signs do not include the flag or emblem of any nation, organization of nations, state, or city, or any fraternal, religious, or civic organization; merchandise, pictures, or models of products or services incorporated in a window display; works of art which in no way identify a product; or scoreboards located on athletic fields.
Sign area	The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols. See Subsection (d) Measurements for standards of measuring sign area.
Snipe sign	A sign, made of any material, which is attached to a tree, pole, stake, fence, or other object, and which contains advertising matter that is not applicable to the use of the premises upon which it is located.



Stacking of a sign	The placement of more than one sign face on a structure that is intended for the attachment of one face per side.
Temporary sign	A sign that is constructed of cloth, canvas, cardboard, wallboard, or other light temporary materials, with or without a structural frame, intended for a temporary period of display. Examples include placards for public demonstrations, real estate signs, election signs, construction signs, or signs that advertise a grand opening, festival, state or local fair, or cattle or horse show.
Wall sign	A sign affixed flat against the wall of a building and which is no more than 15 inches in thickness.

(3) Message Neutrality

- a. This Section regulates signs in a manner which is consistent with the speech freedoms of both the United States and Louisiana Constitutions and the Louisiana Revised Statutes, and is content neutral.
- b. Notwithstanding any other provision of this Section, no sign is subject to any limitation based on the content of the message contained on the sign. Any sign authorized in this Section may contain any non-commercial copy in lieu of any other copy.

(b) Permit Required

- (1) A sign permit issued by DPD is required before the installation, structural alteration, structural repair, reconstruction, or refacing of a sign, except as provided below.
- (2) The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district, provided such signs comply with the regulations in this section, if any.
 - a. Official traffic signs.
 - b. Government and/or regulatory signs.
 - c. Nameplate Signs – Up to two (2) signs stating address, number and/or name of occupants of the premises.
 - 1. *Residential districts.* Signs not to exceed three (3) square feet in area.
 - 2. *Non-residential districts.* Signs not to exceed five (5) square feet in area.
 - d. Building identification sign for a group of units – One (1) sign per building, not to exceed five (5) square feet in area.
 - e. Directional signs
 - 1. *Area.* No single directional sign shall exceed eight (8) square feet in area.



2. *Height.* Directional signs shall have a maximum height of four (4) feet.

3. *Illumination.* Directional signs shall be non-illuminated.

f. Window signs

1. The total area of all temporary and permanent window signs shall be no more than fifty percent (50%) of the total window area.

g. Tenant panel changes on an approved and permitted multi-tenant freestanding sign.

h. Maintenance of approved signs including repainting without changing the wording, composition, size, or colors; or minor nonstructural repairs, (except electrical repairs).

i. Temporary signs (see 89-90 (k) Temporary Signs).

(c) General Requirements

(1) **Building Code.** The sign shall be constructed and erected in accordance with the applicable building code (↔ see Chapter 26, Art. III).

(2) **Unsafe sign.** Whenever a sign becomes structurally unsafe or endangers the safety of a building or premises, or endangers the public safety, DPD shall give written notice to the owner of the sign or the owner of the premises on which the sign is located. Upon receipt of the notice, the sign owner or property owner shall repair or restore the sign to a safe condition, or remove the sign.

(3) **Condition of sign.** Signs must be maintained at all times in good working order and shall not be kept in disrepair.

(d) Measurements

(1) **Size.** The maximum allowed sign area of a sign is calculated using the lot or building dimension (depending on the zoning district) along the street on which a freestanding sign is located, or a building or wall sign faces.

(2) **Height**

a. For **freestanding** signs, sign height is measured as the vertical distance from grade adjacent to the sign footing, to the top of the sign, including the support structure and any design elements.

b. For building signs, sign height is the vertical distance from the furthest points along the top and the bottom of the sign area.

(3) **Sign Area**

c. Attached Signs

1. The sign area for an attached on-premise sign shall be the area included within the vertical and horizontal line projection of any logos, letters or other symbols intended to be read



together, composed of the total area of the message and any border, trim or surface upon which the message is displayed. There may be several sign areas on the wall of a building depending upon how the sign is displayed.

2. Only one side of a double-face or V-type sign structure is used to compute total sign area. A V-type sign is a double-faced sign where the interior angle formed by the display does not exceed 60 degrees.
- d. Detached Signs**
1. The sign area for a detached on-premise sign shall be the area included within vertical and horizontal line projections of the furthestmost points of any logos, letters or other symbols, composed of the total area of the message, and any border, trim or surface upon which the message is displayed.
 2. One sign area will be calculated for a detached sign no matter how the message is displayed.
 3. The sign structure shall not be included in the sign area unless there is a sign displayed thereon.

(e) Location

(1) Private property

- a. Signs must be attached to or located on private property.
- b. No sign may be located in a public right-of-way or attached to a utility pole, tree or other vegetative matter, fence, highway marker or regulatory sign, or other public property.

(2) Safety. No sign shall –

- a. Be erected so as to prevent free ingress or egress from any door, window, or fire escape; or
- b. Be attached to a standpipe or fire escape, or
- c. Create a public safety hazard.

(3) No sign shall be located within the **line of sight.** (↔ See Art. 3 § 89-44).

(4) Easements

- a. Except as provided below, a sign shall not encroach on any easement or the vertical plane of an easement, or interfere with power lines or other utility systems.
- b. A sign which meets all other requirements of the zoning district in which it is located may be placed in an easement, if the specific location of the sign is agreed to by the easement's owner. Written agreement to the proposed location must be provided to DPD, in writing and in the form required by the owner of the easement, prior to the issuance of a permit for construction of the sign.

**(f) Illumination**

- (1) The illumination of a sign within 100 feet of and facing a residential zoning district shall be diffused or indirect and designed to prevent direct rays of light from shining into the adjoining residential district. A neon or plastic face sign with interior lighting is considered a diffused or indirectly lighted sign.
- (2) Exposed lighting sources, except as provided for above, are prohibited.
- (3) Revolving, flashing or intermittent illumination is not allowed.
- (4) An external lighting device may not extend more than 72” over private property.
- (5) **On-premise signs.** Where digital readerboards are allowed, a message shall be displayed a minimum of 5 seconds. Transition from one message to the next shall be instantaneous and shall not contain visual effects such as fading, dissolves, flashing, etc. A digital sign face shall not exceed 32 square feet in area.
- (6) **Off-premises signs.** See regulations included in subsection (g)(Non-Conforming Signs), below.

(g) Freestanding Signs

- (1) **Multi-Tenant Signs.** A business that advertises on a multi-tenant sign may not construct an individual freestanding sign.
- (2) **Pole Signs**
 - a. The following apply to individual sites or integrated business centers in the “CH,” “IL,” and “IH” districts.
 - b. A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways if the sign is erected within 100 feet of the right-of-way:
 1. Interstate Highway 10
 2. Interstate Highway 49 north of Interstate Highway 10
 3. U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street

(h) Attached Signs

- (1) The sign may be painted, attached flat against the building, or may project out from the building.



- (2) A sign projection may not exceed 48 inches in “CM” and 72 inches in the “CH,” “IL” and “IH” districts.
- (3) A sign projection must be over private property.
- (4) For projecting signs, an 8-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. The sign may not be located closer than 2 feet from the curb line.

(i) **Nonconforming Signs**

- (1) **Applicability.** This subsection applies to a sign (a “nonconforming sign”) that –
 - a. Legally existed prior September 25, 2007, and does not conform to this Section, or
 - b. Is legally established after September 25, 2007, and subsequently fails to conform to this section due to a rezoning or a change in regulations that apply to the sign.
- (2) **Generally.** The following provisions apply to nonconforming on-site signs:
 - a. A nonconforming sign shall not be changed in overall **dimensions**, or type of illumination, or altered, except to conform to this Section.
 - b. A nonconforming sign on an **individual business site** or an **out parcel of an integrated business center** may not be enlarged, reworded (other than readerboards), redesigned or altered in any way, except to conform to this Section. An existing business may reword or reface the sign unless the ownership or name of the business changes. The conversion of a sign to a digital sign or readerboard shall constitute a structural change and not a refacing.
 - c. **Change of Occupancy.** When occupancy classification of an individual business site or an **out parcel of an integrated business center** changes, all nonconforming signs on the site must be modified to fully comply with this Section prior to the issuance of a certificate of occupancy.
 - d. **Destruction, Damage, Deterioration of Sign.** A sign that is destroyed, damaged or deteriorated to such an extent that the cost of restoration would exceed 50% of the replacement cost, shall not be repaired, rebuilt or altered except to conform to this Section.
 - e. **Damage or destruction of building.** A nonconforming sign shall be removed if the building to which it is accessory is damaged or destroyed to the extent of 50% or more of the area of the principal building.
 - f. **Replacement.** A sign replacing a nonconforming sign shall conform to this section, and the nonconforming sign shall no longer be displayed.
 - g. A permit **fee shall not be charged** when a **nonconforming** sign is **replaced with a conforming** sign.
- (3) **Off-premises.** The following provisions apply to nonconforming billboard / off-premises signs:
 - a. **Applicability.** This subsection (3) applies to all signs located in the City of Lafayette and the unincorporated areas of Lafayette Parish.



- b. Dimensions Not to Increase.** No dimension of the sign may increase.
- c. Destruction, damage, deterioration**
1. A nonconforming sign may be reconstructed in its existing location only if damaged by vandalism, fire, storm or other act of God or the public enemy. The reconstruction must take place within 6 months of the damage.
 2. If a sign is structurally altered, repaired or refaced, no increase in any dimension, sign area, the number of faces or the height of the sign from that which existed immediately prior to the occurrence of the damage is allowed.
 3. If the sign is not repaired within 6 months after the occurrence of the damage, no repair is allowed and the sign shall be removed at the sign owner's expense.
 4. If damaged or destroyed by vandalism, fire, storm or other acts of God or other public enemy, the sign may be repaired only if the cost of repair to the structure is less than 50% of its replacement cost.
- d. Digital Billboard/Off-Premises Advertising Sign Face Conversions**
1. A nonconforming billboard/off-premises sign face may be converted to 1 static, intermittently changeable, digital display with the following conditions.
 2. **Removal** of billboard/off-premises advertising signs.
 - A. For each digital sign face conversion, signs located within the jurisdiction of LCG totaling at least 2 times the sign area of the proposed digital sign face being converted shall be permanently removed.
 - B. If a billboard owner who proposes to convert a billboard to a digital face did not as of September 28, 2007 own sufficient signs to meet the removal requirement in subsection A above, then 1 digital face conversion is allowed.
 - C. The digital conversion of any sign acquired after September 28, 2007 is not allowed.
 3. **Distance.** The converted digital structure may be located no closer than 300 feet to a residential zoning district, single-family residence, or platted residential subdivision. Measurement is from the residential zoning district, single-family residence property or platted residential subdivision boundary to the outermost portion of each sign.
 4. **Spacing.** No sign proposed for conversion may be closer than 1,500 feet to another digital billboard/off-premises advertising sign. A billboard converted under subsection (i)(3)d.2.B. above is not subject to this spacing requirement. Measurement is from the outermost portion of each sign.
 5. **Message Display Intervals.** Each message appearing on a digital billboard face shall remain fixed for at least 8 seconds, and message changes shall be instantaneous and not contain such visual effects as fading, dissolves, flashing, etc.



6. **Illumination.** Display brightness shall be adjusted as ambient light levels change.
 7. **Malfunction Display Lock.** Digital billboards shall contain a default design that will freeze the sign in one position if a malfunction occurs, or in the alternative, shut the sign down.
 8. **Emergency information.** The operator of a digital billboard shall at the request of LCG or the Lafayette Emergency Communications District make every effort to display emergency messages, such as Amber Alerts, road closures and evacuation information, as a public service and at no cost to the requesting authority. The messages shall be displayed in appropriate locations and with appropriate frequency until the emergency no longer exists or the authority requests termination.
 9. **Inventory required.** A company that converts an existing billboard/off-premises advertising sign to a digital display must provide, with each permit application, a complete current inventory of its signs located within the jurisdiction of LCG. The inventory shall include location, size and number of faces, and means of illumination.
- (4) **Reversion Prohibited.** Once changed to a conforming sign, no sign shall revert to a nonconforming sign.
- (5) **Maintenance.** This subsection does not prevent normal maintenance, repairs, repainting, or posting of business or billboard/off-premises advertising signs.
- (j) **Landmark Sign.** A sign existing prior to September 28, 2007, and designated as a landmark sign by the Lafayette Preservation Commission, is exempt from this Section. Any proposed alteration to a landmark sign, except to bring it into compliance with this Section, must be approved by the Lafayette Preservation Commission. In order to retain its landmark sign designation, the sign must be maintained in good repair.

(k) Temporary sign

(1) Size

- a. On a particular lot in the “RS” or “RM” districts, one or more temporary signs may be erected provided that the total square footage of all such temporary signs, whether one or more, does not exceed twelve (12) square feet in area.
 - b. On a particular lot in a district other than “RS” or “RM,” one or more temporary signs may be erected provided that the total square footage of all such temporary signs, whether one or more, does not exceed thirty-two (32) square feet in area.
- (2) Temporary signs advertising a One-Time Event shall not be erected more than ninety (90) days prior to the initiation of the One-Time Event and shall be removed within ten (10) days following the termination of the One-Time Event.
- (3) Temporary signs shall not be illuminated.
- (4) Temporary signs shall not advertise off-premises commercial activity.



- (5) Except where specifically in conflict with this subsection (k), all regulations set forth in this Section 89-90 shall apply to temporary signs.
- (l) **Abandoned sign.** An abandoned sign shall be removed by its owner or persons otherwise responsible within 30 days from the time the activity ceases.
- (m) **Prohibited Signs.** The following signs are prohibited:
- (1) Signs installed or erected without a sign permit, unless otherwise allowed (temporary signs with no permit required).
 - (2) Off-premises advertising signs, except as allowed for integrated business centers.
 - (3) Signs extending into, or placed within, the public right-of-way or affixed to any public property.
 - (4) Mobile billboards or portable trailer signs.
 - (5) Signs with lasers or lights that blink, flash, revolve, or strobe, including animation or video.
 - (6) Signs that contain mirror-like surfaces.
 - (7) Signs that emit smoke, vapor, particles, sound, or odor.
 - (8) Wind or fan blown signs.
 - (9) Snipe signs.
 - (10) Temporary product-specific signs.
 - (11) On-site signs placed on off-site signs.
 - (12) Off-premises advertising signs in the unincorporated areas of Lafayette Parish.
- (n) **Signs in “RS,” “RM” or “A” zoning districts.** In residential zoning districts, only the following signs are allowed:
- (1) The following regulations apply to individual lots or spaces for the following uses: single-family detached dwellings, Cottage Courts, two-family (duplex) dwellings, Zero lot line homes, or Manufactured homes:
 - a. One sign is allowed, not to exceed 2 square feet in sign area.
 - b. Non-illuminated temporary signs are allowed in addition to subsection a (see subsection (k) above).
 - (2) The following regulations apply to any Subdivision, Multi-Family, Apartment House, Apartment Hotel, Townhouse / Row house, Group Living, or non-residential use allowed in an “RS”, “RM” or “A” district:
 - a. **Freestanding sign.** One freestanding sign is allowed per street frontage. It may be illuminated, but not flashing.



1. **Height and type.** The sign shall not exceed 10 feet in height and must be a monument sign.
 2. **Size.** The sign area of the sign shall not exceed 50 square feet.
 - b. **Wall sign.** Each building may include no more than one wall sign. The sign area of the sign shall not exceed 32 square feet.
- (3) For a subdivision or development, one **on-premises** directional sign, not to exceed 8 square feet in sign area and 4 feet in height, is allowed for each entrance and each exit onto or from a public or private street.
- (4) One sign per **building**, not to exceed 5 square feet in sign area, for a group of dwelling units.
- (5) **Setback.** Each sign shall be setback at least 1 foot from each property line and not in a utility easement unless approved from 89-38(e).
- (o) **Signs in “MN” zoning districts.** Signs are allowed subject to the following regulations:
- (1) Illuminated signs are prohibited.
 - (2) A readerboard is prohibited.
 - (3) Individual Business site or out parcel of integrated business center:
 - a. **Freestanding sign.** Each lot may have one freestanding sign per street frontage.
 1. **Height and type.** The sign shall not exceed four feet in height and must be a pylon or monument sign.
 2. **Size.** The sign shall not exceed twenty square feet in sign area.
 3. **Setback.** The sign shall be set back a minimum of 1 foot from each property line and not in a utility easement unless permitted in Section 89-38 and/or approved pursuant to Section 89-90(e)(4)(b).
 - b. **Building or wall sign.** Each building may include 1 building or wall sign per street frontage. The sign area of the sign shall not exceed 8 square feet in area.
 - (4) **Integrated business center.**
 - a. **Freestanding sign.** Each lot may have one freestanding sign per street front.
 1. **Height and type.** The sign shall not exceed six feet in height and must be a pylon or monument sign.
 2. **Size.** The sign shall not exceed thirty-two square feet in sign area.



3. **Setback.** The sign shall be set back a minimum of 1 foot from each property line and not in a utility easement unless permitted in Section 89-38 and/or approved pursuant to Section 89-90(e)(4)(b).
- b. **Building or wall sign.** In addition to the freestanding sign above, each business or use within the integrated business center may be identified by one (1) sign per entrance subject to the following:
 1. **Size.** The sign area of the sign shall not exceed 1 square foot per linear foot of tenant building frontage.
- (p) **Signs in “CM” and “MX” zoning districts.** Signs are allowed subject to the following regulations:
- (1) All signs permitted in the “RS,” “RM” and “A” zoning districts are allowed, a **readerboard** is allowed. The readerboard may not exceed 32 square feet in area.
 - (2) **Illuminated** signs are allowed.
 - (3) **Individual business site or out parcel of integrated business center:**
 - a. **Freestanding sign.** One freestanding business sign is allowed per street frontage on an individual business site or out parcel of an integrated business center.
 1. **Height and type.** The sign shall not exceed 10 feet in height and shall be a pylon or monument sign.
 2. **Size.** The sign area of the sign shall not exceed 1 square foot for each linear foot of lot frontage of the business site. The maximum allowed sign area of the sign shall be calculated using the lot dimension along the street on which the sign is located.
 3. **Setback.** The sign shall be set back a minimum of 1 foot from each property line and not in a utility easement unless permitted in 89-38(e) and/or approved pursuant to 89-90(e)(4)(b).
 - b. **Building, wall or projecting sign.** In addition to the freestanding sign above, an individual business site or out parcel of an integrated business center may be identified by an attached sign(s).
 1. **Size.** The maximum allowable sign area of the sign(s) shall not exceed 1 square foot per each linear foot of building frontage for street facing signs. The maximum allowable sign area of the sign shall not exceed 1 square foot per each linear foot of building frontage for interior lot facing signs.
 2. **Installation.** The sign(s) may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 48 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than 2 feet to the curb line.



(4) Integrated business center:

a. Freestanding sign. One freestanding business sign is allowed per street frontage of an integrated business center. A business that advertises on a multi-tenant sign may not construct an individual freestanding sign. The type of sign allowed depends on its height and setback from the right-of-way. Only one of the following two options may be used.

1. Option 1.

A. Height and type. The sign shall not exceed 20 feet in height and shall be a pylon or monument sign.

B. Setback. The sign shall be setback a minimum of 15 feet from each property line along a public or private street, and a minimum of 1 foot from each other property line.

2. Option 2.

A. Height and type. The sign shall not exceed 10 feet in height and shall be a pylon or monument sign.

B. Setback. The sign shall be set back a minimum of 1 foot from each property line and not in a utility easement unless permitted in 89-38(e) and/or approved pursuant to 89-90(e)(4)(b).

b. Building, wall or projecting sign. In addition to the freestanding sign above, each business or use within the integrated business center may be identified by one (1) wall or projecting sign per entrance subject to the following:

1. Size. The maximum allowable sign area of the sign shall not exceed 1 square foot per each linear foot of building frontage for street facing signs. The maximum allowable sign area of the sign shall not exceed 1 square foot per each linear foot of building frontage for interior lot facing signs.

2. Installation. The sign may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 48 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than 2 feet to the curb line.

(q) Signs in “CH” zoning districts. Signs are allowed subject to the following regulations:

(1) All signs permitted in the “CM” zoning district are allowed. A **readerboard** is allowed. The readerboard may not exceed 32 square feet in area.

(2) Illuminated signs are allowed.

(3) Size. The total sign area of all business signs on a building shall not exceed the sum of two square feet for each linear foot of building frontage. The maximum allowed sign area of a sign shall be



calculated using the building dimension along the street on which the building faces. The sign area of a freestanding sign shall not exceed 1 square foot for each linear foot of lot frontage of the business site. The maximum allowed sign area of the sign shall be calculated using the lot dimension along the street on which the sign is located.

(4) Individual business site or out parcel of an integrated business center:

- a. Freestanding sign.** One freestanding business sign is allowed per street frontage on an individual business site.
 - 1. Height and type.** The sign shall not exceed 14 feet in height and must be a pylon or monument sign. A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways if the sign is erected within 100 feet of the right-of-way:
 - A.** Interstate Highway 10
 - B.** Interstate Highway 49 north of Interstate Highway 10
 - C.** U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street
- b. Setback.** The sign shall be setback a minimum of 1 foot from each property line.
- c. Building, wall or projecting sign.** The sign, or signs, may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than 2 feet from the curb line. A building sign may face the rear or side property line without street frontage.

(5) Integrated business center

- a. Freestanding sign.** One freestanding business sign is allowed per street frontage of an integrated business center. A business that advertises on a multi-tenant sign may not construct an individual freestanding sign. The type of sign allowed depends on its height and setback from the right-of-way. Only one of the following two options may be used.
 - 1. Option 1.**
 - A. Height and type.** The sign shall not exceed 45 feet in height and may be a pylon or monument or pole sign. A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways if the sign is erected within 100 feet of the right-of-way:
 - i.** *Interstate Highway 10*
 - ii.** *Interstate Highway 49 north of Interstate Highway 10*
 - iii.** *U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street.*



B. Setback. The sign shall be setback a minimum of 20 feet from each property line along a public or private street, and a minimum of one foot from each other property line.

2. Option 2.

A. Height and type. The sign shall not exceed 14 feet in height and must be a pylon or monument sign.

B. Setback. The sign shall be set back a minimum of 1 foot from each property line and not in a utility easement unless permitted in 89-38(e) and/or approved pursuant to 89-90(e)(4)(b).

b. Building, wall or projecting sign. The sign, or signs, may be painted on or attached flat against the building, or may project out from the building but such projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an 8-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. The sign shall not be located closer than 2 feet to the curb line. A building sign may face the rear or side property line without street frontage.

(r) Signs in “D”, “PI-L” and “PI-H” zoning district. Signs are allowed subject to the following regulations:

(1) All signs permitted in the “RS,” “RM” and “A” zoning districts are allowed. A **readerboard** is allowed. The readerboard may not exceed 32 square feet in area.

(2) **Illuminated** signs are allowed.

(3) Size. The total sign area of all signs on a lot shall not exceed the sum of 3 square feet for each linear foot of building width. The maximum allowed sign area of a sign is calculated using the building dimension along the street on which the sign is located or faces.

(4) Individual business site or out parcel of integrated business center:

a. Freestanding sign. One freestanding business sign is allowed per street frontage on an individual business site.

1. Height and type. The sign shall not exceed 14 feet in height and shall be a monument sign.

2. Setback. The sign shall be set back a minimum of 1 foot from each property line.

b. Building, wall or projecting sign. An individual business site or out parcel of an integrated business center may include 1 building or wall sign and 1 projecting sign per street frontage. The sign, or signs, may be painted on or attached flat against the building, or may project out from the building but such projection may not exceed 48 inches and may be over public or private property. In the case of projecting signs, an 8-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. The sign shall not be located closer than 2 feet from the curb line.

(5) Integrated business center



- a. **Freestanding sign.** One freestanding sign is allowed per street frontage of an integrated business center. A business that advertises on a multi-tenant sign may not construct an individual freestanding sign. The type of sign allowed depends on its height and setback from the right-of-way. Only one of the following two options may be used.

1. **Option 1.**

- A. **Height and type.** The sign shall not exceed 20 feet in height and shall be a monument sign.
- B. **Setback.** The sign shall be set back a minimum of 15 feet from each property line along a public or private street, and a minimum of one foot from each other property line.

2. **Option 2.**

- A. **Height and type.** The sign shall not exceed 14 feet in height and shall be a monument sign.
- B. **Setback.** The sign shall be set back a minimum of one foot from each property line.

- b. **Building, wall or projecting sign.** Each business or use within the integrated business center may be identified by one building or wall sign and one projecting sign per street frontage. The sign, or signs, may be painted on or attached flat against the building, or may project out from the building, but the projection may not exceed 48 inches and may be over public or private property. In the case of projecting signs, an 8-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than 2 feet from the curb line.

- (s) **Signs in “IL” and “IH” zoning districts.** Signs are allowed subject to the following regulations:

- (1) All signs permitted in the “A,” “RS” and “RM” zoning districts are allowed. A **readerboard** is allowed. The readerboard may not exceed 32 square feet in area.

- (2) **Size.** The total sign area of all signs on a lot shall not exceed 3 square feet for each linear foot of lot frontage. The maximum allowed sign area of a sign is calculated using the lot dimension along the street on which the sign is located or faces.

- (3) **Individual business site.** Not part of an integrated business center.

- a. **Freestanding sign.** One freestanding sign is allowed per street frontage on an individual business site.
- b. **Height and type.** The sign shall not exceed 14 feet in height and must be a pylon or monument sign. A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways if the sign is erected within 100 feet of the right-of-way:

1. Interstate Highway 10



2. Interstate Highway 49 north of Interstate Highway 10
 3. U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street
- c. **Setback.** The sign shall be located a minimum of 1 foot from each property line and not in a utility easement unless permitted in 89-38(e) and/or approved pursuant to 89-90(e)(4)(b).
- d. **Building, wall or projecting sign.** The sign, or signs, may be painted on or attached flat against the building, or may project out from the building, but the projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an 8-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. The sign shall not be located closer than 2 feet from the curb line. A building sign may face the rear or side property line without street frontage as long as it does not exceed 32 square feet.

(4) Out parcel of integrated business center.

- a. **Freestanding sign.** One freestanding sign is allowed per street frontage on an out parcel of an integrated business center.
- b. **Height and type.** The sign shall not exceed 14 feet in height and must be a pylon or monument sign. A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways if the sign is erected within 100 feet of the right-of-way:
1. Interstate Highway 10
 2. Interstate Highway 49 north of Interstate Highway 10
 3. U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street
- c. **Setback.** The sign may be located within 1 foot of the property line and not in a utility easement unless permitted in 89-38(e) and/or approved pursuant to 89-90(e)(4)(b).
- d. **Building, wall or projecting sign.** The sign, or signs, may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line. A building sign may face the rear or side property line without street frontage as long as it does not exceed 32 square feet.

(5) Integrated business center.

- a. **Freestanding sign.** One freestanding business sign is allowed per street frontage of an integrated business center. A business that advertises on a multi-tenant sign may not construct an individual freestanding sign. The type of sign allowed depends on its height and setback from the right-of-way. Only one of the following two options may be used.
1. **Option 1.**



A. Height and type. The sign shall not exceed 45 feet in height and may be a pylon, monument or pole sign. A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways provided that such sign is erected within 100 feet of said right-of-way:

- i. *Interstate Highway 10*
- ii. *Interstate Highway 49 north of Interstate Highway 10*
- iii. *U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street.*

B. Setback. The sign shall be setback a minimum of 20 feet from each property line along a public or private street, and a minimum of one foot from each other property line and not in a utility easement unless permitted in 89-38(e) and/or approved pursuant to 89-90(e)(4)(b).

2. Option 2.

A. Height and type. The sign shall not exceed 14 feet in height and must be a pylon or monument sign.

B. Setback. The sign shall be set back a minimum of 1 foot from each property line.

b. Building, wall or projecting sign. The sign, or signs, may be painted on or attached flat against the building, or may project out from the building but the projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an 8-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. The sign shall not be located closer than two feet from the curb line. A building sign may face the rear or side property line without street frontage as long as it does not exceed 32 square feet.

(t) Signs in “PD” zoning districts. Sign standards for a PD are designated in the ordinance approving the PD.

(Ord. No. O-221-2008, § 2, 11-25-08; Ord. No. O-040-2010, § 2, 3-30-10; Ord. No. O-252-2010, §§ 2—4, 11-23-10)

89-91 Solid Waste

⇔ *Use Category (§ 89-21 Use Table): Infrastructure – Waste-related – Solid waste*

(a) Applicability

- (1) This section applies to the City of Lafayette and the unincorporated portions of Lafayette Parish.
- (2) This section applies additional regulations to Solid Waste Facilities where they are allowed or not regulated through zoning. Nothing in this section allows a Solid Waste Facility in any area or district where it is not allowed.
- (3) This applies to the following activities, as defined below:



Disposal facilities	The physical components of the disposal system, such as transfer conveyances, processing plants and landfill. In addition, waste tire processing plants, waste tire collection centers, and solid waste management facilities, as those terms are defined in R.S. 30:2412.
Dumping Pit	A land site where solid waste is disposed of in a manner that does not protect the environment.
Incinerator	A furnace designed for the volume reduction of solid waste by burning in a firebox with proper controls and temperature range with stack emissions which do not exceed air pollution control limits established by local, state or federal laws and regulations.
Landfill, Construction/Demolition Debris	Nonhazardous waste generally considered not water-soluble including, but not limited to, metal, concrete, brick, asphalt, roofing materials (shingles, sheet rock, plaster), or lumber from a construction or demolition project, but excluding asbestos contaminated waste, white goods, furniture, trash or treated lumber. As defined in the current Environmental Regulatory Code, LAC 33:VII.115, LAC 33:VII.719, LAC 33:VII.721 and subsequent Louisiana Department of Environmental Quality guidelines.
Landfills, Sanitary	A facility for the disposal of solid waste involving the placement of solid waste on or into the land surface, and usually involving compaction and covering of the disposed solid waste, and which is not a land-spreading or surface impoundment facility.
Scrap and salvage yard	A facility for discarded or rejected material or parts of material that result from manufacturing operations and are suitable for reprocessing or recycling.
Waste pickup station	A site at which solid waste is temporarily placed by Collection Vehicles and from which it is transported to a different location for processing and/or disposal.
Waste transfer station	A Solid Waste processing facility where Solid Waste is transferred from Collection Vehicles and placed in other vehicles for transportation.
Wrecker yard	A site at which damaged vehicles are stored and whose purpose is to sell vehicle parts, or whose primary business is to store damaged vehicles.

(b) Separation Distances

- (1) Owners and developers of the activities listed below are prohibited from constructing and operating their developments within the following distances from a school, approved residential development and/or residence.
- (2) The distance is measured from property line to property line.

Table 89-91-1 Solid Waste Separation Distances

Adjoining Development (see § 89-36(g))	Separation Distance
SF, MF	1,320
NB, GB, CV, AG	600
ID	200



- (c) **Fences.** The developer must provide a sightproof eight-foot-tall fence at the inside perimeter of the required buffer.
- (d) **Waste Tire Disposal.** Any disposal facility which contains more than 150 waste tires shall, in addition to the buffer and separation distance required by this section, establish an area within the separation distance of 100 feet, with no trees and including access roads. This area shall include with no flammable substance and shall completely surround the disposal facility.

(Ord. No. O-59-93 (Par.), § 3, 10-21-93; Ord. No. O-102-94 (Par.), § 2, 12-1-94)

89-92 Temporary Uses

⇔ *Use Category (§ 89-21 Use Table): Miscellaneous*

(a) Applicability

- (1) This section applies to certain temporary uses or activities in the City of Lafayette.
- (2) This section does not apply to the special events, outdoor dining, or outdoor merchandise activities that are regulated separately by LCG (⇔ *LCG Code § 6-37 (special event permits), 82-677(a)(4) (circuses, concerts, carnivals and special events); Chapter 78, Art. VII (Pushcarts, Outdoor Dining and Outdoor Merchandise Display)*).

(b) Temporary Sales Activities

- (1) **Approval.** The Administrator may approve the following temporary sales activities in any “A” (Agricultural), “MN” (Neighborhood Mixed Use), “MX” (Mixed-Use Center), “D” (Downtown), “CM” (Commercial Mixed), “CH” (Commercial Heavy), “PI-L” (Public/Institution-Light), “PI-H” (Public/Institution-Heavy), “IL” (Industrial Light) or “IH” (Heavy Industrial) district:
- a. Christmas tree sales.
 - b. Seasonal sale of farm produce.
 - c. Seasonal sale of landscape plantings, materials, and lawn and garden supplies (as accessory sales to a business with other commercial activities).
- (2) The operator of the temporary sales activity shall submit an **application** containing:
- a. A description of the land proposed to be used.
 - b. A site plan showing setbacks, property lines and adjoining structures and the proposed location of the temporary sales and event.
 - c. A description of the proposed use.
 - d. Hours of operation.
 - e. Estimates of accumulated automobiles and persons per hour.
 - f. Proposed sanitary facilities.



- g. Proposed parking facilities.

(3) Standards

- a. **Hours.** The temporary sales activity shall not be operated **after 12:00 midnight and before 8:00 a.m.**
- b. **Setback from Residential Districts.** The temporary sales activity shall not be located closer than **100 feet** from property zoned “**RS**” or “**RM**”.
- c. **Public Right-of-Way**
 - 1. The outdoor sale shall not obstruct any public right-of-way or utility easement, or reduce the clear width of any sidewalk to less than 4 feet.
- d. **Sanitation.** The proposed site shall contain at least 1 temporary restroom facility per one hundred 100 estimated people in attendance per hour. However, no sanitation facilities are required for Christmas tree sales lots or seasonal sale of farm produce. This section does not supersede, and is subordinate to, any requirements of the State Sanitary Code.

- (4) **Term of Permit.** The maximum length of a temporary sales activity is provided below. The owner or operator may extend this time period by applying for a conditional use permit (see Art. 4).

Temporary Sales Activity	Maximum Duration
Christmas tree sales	60 days
Seasonal sale of farm produce	5 months
Seasonal sale of landscape plantings, materials, and lawn and garden supplies <i>(as accessory sales to a business with other commercial activities)</i>	4 months

(c) Temporary construction yard

- (1) **Applicability.** This subsection applies to any temporary construction yard. A “temporary construction yard” is a temporary area used to store construction materials, supplies, equipment, tools, stock piling and recycling of useable construction materials and other permitted items, including temporary storage containers, construction trailers and temporary office trailers and located on the same lot with building activity.
- (2) **Establishment.** Proposed construction yards shall be associated with a specific project with an approved building permit issued for grading, construction, remodel and/or demolition.
- (3) **Supervision.** Construction yards shall be supervised by a contractor, who shall enforce compliance with these standards. The contractor is responsible for compliance of the construction yard with all applicable codes. The contractor shall designate to the Administrator a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7-days a week basis. This shall occur prior to issuance of a grading permit for the project.



- (4) **Removal.** Construction yards shall be removed prior to a final inspection of the last building in a non-residential project and for the last structure in a residential project or final approval for the project.
- (5) **Access.** The contractor shall provide curb cuts for all egress / ingress areas onto a paved street.
- (6) **Surfacing.** To prevent mud / dirt from transferring from trucks, vehicles and equipment onto the paved street, the contractor shall install pavement or a surface treatment at all egress / ingress points from the yard at least 50 feet to the street access.
- (7) **Alternative Off-Site Location.** For a project site with physical constraints, the Administrator may approve an alternative off site property for a construction yard. The contractor shall reclaim the alternative off site property to its original condition prior to final inspection / issuance of a certificate of occupancy for the associated project. Site reclamation may include site clean-up and/or revegetation with temporary irrigation. Bonding may also be required to verify revegetation within three (3) years.

(d) Temporary Offices at Construction Sites

- (1) Temporary offices for construction may be used on the site of a construction project, if they are removed upon completion of the project.
- (2) In the “RS” district, any temporary offices may only be located in a model home and must cease upon the issuance of a certificate of occupancy for –
 - a. The last residential dwelling unit for the subdivision or project, or
 - b. In the case of a subdivision or project for which approval has been given for phased development, for the last dwelling unit for that phase.
- (3) Temporary construction trailers may be used for temporary construction offices, but only until a model home is completed. These trailers shall only be used by the contractor and subcontractors, and shall not be used as a real estate sales trailer. All trailers shall be removed when the model home is completed and ready for use.

(e) Portable Storage Containers. Portable storage containers for temporary on-site storage shall comply with the following:

- (1) Up to 2 portable storage containers may be located in the “RS” or “RM” districts, if the container is placed on the drive or personal parking area and does not obstruct any public right-of-way or interfere with any vehicular or pedestrian circulation.
- (2) Portable storage containers shall not be used as permanent accessory structures in any residential district.
- (3) Portable storage containers are allowed for up to 60 days in a calendar year and on no more than 2 separate occurrences. The Administrator may grant additional time if needed to avoid hardship, and if the applicant has no other alternative for storage.



(f) Garage or Yard Sales

A garage or yard sale in a residential district is permitted subject to the following conditions:

- (1) The sale may not exceed 72 hours and may not occur in the same location more than twice in any 6-month period.
- (2) The sale or advertisement for the sale shall not occupy any public property or right-of-way or obstruct the passage of pedestrians or vehicles on any public sidewalk or street.

(g) Dumpsters

Dumpsters for temporary on-site garbage on a single-family detached lot shall comply with the following:

- (1) Up to one (1) portable dumpster may be located on a single-family detached lot if the container is placed on the drive or personal parking area and does not obstruct any public right-of-way or interfere with any vehicular or pedestrian circulation.
- (2) Portable dumpsters are allowed for up to sixty (60) days in a calendar year or up to six (6) months in a calendar year for any project that has an active building permit. The Administrator may grant additional time if needed to avoid hardship.

89-93 Reserved

89-94 Wireless Communications

↔ *Use Category (§ 89-21 Use Table): Infrastructure – Communications facilities*

- (a) **Applicability.** This section applies to the City of Lafayette.
- (b) This ordinance governs only communication antennae located on lands used residentially and does not impose any regulations on commercially used antennae.
- (c) This ordinance shall not apply to those communication antennae in place or operational on or before December 7, 2015. Any subsequent relocation of the communication antennae or support(s) shall be in compliance with this Chapter. Additions or reductions in the height of communication antennae shall not be governed by this Chapter.
 - (1) A communication antenna may be located in the front yard on presentation of an affidavit that, in order to utilize the communication antenna correctly, its geographical location must be in the front yard; or, upon presentation of an affidavit that the cost of locating the communication antenna in the side or rear yard, because of geographical considerations, would exceed ten percent of the cost of the communication antenna.
 - (2) Communication antennae shall be allowed in the rear and side yards provided the construction is no closer than the front sill of the main dwelling to the front lot line. No portion of any antennae (excluding wires, cables, etc. necessary for support, which may be located to the rear and side



property lines) shall be located closer than three feet to any lot line. Guy wires and anchors may be located in front yards.

- (3) In addition, on corner lots, no communication antennae shall be located closer than ten feet to the side street property line. No construction shall be allowed in the 30-foot sight triangle of a street intersection.

89-95 Nursery/Horticulture/Farm Supply

⇔ *Use Category (§ 89-21 Use Table): Commercial/Mixed Use – Retail*

- (a) This section applies to any nursery/horticulture/farm supply use in the City of Lafayette.
- (b) A conditional use may be granted in the RS District for retail nurseries, horticulture sales and farm supply sales, provided that:
- (1) The use covers an area no greater than 2,000 square feet;
 - (2) All structures and uses which are part of the conditional use including parking, driveways, storage, and areas open to retail customers, shall be at least 50 feet from lot lines, unless it is determined that a lesser setback is more appropriate and will not adversely affect neighboring properties due to visual impact, activity, noise, dust, fumes, or other cause.
 - (3) The location and design of the operation shall be such that the use will not be a nuisance to neighboring properties due to noise, dust or fumes.
 - (4) Buildings used for sales, storage or offices will be screened or compatible in scale and character with other residential or agricultural structures in the vicinity. If new structures or additions to structures are proposed, architectural elevations or renderings must be submitted with the petition.
 - (5) Adequate landscaping shall be provided to screen parking, storage, display and other activity areas related to the conditional use from residential properties.
 - (6) Only products grown on the premises may be sold on site.

89-95-1 Utility, Major

⇔ *Use Category (§ 89-21 Use Table): Infrastructure – Utilities*

- (a) Applicability. This section applies to any “Utility, Major” use in the City of Lafayette.
- (b) Buffer ↔ Buffer Specifications (§89-36 Types of Buffer Required)
- (1) When a “Utility, Major” use adjoins or is adjacent to a RS or RM zoning district, the following must be provided:
 - a. a fifty (50’) foot buffer; and
 - b. planting units and/or plant types required for an E or N buffer yard type.



- (2) When a “Utility, Major” use adjoins or is adjacent to a MN, MX, CM, CH, PD or PI zoning district, a D buffer yard type must be provided.

89-95-2 Bar/Lounge

⇔ *Use Category (§ 89-21 Use Table): Commercial/Mixed Use – Food & Beverage Sales/Service:*

- (a) This section shall apply to any Bar/Lounge Use in the City of Lafayette, unless otherwise specified.
- (b) In addition to the conditions set forth in §89-54, any conditional use permit granted in the “D” zoning district for a Bar/Lounge use shall conform to the following requirements:
- (1) An applicant for a Conditional Use Permit for a Bar/Lounge use in the “D” zoning district shall include the following information on his application:
 - a. Hours of operation for the Bar/Lounge;
 - b. Estimated capacity of the Bar/Lounge, together with a floor plan showing the total square footage of the Bar/Lounge, the total square footage of the area accessible to customers and the public generally, the estimated number of seats for customers, and the location of customer seating and assembly areas;
 - c. A plan for parking; and
 - (2) If the Alcoholic Beverage Permit issued to any person operating a Bar/Lounge in the “D” zoning district should be revoked, then, ipso facto, the Conditional Use Permit shall also be revoked, and no Bar/Lounge use shall be operated out of the property unless and until reapplication is made for a Conditional Use Permit and the same is reissued by the City Council.
 - (3) Any person operating a Bar/Lounge in the “D” zoning district under a Conditional Use Permit shall reapply for such permit whenever such person is required to: (i) return its Alcoholic Beverage Permit pursuant to Section 6-42 of the City-Parish Code of Ordinances (the “Code”); or (ii) obtain the approval of the director (as defined in Section 6-1 of the Code) pursuant to Section 6-43 of the Code. Notwithstanding the foregoing, when reapplication is required pursuant to subsection (i) of the preceding sentence, the Conditional Use Permit shall remain valid pending a final decision by the City Council respecting the reapplication; provided, however, that the failure to reapply for a Conditional Use Permit within thirty (30) days of the event triggering such reapplication requirement shall result in the immediate revocation of such Conditional Use Permit.
 - (4) The following shall result in the automatic revocation of a Conditional Use Permit for a Bar/Lounge use in the “D” zoning district: (i) the revocation of an Alcoholic Beverage Permit pursuant to Chapter 6, “Alcoholic Beverages,” of the Code; or (ii) any two “major” violations of Chapter 34, Title IV, “Noise Control,” of the Code (as defined therein) in a six month period.
 - (5) As used in this subsection (b), the term “Alcoholic Beverage Permit” shall have the same meaning as the term “permit,” as defined in Section 6-1 of the Code.



- (c) Notwithstanding anything to the contrary set forth in Section 89-54(g)(2), which prohibits subsequent applications for a Conditional Use Permit requesting or proposing the same use for the same property within a period of two (2) calendar years from the date of the final legal action on the application or the expiration of the ninety (90) day period set forth in Section 89-54(g)(1)(b), the City Planning and Zoning Commission or the City Council may, following denial of an application for a Conditional Use Permit to operate a Bar/Lounge within the “D” zoning district, provide that the said two (2) year delay shall not apply to future applications, provided that the applicant fulfills certain conditions as specified in writing by the City Planning and Zoning Commission or the City Council. Unless the City Planning and Zoning Commission or the City Council expressly states in writing that the two (2) year delay shall not apply, an application for a Conditional Use Permit to operate a Bar/Lounge within the “D” zoning district shall be subject to the restrictions set forth in Section 89-54(g)(2). If the City Council takes action on the application, then any decision by the City Council as to whether the two (2) year delay applies or does not apply shall control, notwithstanding any action relative to the same undertaken by the City Planning and Zoning Commission.

89-95-3 Banquet/Reception/Event Hall

⇔ *Use Category (§ 89-21 Use Table): Public/Civic/Institutional – Banquet, reception or event hall*

(a) Applicability.

This section applies to the City of Lafayette and the unincorporated portions of Lafayette Parish.

(b) Generally.

- (1) It is hereby prohibited for banquet, reception and event halls to operate between the hours of 2:00 a.m. and 6:00 a.m. Monday through Sunday.
- (2) No owner, including its lessee(s), agents, representatives, contractors and/or employees, of a banquet, reception or event hall shall charge or permit to be charged a fee for admission. This prohibition includes ticketed events, but does not include contributions to bona fide charitable organizations or political committees and affiliated organizations in exchange for attendance.
- (3) Banquet, reception and event halls are subject to all applicable requirements of this Chapter and shall meet or exceed existing requirements in Articles 2 and 3.
- (4) The Administrator shall have the right to impose a fine, suspend and/or revoke any Certificate of Occupancy issued pursuant to this Chapter for violations of this Chapter or any part of the LCG Code of Ordinances.

- (c) **Where Permitted.** Banquet, reception and event halls are allowed in the “MX,” “D,” “CM,” “CH,” “PI-L,” “PI-H,” and “IL” districts in accordance with this section and *Use Category (§ 89-21 Use Table)*.

89-95-4 Mobile Food Establishment Park

⇔ *Use Category (§ 89-21 Use Table): Commercial / Mixed Use – Mobile Food Establishment Park*



(a) Applicability.

This section applies to any Mobile Food Establishment Park in the City of Lafayette and the unincorporated areas of Lafayette Parish, unless otherwise specified.

(b) Generally.

- (1) All Mobile Food Establishment Parks shall comply with all requirements of the LDC, as well as all other applicable federal, state, and local statutes, ordinances, codes, rules and regulations, including but not limited to all applicable regulations of Title 51 “Public Health – Sanitary Code” of the Louisiana Administrative Code, and all applicable regulations of the Louisiana Department of Health, including any amendments thereto.
- (2) Mobile Food Establishment Parks shall only be occupied by Mobile Food Establishments holding a valid and current LCG permit.
- (3) “Permittee” means an operator that holds a current and valid Certificate of Occupancy issued pursuant to this Section.

(c) Approval Requirements

- (1) A detailed site plan shall be required for the approval of any Mobile Food Establishment Park, which must show the location of, and detail, the following required items in addition to the requirements for commercial building permits listed in §89-301(c):
 - a. Each Mobile Food Establishment space as defined below (“MFE Space”), with the required separation distances between each as outlined herein;
 - b. Restrooms;
 - c. On-site parking areas, where applicable;
 - d. ADA access to parking, vendors and restrooms;
 - e. On-site lighting;
 - f. Dumpsters and service vehicle access for waste removal; and
 - g. Access for Mobile Food Establishments’ ingress and egress.
- (2) In addition, the detailed site plan shall also show the location of, and detail, the following optional items if they are part of the Mobile Food Establishment Park:
 - a. Areas that are designated for permissible activities other than Mobile Food Establishments;
 - b. Any utility connections provided to the Mobile Food Establishments; and
 - c. Designated customer seating areas.

(d) Standards

- (1) General
 - a. All Mobile Food Establishment Parks shall have a minimum of two (2) MFE Spaces and no more than a maximum of ten (10) MFE Spaces.
 - b. Each MFE Space shall be hard surfaced (asphalt or concrete) and of sufficient size to accommodate, within its borders, the entire length of the Mobile Food Establishment.
 - c. To the extent Permittee elects to provide electrical services to the Mobile Food Establishments, said electrical services shall be provided at the MFE Space through permanent on-site connections with individual electric service outlets and connection boxes as approved by the utility provider and local codes.
 - d. Drive-through services are strictly prohibited within a Mobile Food Establishment Park.
 - e. A Mobile Food Establishment Park must have a designated manager that is responsible for the orderly organization of Mobile Food Establishments, the cleanliness of the Mobile Food



Establishment Park and the compliance with all rules and regulations. The designated manager must be physically present at the Mobile Food Establishment Park at all times when the Mobile Food Establishment Park is open to the public for business. Permittee shall provide LCG with the name and contact information (including mailing address, telephone number and email address) for the designated manager, who shall be available during and/or after business hours to address operational issues.

- f. The Permittee shall be responsible for providing appropriately sized trash receptacles for use by customers and shall ensure that the Mobile Food Establishment Park is kept clear of litter and debris at all times.
- (2) Dimensional Standards
 - a. The maximum density for a Mobile Food Establishment Park shall be calculated at one (1) MFE Space per 1,000 square feet of gross lot space.
 - b. Each Mobile Food Establishment shall only park and operate in a single MFE Space within the Mobile Food Establishment Park.
 - c. There shall be a minimum of ten (10) feet of separation between each individual MFE Space, and a minimum of twenty (20) feet of separation between any MFE Space and any permanent on-site structure.
 - (3) Restroom Facilities

Each Mobile Food Establishment Park shall provide restroom facilities in compliance with all applicable codes.
 - (4) Parking

The required number of on-site parking for a Mobile Food Establishment Park shall be calculated at a rate of two parking spaces per MFE Space.
 - (5) Landscaping
 - a. In the City of Lafayette, Mobile Food Establishment Parks adjacent to RS or RM zoned property shall provide a C-type buffer as defined in table 89-36-6c.
 - b. In the unincorporated area of Lafayette Parish, Mobile Food Establishment Parks adjacent to the use classifications of SF and MF shall provide a B-type buffer as defined in table 89-36-6a.
 - c. Alternative compliance may be available if request for such meets the conditions of §89-36(i)(1).
 - (6) Lighting

String lighting may be permitted throughout a Mobile Food Establishment Park. String lights shall adhere to the UL standards and shall not be installed in a manner which would create a safety issue.
 - (7) Signage
 - a. In the City of Lafayette and unincorporated area of Lafayette Parish, a Mobile Food Establishment Park shall be allowed one (1) monument sign. The sign shall comply with all applicable sign requirements of §89-90.
 - b. For Mobile Food Establishments operating within a Mobile Food Establishment Park, allowable signage shall be as provided in LCG Code of Ordinances, Chapter 70, Article IV, Division 3, Section 70-93(j).



89-95-5 Recreational Vehicle Park

⇔ Use Category (§ 89-21 Use Table): Lodging – Recreational Vehicle Park

(a) Applicability.

This section applies to any Recreational Vehicle Park in the City of Lafayette and the unincorporated areas of Lafayette Parish, unless otherwise specified.

(b) Generally.

All Recreational Vehicle Parks shall comply with all requirements of the LDC, as well as all other applicable federal, state, and local statutes, ordinances, codes, rules, and regulations, including but not limited to, all applicable regulations of the Louisiana Department of Health, including any amendments thereto.

(c) Definitions.

The following words, terms, and phrases, when used in this Section, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning.

Common Area means any area or space designed for the common use of Occupants of a Recreational Vehicle Park.

Driveway means any passageway designed or intended for vehicular and pedestrian use between any street and any Space, group of Spaces, or Common Area.

Occupant means any person who leases, occupies, and/or uses a Space in a Recreational Vehicle Park.

Recreational Vehicle means a motorized or towable vehicle that combines transportation and temporary living quarters for travel, recreation, and camping. For purposes of this Section and without limiting the generality of the foregoing, a “recreational vehicle” includes motor homes, motor coaches, house cars, caravans, travel trailers, fifth-wheel travel trailers, campers, folding camper trailers, and slide-in truck campers.

Recreational Vehicle Park means a parcel or tract of land where Spaces are offered for rent and/or rented for Recreational Vehicles which may include Common Area.

Service Building means a building equipped with water flush toilets, lavatories, showers with hot and cold running water, and such other facilities as may be required by this Chapter.

Space means a plot of ground within a Recreational Vehicle Park designed and reserved for accommodation of one Recreational Vehicle.

(d) Submittal Requirements.

For any subdivision plat application or other approval required for any Recreational Vehicle Park, a detailed site plan (24x36 inches minimum size) shall be submitted to DPD for approval. Such site plan shall show and include, at a minimum, the detail and location of the following items in addition to the requirements for commercial building permits listed in §89-30(c):



- (1) All existing and/or proposed physical features such as streets, driveways, Spaces, watercourses, easements, parking spaces, sidewalks and location of recreation/amenity areas;
- (2) The proposed setbacks for any buildings, Spaces or other structures;
- (3) The location of the community waste water treatment system and on-site disposal site(s); and
- (4) The location of Service Buildings, administrative offices, amenity structures and/or buildings, and Common Areas.

(e) Dimensional Standards.

(1) Density

- (a) A Recreational Vehicle Park may include up to fifteen (15) Spaces per gross acre.
- (b) No more than one (1) Recreational Vehicle is allowed per Space.
- (c) All Spaces shall be designed such that no Recreational Vehicle, when occupying a Space, shall be located closer than twenty (20) feet from any other Recreational Vehicle occupying an adjacent Space.

(2) Space Size and Surface Material

- (a) The minimum Space size shall be twenty (20) feet in width by thirty-five (35) feet in length. All spaces shall provide electrical and water connections, and may include solid waste/sewage hook-ups.
- (b) Space surface material may consist of concrete and asphalt or aggregate surfaces such as limestone, gravel or shell.

(f) Setbacks and Open Space.

- (1) At least thirty (30) feet shall separate any Space and any permanent building.
- (2) The minimum front setback for a Space from a public or private street is ten (10) feet.
- (3) An accessible area of open space representing at least twenty percent (20%) of the overall site area shall be provided and equipped as a recreational facility for use by Occupants of the park. Amenities include but are not limited to swimming pools, covered/canopied recreational areas, and parks which can be counted towards open space requirements; however, amenities cannot be applied to more than one-half (1/2) of the open space requirements.
- (4) For Recreational Vehicle Parks, drainage and detention/retention facilities cannot be applied towards open space requirements in 89-40. Green infrastructure, as defined in 89-151, is encouraged and can be applied to open space requirements, but said application excludes "Detention or retention basins".

(g) Streets and Driveways.

(1) Generally

- (a) Recreational Vehicle Parks shall include safe and convenient vehicular access from abutting public or private streets to each Space.



(b) Streets and driveways in any Recreational Vehicle Park shall comply with the design standards in Article 3.

(2) Design

- (a) The street and driveways shall be capable of supporting anticipated traffic loading and be designed by a Registered Professional Louisiana Engineer.
- (b) Surface materials for streets and driveways are limited to concrete or asphalt. Aggregate surfaces consisting of gravel, limestone or shell are not allowed.
- (c) Asphalt or concrete driveways shall be provided for convenient circulation and access to Recreational Vehicles. The minimum width of a driveway within a Recreational Vehicle Park shall be fifteen (15) feet.

(h) Parking.

Recreational Vehicle Parks shall provide at least one (1) parking space for every three (3) Spaces.

(i) Screening.

- (1) Along public streets, a C-class buffer is required. A fence or wall, as defined by 89-36(g)(2)(d), is required.
- (2) Along all sides not abutting a public street, a D-class buffer is required. A fence or wall, as defined by 89-36(g)(2)(d), is required and a “living fence” or other planting alternatives in lieu of said fence or wall is prohibited.

(j) Utilities.

(1) Water

Each Recreational Vehicle Park shall meet the requirements of the respective water provider and the requirements of the Louisiana Department of Health and Hospitals.

(2) Sewer

- (a) Each Recreational Vehicle Park shall be in compliance with the requirements of the Louisiana Department of Health and Hospitals. Oxidation ponds are not allowed.
- (b) Recreational Vehicle Parks shall provide at least one (1) disposal site for the sole use of receiving discharges from recreational vehicle holding tanks and one (1) additional disposal site for every sixty (60) Spaces or fractions thereof. Said discharge facility shall be located in such a manner as to not present unpleasantness to Occupants and neighboring residents/landowners.

(3) Electrical Requirements

Each Recreational Vehicle Park shall meet the requirements of the respective utility provider.

(k) General Requirements.

- (1) At least one (1) Service Building accessible to Occupants is required.



(2) The maximum length of stay for any Occupant shall not exceed a total of ninety (90) consecutive days or more than 180 days in any calendar year.

(3) No Space shall be rented or offered for rent for less than a one (1) night minimum stay.

(I) Alternative Compliance.

(1) How do I start the process?

A written request for modification from strict compliance with the requirements of this Section is filed with the Administrator.

(2) How are decisions made?

If the Administrator finds that the standards in this Section apply, he/she may vary, modify, or waive the requirements of this Section so that substantial justice may be done and the public interest secured.

(3) What are the standards for approval?

(a) The Administrator may approve a modification if the applicant demonstrates that there are practical difficulties or unnecessary hardships in compliance with the strict letter of this Section. If these standards apply, the Administrator may vary, modify, or waive the requirements of this Section so that the spirit of this Section shall be observed, public safety and welfare secured, and substantial justice done.

(b) The modification shall not have the effect of nullifying the intent and purpose of the requirements of this Section, or of the comprehensive plan.

(4) The modification shall be the minimum needed to provide the relief the applicant is requesting, and not conflict with the zoning regulations.

(5) The Administrator may require conditions that will, in his/her judgment, secure substantially the objectives of the standards and regulations affected.

(6) How is a decision appealed?

Appeals of a decision by the Administrator by an aggrieved party shall be taken to the appropriate Planning and Zoning Commission or BOZA, as determined by the provisions of 89-68 and 89-69.