

DIVISION 24. HC-1 HIGHWAY COMMERCIAL DISTRICT

Sec. 130-896. Purpose.

The purpose of the HC-1 Highway Commercial District is to provide for the location of limited-scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

(Code 1998, app. C, § 5.2001; Ord. No. 07-1548, § 5.2001, 5-3-2007)

Sec. 130-897. Permitted uses.

- (a) Use by right subject to any minimum standards as listed in section 130-2213.
- (b) Any uses permitted in the NC districts and:
 - (1) Automotive parts stores.
 - (2) Business college or business schools operated as a business enterprise.
 - (3) Catering establishments.
 - (4) Department stores.
 - (5) Funeral homes and mausoleums.
 - (6) Instruction of fine arts.
 - (7) Physical culture and health establishments.
 - (8) Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes.
 - (9) Printing, lithography and publishing establishments.
 - (10) Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000 square feet gross floor area.
 - (11) Drug stores.
 - (12) Dry cleaning, laundries and self-service laundries.
 - (13) Food stores.
 - (14) Public parking lots and garages.
 - (15) Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height.
 - (16) Veterinary clinics (no outdoor kennels).
 - (17) Public or private auditoriums.
 - (18) Restaurants and restaurants with lounges.

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- (19) Car wash.
 - (20) Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area.
 - (21) Indoor research and testing laboratories.
 - (22) Specialty food processing.

(Code 1998, app. C, § 5.2002; Ord. No. 07-1548, § 5.2002, 5-3-2007; Ord. No. 10-2364, 11-4-2010)

Sec. 130-898. Administrative permits.

- (a) The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:
 - (1) Snowball stands between April 1 and September 30.
 - (2) Christmas tree sales between November 1 and January 1.
 - (3) Seasonal seafood peddlers using temporary structures provided that the use is temporary and valid for a period not greater than six months.
 - (4) Seasonal produce stands, provided that the use is temporary and valid for a period not greater than six months.
 - (5) Fireworks sales (where allowed).
 - (6) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
 - (7) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.
 - (8) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.
 - (9) Short term rentals.
 - (10) Drive-in restaurant.
- (b) All temporary uses not specifically permitted in these regulations are expressly prohibited.

(Code 1998, app. C, § 5.2003; Ord. No. 07-1548, § 5.2003, 5-3-2007; Ord. No. 09-2151, 11-5-2009; Ord. No. 15-3393, exh. A(5.2003), 9-3-2015; Ord. No. 17-3659, exh. A(5.2003), 1-5-2017; Ord. No. 21-4593, 7-8-2021; Ord. No. 23-5136, 5-4-2023)

Sec. 130-899. Site and structure provisions.

- (a) *Maximum building size.* The maximum building size in the HC-1 district shall be 20,000 square feet.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.

(c) *Minimum area regulations.*

- (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.
- (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
- (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
- (4) *Transitional yard.* Where an HC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an HC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In an HC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In an HC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In an HC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

(d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

(e) *Height regulations.*

- (1) No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (2) In no case shall any building or dwelling for residential or business purposes exceed 60 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.

(f) *Design criteria.*

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- (1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
 - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.2004; Ord. No. 07-1548, § 5.2004, 5-3-2007)

Secs. 130-900—130-916. Reserved.

DIVISION 25. HC-2 HIGHWAY COMMERCIAL DISTRICT

Sec. 130-917. Purpose.

The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

(Code 1998, app. C, § 5.2101; Ord. No. 07-1548, § 5.2101, 5-3-2007)

Sec. 130-918. Permitted uses.

- (a) Use by right subject to any minimum standards as listed in section 130-2213.
- (b) All uses permitted in the HC-1 district and:
 - (1) Banks and financial institutions (greater than 3,000 square feet).
 - (2) Convenience stores (with gas), when the criteria of section 130-2213(51)a are met.
 - (3) Drive-in restaurants.
 - (4) Liquor stores.
 - (5) Any private office use that is a permitted use in the NC district over 20,000 square feet.
 - (6) Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet).
 - (7) Veterinary clinics (with outdoor kennels).
 - (8) Parcel post delivery stations.
 - (9) Mini-warehouses.
 - (10) Commercial kennels.
 - (11) Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side.
 - (12) Lodging, 100 rooms or less (including apartments, hotels, motels).
 - (13) Automotive repair and service facilities not to exceed 10,000 square feet.
 - (14) Automotive sales not to exceed two acres of display and storage.

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- (15) Outdoor retail sales and storage yards.
 - (16) Portable storage containers use for storage.
 - (17) Outdoor display area of pre-assembled building, pool and playground equipment.

(Code 1998, app. C, § 5.2102; Ord. No. 07-1548, § 5.2102, 5-3-2007; Ord. No. 09-2083, 7-2-2009; Ord. No. 10-2290, 7-1-2010; Ord. No. 10-2366, 11-4-2010; Ord. No. 11-2532, 6-2-2011)

Sec. 130-919. Administrative permits.

- (a) The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:
 - (1) Snowball stands between April 1 and September 30.
 - (2) Christmas tree sales between November 1 and January 1.
 - (3) Seasonal seafood peddlers using temporary structures provided that the use is temporary and valid for a period not greater than six months.
 - (4) Seasonal produce stands, provided that the use is temporary and valid for a period not greater than six months.
 - (5) Fireworks sales (where allowed).
 - (6) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied Under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
 - (7) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.
 - (8) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.
 - (9) Short term rentals.
- (b) All temporary uses not specifically permitted in these regulations are expressly prohibited.

(Code 1998, app. C, § 5.2103; Ord. No. 07-1548, § 5.2103, 5-3-2007; Ord. No. 09-2151, 11-5-2009; Ord. No. 15-3393, exh. A(5.2103), 9-3-2015; Ord. No. 17-3659, exh. A(5.2103), 1-5-2017; Ord. No. 21-4593 , 7-8-2021)

Sec. 130-920. Site and structure provisions.

- (a) *Maximum building size.* The maximum building size in the HC-2 district shall be 40,000 square feet.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
 - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.

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- (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where an HC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an HC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In an HC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In an HC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In an HC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
 - (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
 - (e) *Height regulations.*
 - (1) No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
 - (2) In no case shall any building or dwelling for residential or business purposes exceed 60 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
 - (f) *Design criteria.*
 - (1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.

(4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.
(Code 1998, app. C, § 5.2104; Ord. No. 07-1548, § 5.2104, 5-3-2007)

Secs. 130-921—130-943. Reserved.

DIVISION 16. NC-1 PROFESSIONAL OFFICE DISTRICT

Sec. 130-686. Purpose.

The purpose of the NC-1 Professional Office District is to provide for the location of small professional office in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.

(Code 1998, app. C, § 5.1401; Ord. No. 07-1548, § 5.1401, 5-3-2007)

Sec. 130-687. Permitted uses.

Use by right subject to any minimum standards as listed in section 130-2213:

- (1) *Commercial uses.*
 - a. Law offices.
 - b. Architectural offices.
 - c. Accountant offices.
 - d. Real estate offices.
 - e. Insurance offices.
 - f. Business offices.
 - g. Daytime doctor, dentist, and chiropractor offices.
 - h. Veterinary clinics (no outdoor kennels), provided the use is within a detached, single-tenant building.
 - i. Other professional offices.
- (2) *Residential uses.*
 - a. One single-family dwelling.
- (3) *Accessory uses.*
 - a. Private garages and accessory structures.
 - b. Garage apartment or guest house under 1,000 square feet of habitable floor space when the subject lot or tract is no less than one acre in area.

(Code 1998, app. C, § 5.1402; Ord. No. 07-1548, § 5.1402, 5-3-2007; Ord. No. 14-3086, 2-6-2014; Ord. No. 14-3111, 3-6-2014)

Sec. 130-688. Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
- (2) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.
- (3) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.

(Code 1998, app. C, § 5.1403; Ord. No. 07-1548, § 5.1403, 5-3-2007; Ord. No. 15-3393, exh. A(5.1403), 9-3-2015; Ord. No. 17-3659, exh. A(5.1403), 1-5-2017)

Sec. 130-689. Site and structure provisions.

- (a) *Maximum building size.* The maximum building size in the NC-1 district shall be 5,000 square feet.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
 - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where an NC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an NC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In an NC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In an NC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be

equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

- d. In an NC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (f) *Design criteria.*
- (1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
 - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.1404; Ord. No. 07-1548, § 5.1404, 5-3-2007)

Secs. 130-690—130-706. Reserved.

DIVISION 17. NC-2 INDOOR RETAIL AND SERVICE DISTRICT

Sec. 130-707. Purpose.

The purpose of the NC-2 Indoor Retail and Service District is to provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.

(Code 1998, app. C, § 5.1501; Ord. No. 07-1548, § 5.1501, 5-3-2007)

Sec. 130-708. Permitted uses.

- (a) Use by right subject to any minimum standards as listed in section 130-2213.
- (b) All uses permitted in the NC-1 district and:
 - (1) Antique shops.
 - (2) Art and school supply stores.

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- (3) Art galleries.
 - (4) Bakeries.
 - (5) Barbershops and beauty shops.
 - (6) Book or stationary stores.
 - (7) Utility collection offices.
 - (8) Custom dressmaking and sewing shops.
 - (9) Florists.
 - (10) Delicatessens.
 - (11) Drug stores.
 - (12) Dry cleaning pick-up/drop-off (no dry cleaning equipment).
 - (13) Garden supply centers and greenhouses.
 - (14) Gift shops.
 - (15) Hardware stores.
 - (16) Hobby shops.
 - (17) Ice cream shops.
 - (18) Interior decorating shops.
 - (19) Jewelry stores.
 - (20) Photography shops and studios.
 - (21) Restaurants without lounge.
 - (22) Shoe stores and repair shops.
 - (23) Sporting goods stores.
 - (24) Toy stores.
 - (25) Wearing apparel shops.

(Code 1998, app. C, § 5.1502; Ord. No. 07-1548, § 5.1502, 5-3-2007)

Sec. 130-709. Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
- (2) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.

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- (3) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.

(Code 1998, app. C, § 5.1503; Ord. No. 07-1548, § 5.1503, 5-3-2007; Ord. No. 15-3393, exh. A(5.1503), 9-3-2015; Ord. No. 17-3659, exh. A(5.1503), 1-5-2017)

Sec. 130-710. Site and structure provisions.

- (a) *Maximum building size.* The maximum building size in the NC-2 district shall be 5,000 square feet.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
- (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where an NC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an NC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In an NC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In an NC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In an NC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

(e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.

(f) *Design criteria.*

(1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.

(2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.

(3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.

(4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.1504; Ord. No. 07-1548, § 5.1504, 5-3-2007)

Secs. 130-711—130-733. Reserved.

DIVISION 18. NC-3 LODGING DISTRICT

Sec. 130-734. Purpose.

The purpose of the NC-3 Lodging District is to provide for the location of small-scale uses providing overnight accommodations which can successfully operate in a neighborhood setting without having negative impacts upon nearby residences and neighborhood businesses.

(Code 1998, app. C, § 5.1601; Ord. No. 07-1548, § 5.1601, 5-3-2007)

Sec. 130-735. Permitted uses.

(a) Use by right subject to any minimum standards as listed in section 130-2213.

(b) All uses permitted in the NC-2 district and:

(1) Bed and breakfast under ten rooms.

(2) Inns or guest houses under ten rooms.

(Code 1998, app. C, § 5.1602; Ord. No. 07-1548, § 5.1602, 5-3-2007)

Sec. 130-736. Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

(1) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.

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- (2) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.
 - (3) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.
 - (4) Short term rentals.

(Code 1998, app. C, § 5.1603; Ord. No. 07-1548, § 5.1603, 5-3-2007; Ord. No. 15-3393, exh. A(5.1603), 9-3-2015; Ord. No. 17-3659, exh. A(5.1603), 1-5-2017; Ord. No. 21-4593, 7-8-2021)

Sec. 130-737. Site and structure provisions.

- (a) *Maximum building size.* The maximum building size in the NC-3 district shall be 10,000 square feet.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
 - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where an NC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an NC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In an NC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In an NC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In an NC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

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- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
 - (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
 - (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
 - (f) *Design criteria.*
 - (1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
 - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.1604; Ord. No. 07-1548, § 5.1604, 5-3-2007)

Secs. 130-738—130-757. Reserved.

DIVISION 19. NC-4 NEIGHBORHOOD INSTITUTIONAL DISTRICT

Sec. 130-758. Purpose.

The purpose of the NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings.

(Code 1998, app. C, § 5.1701; Ord. No. 07-1548, § 5.1701, 5-3-2007)

Sec. 130-759. Permitted uses.

- (a) Use by right subject to any minimum standards as listed in section 130-2213.
- (b) All uses permitted in the NC-3 district and:
 - (1) Dance studios.
 - (2) Music studios.
 - (3) Aerobic/weight loss studios.
 - (4) Educational learning centers.
 - (5) Churches, temples, synagogues, and mosques.
 - (6) Religious educational facilities.
 - (7) Clubs and lodges.

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- (8) Fraternal and religious institutions.
 - (9) Child day care centers.
 - (10) Nursery schools.

(Code 1998, app. C, § 5.1702; Ord. No. 07-1548, § 5.1702, 5-3-2007)

Sec. 130-760. Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
- (2) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.
- (3) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.
- (4) Short term rentals.

(Code 1998, app. C, § 5.1703; Ord. No. 07-1548, § 5.1703, 5-3-2007; Ord. No. 15-3393, exh. A(5.1703), 9-3-2015; Ord. No. 17-3659, exh. A(5.1703), 1-5-2017; Ord. No. 21-4593, 7-8-2021)

Sec. 130-761. Site and structure provisions.

- (a) *Maximum building.* The maximum building size in the NC-4 district shall be 12,500 square feet footprint with no more than 20 percent additional upstairs mezzanine space for storage.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
 - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where an NC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an NC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the

setback regulations for the residential district shall apply to the said lots in the commercial district.

- b. In an NC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In an NC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In an NC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (f) *Design criteria.*
- (1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
 - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.1704; Ord. No. 07-1548, § 5.1704, 5-3-2007; Ord. No. 11-2587, 9-1-2011)

Secs. 130-762—130-790. Reserved.

DIVISION 20. NC-5 RETAIL AND SERVICE DISTRICT

Sec. 130-791. Purpose.

The purpose of the NC-5 Retail and Service District is to provide for the location of small-scale retail and services near residential neighborhood to provide products and services to nearby residents.

(Code 1998, app. C, § 5.1801; Ord. No. 07-1548, § 5.1801, 5-3-2007)

Sec. 130-792. Permitted uses.

- (a) Use by right subject to any minimum standards as listed in section 130-2213.
- (b) All uses permitted in the NC-4 district and:
 - (1) Farmers markets.
 - (2) Restaurant greater than 5,000 square feet.
 - (3) Restaurants with lounge.
 - (4) Food stores under 3,000 square feet (no gas service allowed).
 - (5) Dry cleaning, laundries and self-service laundries.

(Code 1998, app. C, § 5.1802; Ord. No. 07-1548, § 5.1802, 5-3-2007)

Sec. 130-793. Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
- (2) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.
- (3) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.
- (4) Short term rentals.

(Code 1998, app. C, § 5.1803; Ord. No. 07-1548, § 5.1803, 5-3-2007; Ord. No. 15-3393, exh. A(5.1803), 9-3-2015; Ord. No. 17-3659, exh. A(5.1803), 1-5-2017; Ord. No. 21-4593, 7-8-2021)

Sec. 130-794. Site and structure provisions.

- (a) *Maximum building size.* The maximum building size in the NC-5 district shall be 12,500 square feet footprint with no more than 20 percent additional upstairs mezzanine space for storage.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
 - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.

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- (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
- (4) *Transitional yard.* Where an NC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
- a. Where lots in an NC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In an NC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In an NC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In an NC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (f) *Design criteria.*
- (1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
 - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.
- (Code 1998, app. C, § 5.1804; Ord. No. 07-1548, § 5.1804, 5-3-2007; Ord. No. 11-2587, 9-1-2011)

Secs. 130-795—130-811. Reserved.

DIVISION 21. NC-6 PUBLIC, CULTURAL AND RECREATIONAL DISTRICT

Sec. 130-812. Purpose.

The purpose of the NC-6 Public, Cultural and Recreational District is to provide for the location of public, cultural and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting.

(Code 1998, app. C, § 5.1901; Ord. No. 07-1548, § 5.1901, 5-3-2007)

Sec. 130-813. Permitted uses.

- (a) Use by right subject to any minimum standards as listed in section 130-2213.
- (b) All uses permitted in the NC-5 district and:
 - (1) Golf courses and practice ranges.
 - (2) Community centers.
 - (3) Parks and playgrounds.
 - (4) Sports or gymnasiums.
 - (5) Athletic fields.
 - (6) Convention and conference centers.
 - (7) Marinas.
 - (8) Recreational vehicle parks.

(Code 1998, app. C, § 5.1902; Ord. No. 07-1548, § 5.1902, 5-3-2007)

Sec. 130-814. Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
- (2) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.
- (3) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.
- (4) Short term rentals.

(Code 1998, app. C, § 5.1903; Ord. No. 07-1548, § 5.1903, 5-3-2007; Ord. No. 15-3393, exh. A(5.1903), 9-3-2015; Ord. No. 17-3659, exh. A(5.1903), 1-5-2017; Ord. No. 21-4593, 7-8-2021)

Sec. 130-815. Site and structure provisions.

- (a) *Maximum building size.* The maximum building size in the NC-6 district shall be 15,000 square feet footprint with no more than 20 percent additional upstairs mezzanine space for storage.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
 - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where an NC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an NC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In an NC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In an NC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In an NC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (f) *Design criteria.*

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- (1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
 - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.1904; Ord. No. 07-1548, § 5.1904, 5-3-2007; Ord. No. 11-2587, 9-1-2011)

Secs. 130-816—130-838. Reserved.