Alexandria, Louisiana

Land Development Code

Concordia/Duncan Associates
Adopted September 9, 2015

How to Use This Code:

IF YOU WANT TO BUILD OR ESTABLISH A PARTICULAR USE ON YOUR PROPERTY:

STEP 1: You should first determine how your use is categorized. Go to the Use Categories in §4.6, and find the use category or specific use that most closely describes what you want to establish.

STEP 2: You should next determine what zoning district (and any applicable overlay districts that apply to your property. The official zoning map, which is available at the planning and engineering department offices, shows the designation for every parcel of land in Alexandria.

STEP 3: Go to §4.5, Use Table, for details on uses permitted on your property. Find the row that lists the use category or specific use you've identified. Match this row to your district (across the top of the table) to determine if the use you want to establish is permitted. If the use you've identified is not listed, go to §4.6.2, Similar use interpretation.

STEP 4: If your use is permitted, before building the structure or establishing the use, you must get the appropriate permits approved (see Article 9) and comply with the various development standards of this chapter; although not everything will apply:

- For details on dimensional requirements (e.g.; minimum lot size, required yards (setbacks), maximum height, and similar standards), see §4.7.1 for residential district standards and §4.7.1 for nonresidential district standards;
- For specific use standards, see Article 5; and
- For site development standards, see Article 7.

These requirements are intended to help you and the city ensure that your project is legally established and that it matches the development vision that Alexandria, as a community, desires.

IF YOU OWN OR LEASE PROPERTY AND WANT TO KNOW WHAT RULES APPLY:
Follow Steps 1 through 4, above, to identify your zoning district and the permitted uses. You can find the specific details for the uses permitted in your zoning district in Article 5. You can also find the various site development standards that apply to your property in Article 7.

IF YOU WANT TO CHANGE YOUR ZONING DISTRICT:
Only the city council may rezone property, following public notice and hearings. See §9.3, Zoning map amendments (rezoning), for details on the procedure. Also, go to §4.3.1 Residential districts purpose statements, or §4.3.2, Nonresidential districts purpose statements, to review the intent of the district applied to your property.

CONTENTS

Article 1. General 1-1
§1.1. Legal Provisions 1-1
§1.2. Commentary 1-2
§1.3. Word Usage and Construction of Language 1-2
§1.4. Adoption Date and Effective Date 1-3
§1.5. Measurements and Exceptions 1-4
§1.6. Transitional Provisions 1-10
Article 2. Definitions 2-1
§2.1. Common Meaning 2-1
§2.2. Rules of Construction 2-1
§2.3. Definitions of General Terms 2-1
§2.4. Flood Damage Prevention-Related Definitions 2-18
§2.5. Historic Preservation-Related definitions 2-22
Article 3. Zoning Maps 3-1
§3.1. Adoption of Maps 3-1
§3.2. Interpretation of District Boundaries 3-1
Article 4. Zoning Districts 4-1
§4.1. General Provisions 4-1
§4.2. Districts Established 4-2
§4.3. Purpose Statements 4-3
§4.4. Classification of Annexed Territory 4-6
§4.5. Use Table 4-6
§4.6. Use Categories 4-11
§4.7. Dimensional Requirements 4-26
§4.8. Overlay and Special Purpose Districts 4-27
§4.9. Planned Developments 4-33
Article 5. Use Standards 5-1
§5.1. Complexes 5-1
§5.2. Residential Use Standards 5-3
§5.3. Public and Civic Use Standards 5-4
§5.4. Commercial Use Standards 5-9
§5.5. Industrial Use Standards 5-12
§5.6. Accessory Use Standards 5-12
§5.7. Temporary Use Standards 5-17

Article 6. Subdivision Design and Improvements 6-1
§6.1. General Provisions 6-1
§6.2. Lots 6-1
§6.3. Blocks 6-2
§6.4. Streets 6-3
§6.5. Sidewalks and pathways 6-7
§6.6. Servitudes 6-9
§6.7. Drainage 6-9
§6.8. Utilities 6-11
Article 7. Site Development Standards 7-1
§7.1. Access Management 7-1
§7.2. Parking 7-3
§7.3. Landscape and Trees 7-14
§7.4. Signs 7-27
§7.5. Mandatory Homeowners Associations 7-36
§7.6. Flood Damage Prevention 7-37
§7.7. Storm Drainage 7-43
§7.8. Airfield Compatibility 7-44
§7.9. Operational Performance Standards 7-49
Article 8. Decision-making Bodies and Officials 8-1
§8.1. City Council 8-1
§8.2. Zoning Commission 8-1
§8.3. Board of Adjustment and Appeals 8-2
§8.4. Historic Preservation District Commission 8-4
§8.5. Planning Director 8-7
§8.6. Floodplain Administrator 8-8
Article 9. Development Review 9-1
§9.1. Summary of Review Procedures and Authority 9-1
§9.2. Common Review Procedures 9-1
§9.3. Zoning Map Amendments (Rezoning) 9-2
§9.4. Ordinance (Text) Amendments 9-4
§9.5. Planned Development Review 9-5
§9.6. Subdivision Reviews 9-8
§9.7. Special Exceptions 9-14
§9.8. Variances 9-16

§9.9. Administrative Adjustments 9-18
§9.10. Floodplain Development Permit 9-20
§9.11. Site Plan Reviews 9-23
§9.12. Sign Permits 9-26
§9.13. Landscaping and Tree Permits 9-28
§9.14. Certificates of Zoning Compliance 9-30
§9.15. Certificate of Appropriateness 9-31
§9.16. Temporary Use Permits 9-33
§9.17. Administrative Appeals 9-35
Article 10. Nonconformities 10-1
§10.1. Purpose and Intent 10-1
§10.2. General 10-1
§10.3. Nonconforming Status 10-1
§10.4. Nonconforming Lots 10-2
§10.5. Nonconforming Structures 10-3
§10.6. Nonconforming Uses 10-4
§10.7. Nonconforming Signs 10-5
Article 11. Enforcement 11-1
§11.1. Violations 11-1
§11.2. Persons Liable 11-1
§11.3. Penalty for Violation 11-1
§11.4. Other Remedies 11-1
INDEX

Article 1. General

§1.1. Legal Provisions

§1.1.1. Title

This chapter shall be known as the "Land Development Code of the City of Alexandria, Louisiana" and may be cited and referred to herein as "this chapter."

§1.1.2. Authority and purpose

In accordance with the provisions of Louisiana Revised Statutes 33:101 et seq. and 33:4721 et seq., and in order to promote the health, safety, convenience and general welfare of the community, these regulations are adopted for the following purposes, among others:

A. To provide comprehensive regulations for the development of land, including zoning, subdivision and site development regulations.

B. To implement and ensure that all development approved in the city is consistent with the city's comprehensive plan.

C. To establish efficient and consistent standards, regulations and procedures for the review and approval of all proposed development of land.

D. To provide comprehensive zoning regulations for the city of Alexandria; to establish zoning districts; and to regulate the use and occupancy of land and the use, occupation, erection and alteration of buildings and structures within said districts.

E. To establish minimum standards of subdivision design that will encourage the development of sound and economically stable areas within the city of Alexandria; to ensure the proper arrangement and width of streets in relation to other existing or planned streets and to the master street plan in order to prevent traffic hazards and congestion and provide safe and convenient traffic circulation; to provide for adequate and convenient spaces for traffic, vehicular parking, utilities, access of fire-fighting apparatus, recreation, light and air for the avoidance of congestion of population; and to minimize flooding and ensure proper stormwater management.

F. To establish regulations governing development of sites; to establish off-street parking requirements and regulations; to regulate the size, type and placement of signs; to minimize public and private losses due to flood conditions in specific areas known as flood hazard zones; to require screening between incompatible land uses; to ensure that development in the vicinity of airports is compatible with airport operations; and to regulate construction on public property.

§1.1.3. Applicability and jurisdiction

The provisions of this chapter shall apply to the development of all land in the total incorporated area of the city of Alexandria, except as expressly and specifically provided otherwise in this chapter.

§1.1.4. Delegation of authority

Whenever a provision appears requiring the planning director to perform an act or duty, that provision shall be construed as authorizing the planning director to delegate that responsibility to others over whom they have authority.

§1.1.5. Graphics and illustrations

Where graphics or illustrations included in this chapter conflict with the text of the regulations, the text shall control. Otherwise, compliance with graphics and illustrations is required.

§1.1.6. Severability

Should any section or provision of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

§1.1.7. Conflicting provisions

In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements, adopted for the promotion of public health, safety, morals or general welfare. Wherever the requirements of this chapter are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

§1.1.8. Enactment and repeal

All ordinances or parts of ordinances in conflict with this chapter, or inconsistent with the provisions of this chapter, are hereby repealed to the extent necessary to give this chapter full force and effect.

§1.2. Commentary

Whenever a provision of this chapter requires additional explanation to clarify its intent, a "commentary" is included. Commentaries have no regulatory effect, but rather are intended solely as a guide for decision-making bodies and officials and the public to use in understanding and interpreting the chapter.

Commentary: When commentaries are provided they will appear in this format.

§1.3. Word Usage and Construction of Language

§1.3.1. Meanings and intent

All provisions, terms, phrases and expressions contained in this chapter shall be construed according to the purposes set out in §1.1.2.

§1.3.2. Headings, illustrations and text

In case of any difference of meaning or implication between the text of this chapter and any heading, drawing, table, figure or illustration, the text shall control.

§1.3.3. Lists and examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "including," "such as" or similar language are intended to provide examples; not intended to be exhaustive lists of all possibilities.

§1.3.4. Computation of time

A. References to "days" are to calendar days unless otherwise expressly stated.

B. The time in which an act is to be completed is computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or holiday observed by the city, that day is excluded.

C. A day concludes at the close of business local time (5:00pm), and any materials received after that time will be considered to be have been received the following day.

§1.3.5. References to other regulations, publications and documents

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, that reference shall be construed as referring to the most recent edition of such resolution, ordinance, statute, regulation, or document or to the relevant successor document, unless otherwise expressly stated.

§1.3.6. Technical and non-technical terms

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning as specified in Article 2, Definitions.

§1.3.7. Public officials and agencies

All public officials, bodies and agencies to which references are made are those of the city of Alexandria, unless otherwise expressly provided.

§1.3.8. Mandatory and discretionary terms

The words "shall," "will" and "must" are mandatory. The words "may" and "should" are advisory and discretionary terms.

§1.3.9. Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

"And" indicates that all connected items, conditions, provisions or events apply; and

"Or" indicates that one or more of the connected items, conditions, provisions or events may apply.

§1.3.10. Tenses and plurals

Words used in one tense (past, present or future) include all other tenses, unless the context clearly indicates the contrary. The singular includes the plural, and the plural includes the singular.

§1.4. ADOPTION DATE AND EFFECTIVE DATE

This chapter was adopted on September 9, 2015 and became effective September 11, 2015 upon the signature of the Mayor (Ordinance Number 140-2015).

§1.5. Measurements and Exceptions

§1.5.1. General

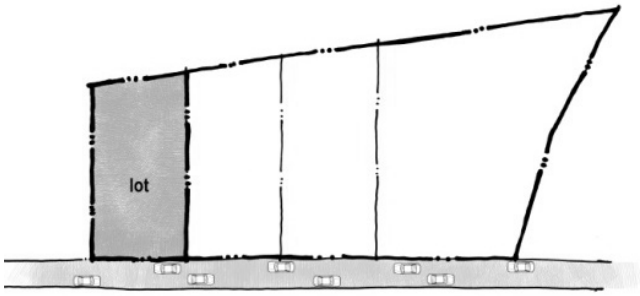
No lot shall be reduced in size so that the lot area, lot area per dwelling unit, lot width, required yard (setback), building coverage, impervious surface and open space area requirements, and other requirements of this chapter are not maintained. This prohibition, however, does not prevent the purchase or condemnation of narrow strips of land for public utilities or right-of-way purposes.

§1.5.2. Area

Area shall be measured in gross square feet or acres.

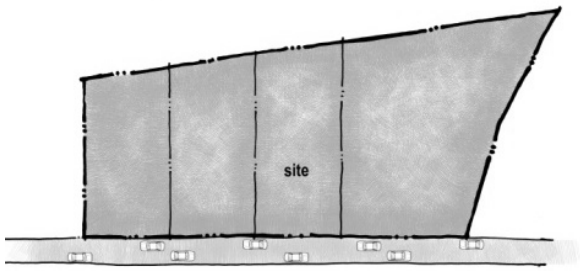
A. Lot

1. A single lot of record.
2. Lot area shall be that area contained within the property lines of a single, undivided piece of land.
3. If a lot falls within multiple zoning districts, the minimum lot area requirements for the most restrictive district shall be met.



B. Site

1. A continuous quantity of land to be developed as a single project. A site may include more than one lot.
2. Site area shall be the total land area contained within the property lines of a development site.
3. A site may include multiple lots.



C. Lot area per unit

Lot area per unit refers to the amount of lot area required for each dwelling unit on the subject lot.

§1.5.3. Building coverage

Building coverage is the total area, to the outside of walls, taken on a horizontal plane at the main grade level of the principal building including uncovered porches and terraces and all accessory buildings; exclusive of drives and uncovered parking.

§1.5.4. Building separation

Building separation shall be the required horizontal separation between any two buildings and any part of two buildings (e.g., eaves, porches, etc.) located on the same lot or parcel of land.

Commentary: Building separation is further subject to the requirements of the IRC, IBC and applicable fire rating requirements.

§1.5.5. Build-to line

Build-to line refers to a specified front building line relative to the right-of-way line to which a minimum percentage of the building façade along the front yard and street side yard, if any, must be built.

§1.5.6. Building frontage

Building frontage is measured in a straight line from one end of the wall most nearly parallel to the public right-of-way to the other end of the same wall of the portion of the building façade facing a public street or facing a street with a public access servitude. Neither articulations nor off-sets in the wall shall increase the length of the building frontage.

§1.5.7. Density

A. Calculation

Density is calculated as the number of dwelling units per gross acre located within the development site.

B. Multiple districts

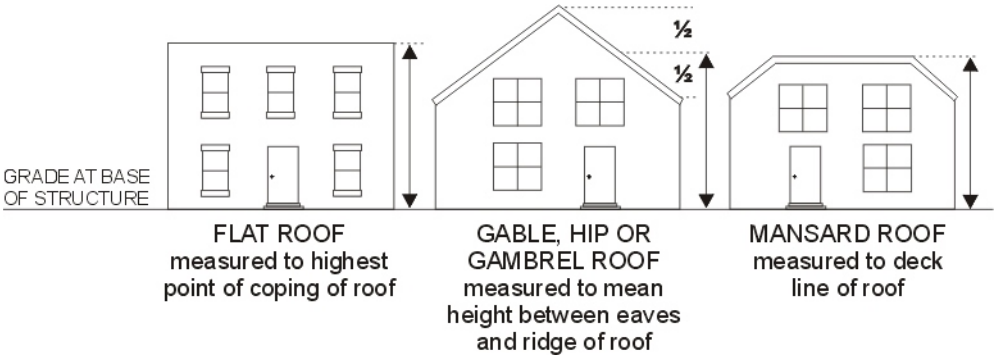
If the development site is located in more than one zoning district, the maximum number of dwelling units allowed must be determined separately for that portion of the site lying within each respective zoning district.

§1.5.8. Height

A. Measurement

1. Building

Building height means the vertical distance as measured from the established or lot grade to the highest part of the roof.



2. Telecommunications tower or structure

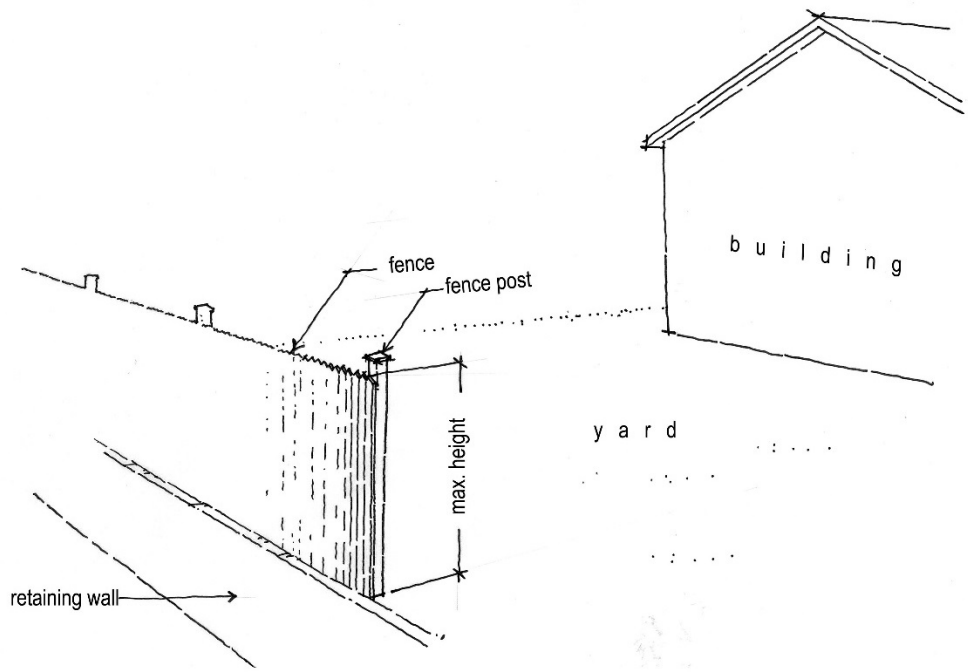
Telecommunications tower or structure height is measured from ground level to the highest point on the telecommunications tower or structure, even if said highest point is an antenna.

3. Amateur radio and receive-only antennas

Antenna height is measured from ground level to the highest point on the antenna.

4. Fence or wall

(a) The height of fences or walls shall be measured as the vertical distance between finished grade on the highest side of the fence or wall to the top of the fence or wall, rather than to the top of the fence post or columns.



(b) Fences over six feet high shall be permitted and materials approved prior to erection.

B. Exceptions

The height limitations of this chapter shall not apply to church spires, belfries, monuments, tanks, water towers, fire towers, stages, towers or scenery lofts, cooling towers, ornamental towers, spires, radio or television antennas, chimneys, elevator bulkheads, smoke stacks, oil derricks, conveyors or flagpoles; except that all uses, including the above shall comply with the provisions of §7.8, Airfield compatibility, and any other similar height regulations.

§1.5.9. Floor area

A. Defined

Floor area is the total floor area (GFA) of a building.

B. Measurement

GFA shall be measured as the sum of the gross horizontal areas of total heated and cooled area of main buildings but not including the area of roofed porches, terraces, or breezeways, and excluding parking structures and the public pedestrian corridors of enclosed shopping malls. All dimensions shall be measured from exterior faces of the outside walls or the centerlines of party walls separating portions of a building.

§1.5.10. Impervious surface

A. Defined

Impervious surface is the maximum area of the lot that is permitted to be covered by buildings, including both principal structures and accessory buildings; and impervious driveways, patios, and solid decks.

B. Exception

Swimming pool surfaces shall not be included in impervious surface.

§1.5.11. Open space

A. General

No part of a required open space shall be included as a part of an open space similarly required for another structure or use.

B. Measurement

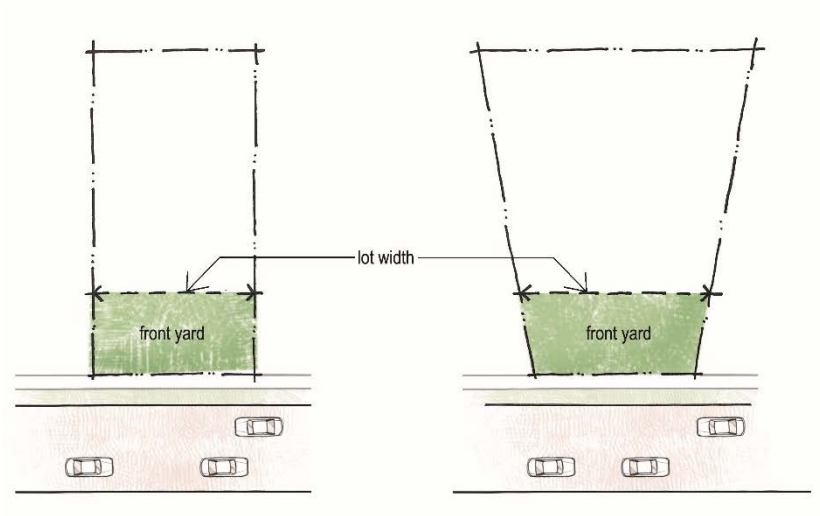
Open space includes any area of a lot, site, tract or plot, exclusive of structures, driveways, parking or open storage areas that are open to the sky.

C. Exception

Any permitted uses or uses by special exception allowed in SF-1, SF-2 or SF-3 districts, other than single-family dwellings, may apply to the board of adjustment and appeals for a modification of the minimum open space requirements.

§1.5.12. Lot width

Lot width is the horizontal distance between the side property lines of a lot measured at the point of the minimum front setback.



§1.5.13. Required yards (setbacks)

A. General

1. There are four types of required yards – front, side (street), side (interior) and rear yards.

2. Every part of every required yard shall be open and unobstructed above the ground upward to the sky except for obstructions permitted in §1.5.13.B.1(c).

3. No part of a required yard shall be included as a part of a yard similarly required for another structure or use.

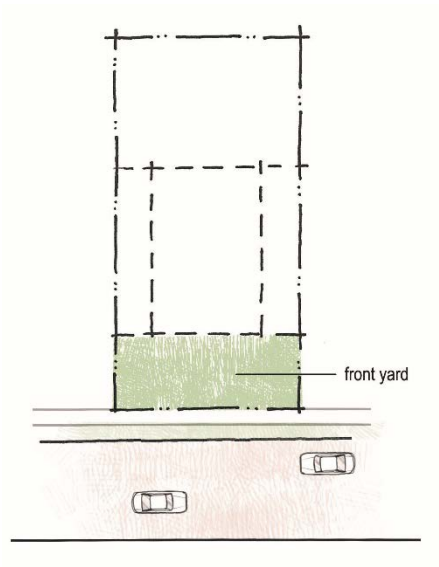
B. Front yards

1. Measurement

(a) Front yards are measured from the front property line to the closest point of the building or structure, and extend along the full length of the lot line abutting a street.

(b) The front yard on through lots shall be designated on the subdivision plat or by the owner at the time of application for subsequent development approval.

(c) The front yard on a corner lot shall be located along the shortest lot line abutting a street.



2. Front yard averaging

If 40 per cent or more of the conforming building frontages on the same side of the street between two intersecting streets is improved with buildings that have observed front yards less than that required, no building need be set back from the street more than the average front yard depth of such buildings.

3. Exceptions

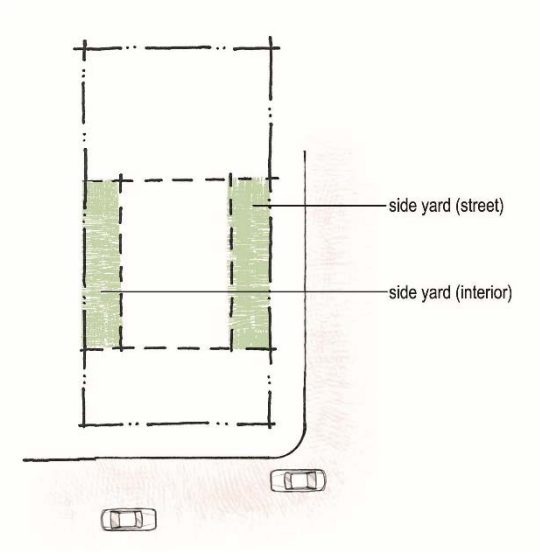
(a) Adjustment of the required front yard regulations for lots on cul-de-sacs established in this article may be made by the planning director as necessary to create a reasonable building line complementary to the balance of the neighborhood.

(b) Where the street frontage on one side of a street between two intersecting streets is zoned partly as residential and partly as business, commercial or industrial, the front yard depth in the business, commercial or industrial district shall be equal to the required front yard depth of the residential district.

C. Side yards

1. Measurement

Side yards are measured from the side (interior or street) property line (or right-of-way line) to the closest point of the building, extending along a lot line from a front yard to a rear yard.



2. Exceptions

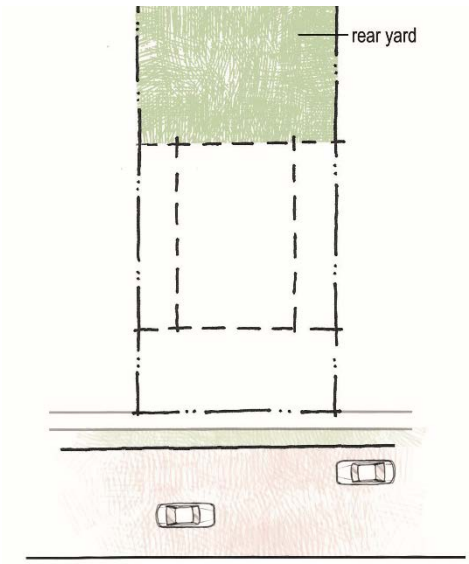
(a) Nonresidential development adjacent to single-family districts or uses shall also be subject to the requirements of §7.3.5.B.2, Buffer yards.

(b) On every corner lot there shall be provided on the side street a side yard equal in depth to one-half the required front yard depth on said side street; the front yard requirements of a residential district shall prevail over that of a business, commercial or industrial use.

Commentary: Any residential structure within five feet of any property line and any nonresidential structure within 10 feet of any property line must meet fire rating requirements of the IBC or IRC.

D. Rear yards

Rear yards are measured from the rear property line to the closest point of the building, extending along a lot line from a front yard to a rear yard.



E. Through lots

On through lots both (opposing) street lines are considered front property lines and front yard standards apply; rear yard standards do not apply.

F. Features allowed to encroach into required yards

Subject to compliance with the fire code rating requirements of the IRC or IBC, required yards must be unobstructed and unoccupied from the ground to the sky except that features are allowed to encroach into required yards to the extent indicated in the following table:

Permitted Yard Encroachments			
Obstruction/Projection into Required Yard	**Front**	**Side**	**Rear**
Accessory structure and building, provided such structure or building shall be behind the front building line and at least 5 feet from any interior side or rear lot line		■	■
Bay windows may project into any required yard not more than two feet	■	■	■
Carports or canopies attached to a primary structure, provided every part of such carport or canopy is unenclosed and not less than 5 feet from any side lot line		■	
Chimneys, pre-fabricated chimneys, flues, or smokestacks may extend a maximum of 4 feet into a required yard, provided it remains at least 4 feet from the property line	■	■	■
Driveways may extend, provided that, to the extent practicable, they extend across rather than parallel to the street, along the required yard. Circular driveways may cross the required yard twice.	■		
Fences and walls, in accordance with §5.6.10	■	■	■
Landscaping and trees in accordance with §7.3	■	■	■
Mechanical equipment for residential uses in any district, such as HVAC units, provided (a) it remains at least 4 feet from the property line, and (b) the equipment is in compliance with the screening requirements of §7.3.5.B.3 and the noise level limitations of §7.9.4.A		■	■
Mechanical equipment for residential uses in the SF-2 and SF-3 districts, such as HVAC units, may encroach into the usually required five-feet side yard setbacks by up to two feet, provided (a) the walls of the houses sharing a common side yard property line at least 15 ft. apart, and (b) the equipment is in compliance with the screening requirements of §7.3.5.B.3 and the noise level limitations of §7.9.4.A		■	
Open fire escapes may extend into any required yard not more than five feet	■	■	■
Ordinary projections may extend into any required yard not over 18 inches and roof, gutter or eaves may project to the extent of four feet providing at least five feet remains open to the sky	■	■	■
Recreational equipment (e.g., swing sets and basketball hoops)		■	■
Retaining walls	■	■	■
Satellite units may be located in any required yard, except front yards		■	■
Service station pumps and pump islands that are not less than 50 feet from any residential district		■	■
Service station pumps and pump islands, provided they are not less than 15 feet from any right-of-way line	■		
Signs, provided they are in conformance with standards found in §7.4.	■		
Sills and ornamental features may project up to 24 inches into the required yard	■	■	■
Steps and stairs (primary access) projecting no more than 5 feet into the required yard and not less than 5 feet from any side lot line	■	■	■
Utility lines located underground and minor structures accessory to utility lines (such as hydrants, manholes and transformers and other cabinet structures)	■	■	■
Window wells that are not part of the foundation wall and not more than 30 inches in height.	■	■	■

G. Street frontage

Street frontage shall mean the horizontal length of the street frontage along a property's lot line.

§1.6. Transitional Provisions

The following transitional provisions shall apply to various activities, actions and other matters pending or occurring on the effective date of this chapter.

§1.6.1. Conforming uses and structures

A. Special exception uses

1. Any use or structure existing prior to the effective date of this (revised) chapter that would be permitted by this chapter by special exception in the district in which it is located, may be continued as if a special exception had been approved, provided that any use, structural or other changes shall comply with the provisions of this chapter.

2. Any expansion or change of such use beyond conditions placed on the approval shall require a new special exception approval in compliance with the procedures set out in §9.7, Special exceptions.

B. PD development plans

1. Any PD development plan lawfully approved prior to the effective date of this chapter shall continue to be valid after the effective date. Development shall be permitted in accordance with an approved PD development plan. Such plans shall comply with the requirements of this chapter, provided that in the event of any inconsistency between an approved PD development plan and the requirements of this chapter, development in accordance with the approved PD development plan shall be permitted.

2. Any changes to previously approved PD development plan (referred to as a "development plan" in this chapter) shall be subject to the planned development review requirements of §9.5.

C. Variances

Any variance lawfully approved prior to the effective date of this chapter shall continue to be valid after the effective date. Development in accordance with an approved variance shall comply with the requirements of this chapter, provided that in the event of any inconsistency between an approved variance and the requirements of this chapter, development in accordance with the approved variance shall be permitted.

§1.6.2. Violations continue

Any violation of the previous zoning ordinance shall continue to be a violation under this chapter and shall be subject to penalties and enforcement under Article 9, unless the use, development, construction or other activity expressly complies with the current terms of this chapter.

§1.6.3. Nonconformities

Any legal nonconformity under the previous zoning ordinance shall be considered a nonconformity under this chapter, provided the situation that resulted in the nonconforming status under the previous regulations continues to exist. Such nonconformity may continue in accordance with the provisions of Article 8, Nonconformities. If, however, a nonconformity under the previous ordinance becomes conforming as a result of the adoption of this chapter or any subsequent amendment to this chapter, then such situation shall no longer be considered a nonconformity.

Article 2. Definitions

§2.1. Common Meaning

Except where specifically defined herein, all words used in this chapter shall carry their customary meanings.

§2.2. Rules of Construction

Words used in the present tense include the future, and the plural includes the singular or vice versa; the word "lot" includes the word "plot" or "parcel"; the word "building" includes the word "structure"; the word "shall" is intended to be mandatory; the word "may" is permissive; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied."

§2.3. Definitions of General Terms

Abut or abutting: Same as “contiguous”.

Accessory building means a subordinate building or a portion of the main building on a lot, the use of which is customarily incidental, secondary or minor to that of the main or principal building.

Accessory use means a use customarily subordinate to and incidental the main or principal use. See also §5.6.

Adult arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas, as defined herein.

Adult bookstore or adult video store means commercial establishment in which a substantial portion of its stock in trade consists of books, videos, tapes, cassettes, photographs, slides, magazines, and other periodicals which are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas, as defined herein.

Adult cabaret means night club, bar, restaurant, or similar commercial establishment which features persons who appear in a state of nudity or semi-nudity or live performances which are characterized by the exposure of specified sexual activities or specified anatomical areas.

Adult retail store means a business where a substantial portion of the stock in trade consists of items or products other than printed matter which are characterized by an emphasis on specified sexual activities or specified anatomical areas, as defined herein.

Adult theater means any theater, concert hall, auditorium or similar establishment with a capacity of more than five persons where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown which are primarily characterized by the depiction or description of specified sexual activities or specified anatomical areas, as defined herein, or features persons who appear in a state of nudity or live performances which are characterized by the exposure of specified sexual activities or specified anatomical areas, as defined herein.

§1.6.3 Nonconformities

Affordable housing means housing units deemed to be affordable in accordance with federal housing standards for low- to moderate-income persons.

Agriculture means the primary use of land for the commercial purpose of growing plants, crops, trees and other agricultural or forestry products, raising livestock, or operating a commercial greenhouse for wholesale.

Apartment or apartment house: See "Multifamily."

Airport means any area of land or water that is used or intended for the landing and taking off of aircraft, and any appurtenant areas that are used or intended for use for airport buildings or other airport facilities or rights-of-way, including all necessary taxiways, aircraft storage and tie down areas, hangars and other necessary buildings and open space.

Airport Protection Zone 1 (APZ I) means that portion of the airport landing district situated within a rectangular area 3,000 feet wide, measured 1,500 feet to either side of the centerline of the ends of each active runway beginning at the outer end of the airport clear zone and extending outward to a distance of 8,000 feet from the runway threshold as shown in Figure A-1, Airport compatibility map.

Airport Protection Zone 2 (APZ II) means that portion of the airport landing district situated within a rectangular area 3,000 feet wide, measured 1,500 feet to either side of the centerline of the ends of each active runway beginning at a point 8,000 feet from the runway threshold and extending outward 7,000 feet as shown in Figure A-1, Airport compatibility map.

Airport landing district means that area within Alexandria International Airport's Clear Zone, APZ I and APZ II.

Airport means Alexandria International Airport.

Airport clear zone means that portion of the airport landing district situated within a rectangular area 2,000 feet wide, measured 1,000 feet to either side of the centerline of the ends of each active runway beginning at the runway threshold and extending outward from each runway for a distance as specified below and as shown in Figure A-1, airport compatibility map.

Runway 18—Four thousand (4,000) feet

Runway 36—Four thousand (4,000) feet

Runway 32—Four thousand (4,000) feet

Runway 18—6,000 feet

Airport compatibility map means Figure A-1 and all other maps and charts referenced in this section, which are hereby adopted and made part of this section by reference and are on file and available for inspection in the offices of the city clerk and the planning director.

Alcoholic beverage sales means an establishment engaged in the retail sale of alcoholic beverages for off-site consumption or in the preparation and retail sale of alcoholic beverages for consumption on the premises.

Alley means a public thoroughfare that affords only a secondary means of access to the rear of abutting property fronting on another thoroughfare and not intended for general traffic circulation.

Alteration, structural: See "Structural alteration."

Amusements, commercial (temporary) means an activity that includes the provision of rides, amusements, food, games or performances outside of permanent structures. Typical uses include carnivals, circuses and tent revivals.

Ancillary rental unit means an apartment not greater than 1,000 square feet sharing ownership and utility connections with a principal building.

Animal hospital means an establishment for the care, boarding, grooming, observation or treatment of animals, supervised by a licensed veterinarian.

Arena, auditorium or stadium means an open, partially enclosed or fully enclosed facility primarily used or intended for spectator sports or entertainment or other functions involving the public assembly of large numbers of people. Typical uses include convention and exhibition halls, sports arenas, amphitheaters and race tracks.

Arterial street or highway means a street used primarily for fast or heavy traffic. They generally connect points of major traffic flow or through highways.

Auto laundry: See "car wash."

Auto paint or auto body repair shop means an establishment engaged in the fixing and repair of damaged vehicles. Auto paint and body technicians use special tools and equipment to repair body parts and re-finish/paint interiors, exteriors and spoiled metal frames and accidents.

Awning means a roof-like cover, temporary in nature, which projects from the wall of a building or roof overhang and is supported by cantilevering or bracketing from the face of the building.

Bait store or sales means the retail sale of fish bait on the premises.

Bank means an establishment engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions.

Bar: See "Alcohol sales."

Bicycle lane (BL) means a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.

Bicycle route (BR) means a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle trail (BT) means a bicycle way running independently of a high-speed vehicular thoroughfare.

Billboard: See "Sign, off-premises."

Boardinghouse: See "Group housing."

Broadcasting studio means an establishment primarily engaged in the provision of broadcasting services accomplished through the use of electronic mechanisms. Typical uses include radio and television broadcasting studios.

Buildable area means the area of a lot within which a structure can be placed and remaining after the minimum yard and open space requirements of this zoning ordinance have been met, less any area needed to meet the minimum requirements for streets, sidewalks or other similar public improvements.

Building height: See §1.5.5.

Building line means a line which delineates a required minimum yard of the lot. (See also §1.5.13)

§1.6.3 Nonconformities

Building means 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.

Building site. See ”site” and §1.5.1.

Bus terminal means any premises for the transient housing or parking of motor-driven buses and the loading and unloading of passengers. It shall also mean a building or premises where commercial motor vehicles pick up and discharge fare-paying, inter-city passengers. Accessory uses may include ticket offices, luggage checking facilities and similar uses.

Cabinet shop means an establishment where cabinets, furniture or other finished products are made primarily from wood.

Cafeteria: See "Restaurant, general."

Canopy means a roof-like structure projecting from a wall that is cantilevered or supported in whole or in part by vertical supports to the ground and erected primarily to provide shelter from the weather either permanently or temporarily.

Car wash means a building or area that provides facilities for washing, cleaning and/or detailing motor vehicles, that may use production line methods with a conveyor, blower, or other mechanical devices, and that may employ some hand labor.

Carport sale: See "Garage sale."

Catering, small scale, means a small business of providing food for special events such as wedding receptions, parties or corporate entertainment. Such services may include auxiliary duties such as the hiring of help to serve prepared food, arranging for flowers, providing decorations, and renting of equipment for such event.”

Cemetery means land used or intended to be used for the burial of the dead, whether human or animal, including a mausoleum or columbarium.

Church means a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Civic space means outdoor area dedicated for public use. "Civic space" types include "parks," green open spaces available for unstructured recreation; "squares," formal green spatially defined by building frontages; "plaza," pavement open space available for civic or commercial activities; and "playgrounds," equipped for the recreation of children.

Civic means not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Clinic: See "Office, medical."

Club or lodge means an establishment providing meeting, recreational, or social facilities for a private or nonprofit association, exclusively for use by members and guests. Typical uses include private social clubs and fraternal organizations.

Cold storage plant means a facility used for the storage or keeping of items under a controlled environment for the preservation of produce, meats, dairy, furs, flowers, ice and other items of similar characteristics.

Collector street means a street that carries traffic from local streets to arterial streets and highways, identified in the master street plan.

College or university: See "School, college or university."

Commission: See "zoning commission."

Commons means an area of land designated for public access and use.

Community home means a facility certified, licensed, or monitored by the department of health and hospitals providing 24-hour care in a protected living arrangement for not more than six physically or mentally handicapped residents and not more than two supervisory personnel.

Compatible use means a use that is capable of existing in harmony with other uses situated in its immediate vicinity.

Concrete means Portland cement concrete of standards established by the city of Alexandria.

Condominium means any land or building and part of a building thereon which would normally be used by all the occupants such as yards, foundations, basements, floors, walls, hallways, stairways, elevators and all other related common elements, together with individual ownership of a particular unit.

Conforming building, structure or use means any building or structure or use that complies with all the regulations of this chapter or any amendment hereto for the zoning district in which such building or structure is located.

Contiguous means to physically touch or border upon; or to share a common property line or border. Unless otherwise expressly stated, this definition does not include lots or parcels on the opposite side of a street.

Contractor storage yard means office, construction and incidental storage activities performed by building trade contractors on lots other than construction sites.

Convenience store means a small establishment serving a limited market area and primarily engaged in the retail sale, from the premises, of food and beverages, along with other frequently or recurrently needed items for household use, and including the sale of gasoline.

Correctional facility means a facility providing housing and supervision of individuals confined for violations of law.

Corridor means a defined geographical area along a named street, including all properties fronting thereon or properties located within a set width along right-of-way for same, which is accessible by one or more modes of transportation.

Cul-de-sac means a street provided with a turn-around.

Custom clothing shop means an establishment primarily engaged in making and selling custom apparel products. Typical uses include dressmaker, tailoring or millinery shops.

Day care center means an establishment that provides daytime shelter, care, activity and supervision (with or without academic instruction) for five or more children under 11 years of age.

Day care home means a dwelling unit where four or fewer children not related by blood, adoption, or marriage to the person who resides in and maintains the home are received for care, protection, and guidance during only part of the 24 hour day, on a regular basis, for a minimum of 10 hours per week.

Department store means a retail store located outside of a shopping center and carrying a general line of men and women's apparel, such as suits, coats, dresses and furnishings; home furnishings,

such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and house wares, such as table and kitchen appliances, dishes and utensils.

Development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

District means any section of the city in which the zoning regulations are uniform.

Diverse use corridor (DUC): See §4.3.4.C.

Dead-end street means a street stub-out longer than 150 feet.

Dormitory: See "Special home."

Drive-through facility means a facility that accommodates patrons in automobiles from which the occupants may watch, purchase, bank, eat, etc.

Drug store means an establishment primarily engaged in the retail sale of prescription drugs, proprietary drugs, and nonprescription medicines, and which may also carry a number of related lines, such as cosmetics, toiletries, tobacco, and novelty merchandise, and which may also include the operation of a soda fountain or lunch counter.

Dry-cleaning and laundry drop-off establishments means an establishment that is primarily engaged in providing household laundry and dry-cleaning services with customer drop-off and pick-up, but excluding large-scale commercial laundry or dry-cleaning operations.

Duplex dwelling means the use of a lot for two dwelling units, excluding mobile homes, within a single detached building and connected, at the minimum, with a continuous roof line.

Dwelling means any building that is designed for or used exclusively for residential purposes and in compliance with IBC standards. The term “dwelling” includes modular dwellings.

Dwelling unit means one or more rooms, including a bathroom and complete kitchen facilities, arranged, designed or used as living quarters for one family.

Dwelling, multifamily: See "Multifamily."

Dwelling, single-family: See "Single-family."

Dwelling, two-family: See "Duplex dwelling."

Easement: See “servitude”.

Escort agency means a person or commercial establishment who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip or other consideration.

Escort means a person who, for consideration, agrees or offers to act as a companion, or date for another person, and/or who, for consideration, agrees or offers to privately model lingerie or perform a striptease for another person.

Extractive industry means the on-site extraction of surface or subsurface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, oil and gas wells, and mining operations.

Family means one or more persons who are related by blood or marriage living together and occupying a single housekeeping unit, or a group of not more than six single persons living together and

occupying a single housekeeping unit. The usual domestic servants residing on the premises shall be considered as part of the family. (Special exception(s) to the definition of family may be requested pursuant to §9.7, for reasonable accommodation(s) under the Fair Housing Act.)

Farmers' market means any premises where the principal activity is the retail sale of fruits, vegetables and other agricultural products by the producers of such products, in open air or partly enclosed booths or stalls which may or may not be within a wholly enclosed building.

Filling station: See "Service station."

Fire station means a facility used to house personnel and equipment for fire suppression, fire rescue, emergency medical or related services, planned and operated for the general welfare of the public.

Floor area, gross. See §1.5.9.

Food truck means 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.

Funeral home means an establishment engaged in the care and preparation of the deceased prior to burial, including ambulance service but excluding crematory operations and columbaria.

Funeral home. An establishment engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals. Typical accessory uses also include mortuaries.

Garage sale means a casual sale of household items conducted by the owner or occupant of a dwelling unit on the lot occupied by the dwelling unit.

Garage, private means an enclosed space for the storage of motor vehicles. See also §5.6.11.

Golf course means a use providing private or public golf recreation services and support facilities.

Grade, finished means the completed surfaces of lawns, walks and roads brought to grades as shown on official plans or designs relating thereto.

Grocery store means an establishment, other than a convenience store, primarily engaged in the retail sale of food and other household items.

Group home means a building, other than an institution, operated by a person or person, society, agency, corporation, institution or group licensed by the state wherein seven to 15 developmentally disabled persons are housed under the direct care of responsible adult persons on a 24-hour basis to assure that a responsible adult is on premises at all times in case of emergency; and such building and premises shall meet all city building codes, fire codes and zoning ordinance requirements and state fire marshal's requirements prior to the issuance of any state permits for occupancy and/or operation.

Halfway house means a halfway house, whether public or private, is a facility designed to temporarily house formerly institutionalized individuals (such as mental patients, drug addicts, alcoholics or convicts), to assist persons to re-enter society and learn to adapt to independent living.

Hazardous operations means an establishment engaged in storage of, or manufacturing processes utilizing flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Typical uses include acetylene gas manufacturing and/or storage; acid manufacturing; fat reduction; cement, lime, gypsum and plaster manufacturing; chemical manufacturing, distribution and wholesale trade; explosives, fireworks and gunpowder manufacturing and/or storage; fertilizer manufacturing or

processing; foundries, glue or gelatin manufacturing; petroleum and petroleum products manufacturing, processing or storage; and slaughter of animals or fowl.

Heliport means any structure designed strictly for the use of helicopters (landing, loading, unloading and take-off).

Historical guesthouse means a facility limited to five guestrooms within the National Register Historic Districts or sites, homes listed on the National Register of Historic Places, or homes originally constructed in whole or in part prior to 1940.

Home occupation means an occupation conducted in a dwelling unit.

Hospital means an institution that (1) offers services more intensive than those required for room, board, personal services and general nursing care; (2) offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and (3) regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. This activity type may include offices for medical and dental personnel, central service facilities such as pharmacies, medical laboratories, and other related uses.

Hotel or motel means an establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short term rent to tenants, where rooms are furnished for the accommodation of such guests, that may have as an accessory use one or more dining rooms, that excludes individual kitchen facilities, and that provides customary services such as maid service, furnishing and laundering of linen, and desk service.

Hotel, apartment: See "Multifamily."

Hotel: See "Hotel or motel."

Institution, philanthropic means an establishment for the nonprofit, charitable or public service purposes of providing emergency board or lodging or health care for persons minor, aged, indigent or infirm; or an establishment for the purpose of performing educational or religious services and offering board and lodging to persons enrolled in training.

Janitorial and building maintenance services means an establishment primarily engaged in the provision of maintenance and custodial services. Typical uses include carpet cleaning services, janitorial services, landscape maintenance services, pest control services, septic tank services, and window cleaning services.

Junk means abandoned or dilapidated automobiles, trucks, tractors and other such vehicles and parts thereof, abandoned or dilapidated wagons and other kinds of vehicles and parts thereof, scrap building material, scrap contractor's tanks, casks, cans, barrels, boxes, drugs, piping, bottles, glass, old iron, machinery, rags, paper, excelsior, hair, mattresses, beds or bedding or any other kind of scrap or waste material that is stored, kept, handled or displayed. Junkyard means the use of more than 200 square feet of the area of any lot, for the storage, keeping or abandonment of junk, including, but not limited to, scrap metals, building materials, or other scrap materials or the dismantling, demolition, or abandonment of automobiles or other vehicles or machinery or parts thereof.

Juvenile diagnostic center means a location that operates a secure, rehabilitative environment that emphasizes both individual accountability, as well as structured caring and therapeutic supervision for all clients. While public safety is maintained as a number one priority,

behaviorally focused programs that teach new and better social skills are introduced and continually re-enforced. Complete medical, dental and mental/emotional health services are provided by on-site and/or consulting staff. A full complement of licensed teachers provides traditional academic as well as vocational classes for all residents who have not yet graduated from high school or obtained a GED. This center may work with all agencies in the criminal justice system to provide complete and accurate information on juvenile offenders for the parole board and post-prison supervision, the courts, other parishes/counties and states, and the probation and parole officers. Agencies in this field work with both pre-sentenced and sentenced clients.

Kennel commercial means any premises on which animals are maintained, boarded, bred or cared for, in return for remuneration; or kept for the purpose of sale.

Kindergarten: See "Day care center."

Laundromat means an establishment that provides for the hire and use on the premises of self-service washing, drying and/or ironing machines, or for customer drop-off and pickup only.

Levee means a man-made structure, usually an earthen embankment, designed and constructed to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Library or museum means a public or registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

Line, right-of-way means a dividing line separating a lot, tract, or parcel of land from the boundary or dedication line of a public right-of-way.

Line, street means the outer most edge of a paved street where there are no curb and gutters. Where curb and gutters are provided, the street line would be the outer most edge of the curb line.

Local street means a street that is located such that it serves only a limited number of lots or building sites and that is located, in regard to other streets, such that the future development of nearby areas will not impose a substantially greater traffic load.

Lodging house: See "Special home."

Lot lines means the property lines bounding a lot as defined herein.

Lot means a parcel of land occupied or capable of being occupied by one building, and the accessory buildings or uses customarily incident to it, including such open spaces as are required by this chapter.

Lot of record means a lot that is part of a subdivision, the map of which has been recorded in the office of the parish clerk of court; or a parcel of land that became legally established and defined by deed or receipt of sale on or before the adoption of the ordinance from which this chapter is derived.

Lot, corner means a lot abutting upon two or more streets at their intersection.

Lot, depth of means the horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

Lot, frontage of means the length of all the property of a lot fronting on a street and measured between the side lot lines.

§1.6.3 Nonconformities

Lot, interior means a lot other than a corner lot.

Lot, through, means a lot abutting two streets on opposite ends of the lot.

Lot, width of: See §1.5.12.

Lumberyard means an establishment engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, and which includes storage of such materials outside of enclosed buildings.

Manufactured home means a transportable, factory-built structure built subsequent to and in compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401) and that is designed to be used as a single dwelling unit.

Manufacturing means an establishment engaged in the manufacture, from raw or previously prepared materials, of intermediate or finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding uses classified as "hazardous or objectionable activities." Typical uses include apparel and garment factories, appliance and computer products assembly, bakeries engaged in large scale production and wholesale distribution, beverage manufacturing and bottling, boat building, concrete and concrete products manufacturing, cotton gins, electrical and electronic equipment, foundries, fruit or vegetable processing, furniture and fixtures, jewelry manufacturing, laundry and dry-cleaning plants, leather products, meat cutting and cold storage, monument and grave marker manufacturing, motion picture production lots, musical instrument manufacturing, pharmaceutical and toiletries manufacturing, printing and publishing, rock crushing plants, rubber and plastics products, sawmills or planing mills, sheet metal shops, tobacco products manufacturing, toy manufacturing, and welding shops.

Master drainage plan means a plan defining the drainage system and its capacity and setting criteria by which design shall be measured and duly adopted by the city of Alexandria.

Master land use plan means the official public document or documents adopted by the city of Alexandria which guides and directs the physical development of the city as set forth in R.S. 33:101, et.seq. and particularly R.S. 33:106, and also set forth in R.S. 33:135.

Master street plan means a plan adopted by the city of Alexandria, delineating the system of existing arterial and collector streets and the interconnection of proposed arterial and collector streets with the existing system, which are necessary to provide for the safe, orderly and efficient movement of goods and people through and within an area.

Medical laboratory means a building used by one or more professional medical persons for the purpose of scientific research, investigation, testing, experimentation, storing, proportioning or mixing of drugs or chemicals. All material, equipment and methods used shall be subject to inspection, testing and approval by any fire, safety or health official.

Mini-warehouse means a commercial facility containing small, independent, fully enclosed storage compartments that are leased to persons exclusively for dead storage of their household goods or personal property.

Mixed use structure means a structure that accommodates mixed use such as an owner occupied residence/business structure.

Mobile home means a transportable, factory-built structure that was manufactured prior to enactment of the federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C.

Sec. 5401) or a manufactured home build subsequent to and in compliance with the federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401) and that is designed to be used as a single dwelling unit.

Mobile home park means a parcel or tract of land under single ownership that has been planned or improved for the placement thereon of mobile homes for dwelling purposes, along with supplementary structures and accessory uses.

Mobile home space means a parcel of land occupied by one mobile home, including such open spaces as are arranged and designed to be used in connection with the mobile home.

Mobile home stand means that part of an individual mobile home space that has been planned and improved for placement of the mobile home and additions or attachments thereto.

Modular home: See “dwelling.”

Motel: See "Hotel or motel."

Motor vehicle means a vehicle that is self-propelled.

Multifamily means the use of a lot for three or more dwelling units within a single building. Typical uses include apartments, apartment hotels, residential condominiums and townhouses.

Neighborhood markets means market areas with traditional neighborhood market architectural standards, site amenities and accessibility measures.

Nightclub means an indoor entertainment establishment that often include fine dining combined with a large lounge, with live entertainment in either or both parts of the establishment.

Nonconforming use means a structure or land occupied by a use that does not conform to the regulations of the district in which it is situated, but was existent at the time the district was created and zoned.

Nude model studio means any place where a person who appears in a state of nudity or displays specified anatomical areas, as defined herein, is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Nudity or state of nudity means the appearance of a human bare buttock, anus, male genitals, female genitals, or female breast.

Nursery means a place for the propagation of small trees, shrubs and plants.

Nursery, day: See "Day care center."

Nursing home means an establishment where, for compensation pursuant to a previous arrangement, care is offered or provided for three or more persons suffering from illness, other than a contagious disease or sociopathic or psychopathic behavior, which is not of sufficient severity to require hospital attention, or for three or more persons requiring further institutional care after being discharged from a hospital, other than a mental hospital. Patients usually require domiciliary care in addition to nursing care.

Office, business or professional means an establishment providing executive, management, administrative or professional services, but not involving medical services or the sale of merchandise, except as an incidental activity. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone

answering, telephone marketing, paging and beeper services, and facsimile transmission services; contract post offices; offices for utility bill collection; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, public agencies, trade associations, unions, and nonprofit organizations.

Office, medical means the use of a building or portion thereof designed for or used for the provision of therapeutic, preventive or other corrective personal treatment services on an out-patient basis by one or more physicians, surgeons, dentists, psychiatrists, physiotherapists, or other licensed medical practitioners in related specialties.

Open space: See §1.5.11.

Paint and body repair: See "auto paint and body repair shops".

Pathway: Pedestrian way traversing an area with landscaping compatible with contiguous open space. Pathways should connect directly with the urban sidewalk network.

Park or playground, public means a publicly-owned park, playground, beach, parkway, or other area or open space providing opportunities for active or passive recreational activities.

Parking lot means an open area that is used for temporary parking of motor vehicles.

Parking space means the off-street space available within property boundary lines for the parking of one motor vehicle.

Parking, commercial means a paved area or structure intended or used for the off-street parking or storage of operable motor vehicles on a temporary basis, other than accessory to a principal use.

Pedestrian shed means the size of approximately circular area used to evaluate accessibility of a neighborhood area around commonly accessed public or private facilities, measured as the time it takes to walk said distance. Standard pedestrian shed is one-quarter-mile radius or one thousand three hundred twenty (1,320) feet, about the distance of a five-minute walk at a leisurely pace.

Pedestrian-oriented developments: Development corridor or area which limits frontage access to pedestrians and bicyclists, providing vehicle access along rear of structures.

Personal services means an establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature and not involving the sale of any retail product.

Planning commission or Rapides area planning commission (RAPC) means an agency legally established in conformity with state legislation (R.S. 33:131 subpart C) with all the rights and responsibilities defined by that legislation.

Planned unit development (PUD): Zoning district for a geographically described area with varied land uses delineated as areas or corridors within same. It is intended to accommodate smaller and more closely sited defined land use areas or zoning subdistricts; to accommodate and encourage alternative transportation modes within same; and to provide compatible or thematic streetscape development standards for geographically defined areas. A PUD district also provides greater flexibility for subsequent revisions to internal zoning district delineations and/or development standards applicable to same.

Planning director: See §8.4.1.

Planning division refers to the staff consisting of professional and nonprofessional personnel employed by the city to carry out its directives pursuant to fulfilling the city's responsibilities to interpret, administer and enforce the provisions of this chapter.

Property lines means the lines bounding a lot, as defined herein.

Railroad right-of-way means a strip of land with tracks and auxiliary facilities for train operation but not including freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops, or car yards.

Recreational vehicle means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Recycling center means 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.

Repair services, general, means an establishment engaged in the repair of motor vehicles or other heavy equipment or machinery, including automobiles, boats, golf carts, mopeds, motorcycles and trucks.

Repair services, limited means an establishment engaged in the repair of personal apparel and household appliances, furniture, and similar items, excluding repair of motor vehicles. Typical uses include apparel repair and alterations, household appliance repair, bicycle repair, clock and watch repair, lawn mower repair, and shoe repair shops.

Research park means a tract or parcel of land that is occupied by uses permitted by the Land Development Code for cutting-edge research and technology to promote economic development.

Rest home: See "Nursing home."

Restaurant, fast food means an establishment where the principal business is the sale of food and nonalcoholic beverages to the customer in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in restaurant offering quick food service, where orders are generally not taken at the customer's table, where food is generally served in disposable wrapping or containers, and where food and beverages may be served directly to the customer in a motor vehicle.

Restaurant, general means an establishment where the principal business is the sale of food and beverages in a ready-to-consume state and where the design or principal method of operation consists of one or more of the following, but which excludes any service to a customer in a motor vehicle: A sit-down restaurant where customers, normally provided with an individual menu, are generally served food and beverages in non-disposable containers by a restaurant employee at the same table or counter at which said items are consumed; or a cafeteria or cafeteria-type operation where foods and beverages generally are served in non-disposable containers and consumed within the restaurant; or a restaurant, which may have characteristics of a fast food restaurant, having floor area exclusively within a shopping or office center, sharing

common parking facilities with other businesses within the center, and having access to a common interior pedestrian accessway.

Retirement center apartments means multifamily or group housing that includes specific design features tailored to the special needs of elderly or physically impaired residents. At a minimum, an elderly housing development provides the following convenience and safety features: doors of sufficient width to accommodate wheelchairs in all areas normally open to residents, ramps or elevators wherever steps are located in all areas normally open to residents, and structurally mounted grab bars around showers, tubs and toilets.

Right-of-way means an area or tract of ground for public use, the title to which shall rest in the public for the purpose stated in the dedication.

Rooming house: See "Special home."

Sanitary landfill means a disposal facility employing an engineered method of disposing of solid waste on land in a manner that minimizes environmental hazards by spreading the solid wastes in thin layers, providing a sand fill or approved substitute cover.

School elementary or secondary means an institution of learning, whether public or private, that conducts regular classes and or courses of study required for accreditation as an elementary or secondary school by the State of Louisiana.

School, business or trade means an establishment, for profit or not, offering regularly scheduled instruction in technical, commercial, or trade skills such as, but not limited to business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.

School, college or university means an institution of higher education offering undergraduate or graduate degrees, and including such accessory uses as stadiums, dormitories and fraternity or sorority houses that are typically found on a college campus.

Semi-nudity. A state of dress in which clothing covers no more than the genitals, pubic region, and area of the female breast, as well as portions of the body covered by supporting straps or devices.

Service station means an establishment primarily engaged in the retail sale of goods and the provision of services that are generally required in the operation and maintenance of automotive vehicles and the fulfilling of motorist needs, including sale of petroleum products, lubricating services, inspection services, sale and servicing of tires, batteries, automotive accessories, and replacement items, performance of minor repairs, and sale of convenience goods as accessory to the principal operation, but excluding major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in a service station.

Servitude. An area or tract of ground reserved by the subdivision for public utilities, drainage or other public purposes, the title and mineral rights of said property to be transferred to all subsequent owners upon its sale, subject to the right of use dedicated in the reservation of the servitude.

Sexual encounter center. A commercial establishment which, as one of its primary business purposes, offers for any form of consideration physical contact in the form of wrestling or tumbling between persons of the opposite sex or activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nudity.

Sexually oriented business. Any adult arcade, adult bookstore or adult video store, adult cabaret, adult retail store, adult theater, escort, escort agency, nude model studio, or sexual encounter center.

Shopping center means a unified development of four or more retail stores comprising a total of at least 50,000 square feet of gross floor area, designed with common parking facilities, and which may include associated uses or an enclosed pedestrian walkway.

Sign means a name, identification, description, display, illustration or device that is affixed to or represented directly or indirectly upon a building, structure or land and that directs attention to a product, place, activity, person, institution or business.

Sign, off-premises means any sign other than an on-premises sign, often called a billboard.

Sign, on-premises means a sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services or activities on the premises, or a sign of a noncommercial nature placed on the premises by the owner or occupant thereof. On-premises signs do not include signs erected by the outdoor advertising industry in the conduct of the outdoor advertising business.

Sign, surface area of means the entire area within a single continuous perimeter enclosing the extreme limits of the actual sign surface. It does not include any structural elements outside the limits of such sign and not forming an integral part of the display. Only one side of a double-face or V-type sign structure shall be used in computing total surface area. The area of a sign made of individually cut out letters is the sum of the area of rectangles or triangles necessary to enclose each letter.

Single-family means the use of a lot for only one detached dwelling unit, other than a mobile home.

Site: See §1.5.1.

Special exception means a use that would not be appropriate generally or without restriction throughout the zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning district as special exceptions, if specific provision for such special exceptions is made in this chapter.

Special home means the use of a lot for the residential occupancy of a building by a group of more than four persons not defined as a family, on a weekly or longer basis, excluding family care homes and nursing homes. Typical uses include fraternity or sorority houses, dormitories, residence halls, or boarding houses.

Specialty shop means a business consisting of low density traffic devoted to distinct, particular, exceptional or special service of superior quality goods or services, such as: antique shop, antique studio, arts and crafts studio, art gallery, art shop, broadcasting studio, custom clothing shop, dance studio, floral shop, frame shop, gourmet shop, interior design and decorating shop, modeling studio, musical instrument and repair shop, musical instruction studio, novelty shop, photography studio.

Specified anatomical areas. Less than completely and opaquely covered human genitals, pubic region, buttock, human genitals in a discernibly erect state, even if completely and opaquely covered, or any combination of the aforementioned.

Specified sexual activities. Depiction of male genitals in a state of sexual arousal, female genitals; acts of

masturbation, sexual intercourse, oral copulation, sodomy, bestiality; touching of human genitals, pubic region, buttock, anus; or any combination of the aforementioned.

Stable, commercial means a commercial establishment for boarding, breeding or raising of horses or the rental of horses for riding by other than the occupants of the premises or their non-paying guests.

Staff review board means the subdivision technical advisory review committee, whose membership is appointed by the Rapides area planning commission.

Street line: See "Line, street."

Street means a passageway dedicated to public use as a thoroughfare for automotive traffic.

Street, private means a private thoroughfare that affords the principal means of access to abutting property.

Streetscape means development area along street corridors that includes thoroughfare (vehicle travel lanes (car and bicycles), parking lanes, and pedestrian sidewalks or pathways); frontages (building facades, elevations, vertical and horizontal siting standards, porches, yards, fences, awnings, access drives, accessibility features, etc.); and, landscape/site furniture amenities (trees, plantings, benches, streetlights, etc.)

Structural alteration means any change or rearrangement in the bearing walls, partitions, columns, beams, girders, exits, exterior walls or roof of a building, except such repairs as may be required for the safety of the building. Structure means that which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts jointed together in some definitive manner, including, among other things, stadiums, storage bins, display signs, home satellite units and radio towers.

Structure**:** Anything constructed or erected above ground level which requires location on the ground or attached to something having a location on the ground but not including a tent, vehicle, vegetation, or public utility pole or line.

Stub-out means a section of street less than 150 feet long, intended expressly for future development and having no turn around.

Subdivider and/or developer means an individual or individuals, company, or corporation engaged in the development in the subdivision of land and improvements.

Subdivision means any of the following:

(1) The division of a lot or lots into two or more lots for the purpose, whether immediate or future, of sale, lease or use, other than for agricultural purposes.

(2) The dedication of a right-of-way, road, street or highway through a tract of land, to be used for residential, commercial or industrial or any other purpose.

(3) The resubdivision of land heretofore divided into lots, sites or parcels.

(4) Construction of four or more dwelling units contained in a building or as part of an overall development project or the development of land for a mobile home park.

(5) Construction of any nonresidential development with more than 20,000 square feet of gross floor area.

Subdivision, short form means the division of a lot or lots into three or fewer lots for the purpose, whether immediate or future, of sale, lease or use, other than for agricultural purposes, when no right-of-ways are to be dedicated.

Subzone means the airport protection zones and airport clear zones.

Surgical center means a health care facility, either autonomous or contained within a hospital that provides diagnostic or medical services including minor surgery on an outpatient basis. Typically, patients are able to leave after the medical procedure without requiring overnight confinement.

Swimming pool means any structure, portable or permanent, containing a body of water 18 inches or more in depth, intended for recreational purposes, including a wading pool; but not including an ornamental reflecting pond or fish pond or similar type pool, located and designed so as not to create a hazard or to be used for swimming or wading.

Telecommunications facility means any site that is designed and constructed primarily for the purpose of supporting and including one or more antennas or microwave dishes, and including, but not limited to, telecommunications towers.

Telecommunications tower means any structure that is designed and constructed primarily for the purpose of supporting and including one or more antennas or microwave dishes, and including but not limited to self-supporting lattice towers, guyed towers, man-made trees, monopole towers; and telephone, radio and television transmission towers.

Testing laboratory means a building or part of a building or place equipped for experimental study in a science or for testing and analysis; broadly, a place providing opportunity for experimentation, observation, or practice in a field of study.

Theater, drive-in: See "Entertainment, outdoor" and "Drive-in establishment."

Townhouse means a dwelling unit forming one of a group or series of three or more attached dwellings separated from one another by party walls without doors, windows or other provisions for human passage or visibility through such walls from basement or cellar to roof, and having roofs that may extend from one of the dwelling units to another. See also "Multifamily."

Trailer: See "Mobile home."

Use means the purpose or activity for which the land or building thereon is designed, arranged or intended or for which it is occupied or maintained.

Use, principal means the primary use of land or buildings as distinguished from a subordinate or accessory use. Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship.

Vehicle sales and service, limited means an establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment or mobile homes, along with incidental service or maintenance, but excluding uses classified as "general vehicle sales and service."

Vehicle sales and service, general means an establishment engaged in the retail or wholesale sale or rental, from the premises, of trucks of over one ton gross weight, construction equipment, and farm equipment, along with incidental repair and maintenance.

§1.6.3 Nonconformities

Vehicle storage, temporary means the commercial storage of automobiles and trucks for a period of six months or less. Typical uses include motor vehicle towing and recovery companies. The motor vehicles stored shall not be of the type defined in this chapter as junk, nor will the storage space be equivalent to a junkyard as defined in this chapter.

Wrecking or salvage yard means a place where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including wrecked automobiles, house wrecking and structural steel materials and equipment, and vehicles or appliances which are inoperable for a period of over seven consecutive days, but not including the interior purchase, sale or storage of used furniture and household equipment.

Yard means that part of a lot extending open and unobstructed from the ground to the sky, except for permitted obstructions, along the length of a lot line, and from the lot line for a depth set forth in the regulations for the district in which the lot is located.

Yard, front: See §1.5.13.

Yard, rear: See §1.5.13.

Yard, side (interior): See §1.5.13.

Yard, side (street): See §1.5.13.

Zoning district: See "District."

§2.4. Flood Damage Prevention-Related Definitions

Unless specifically defined below, words or phrases used in this section shall be interpreted to give them the meaning they have in common usage and to give this section it's most reasonable application.

Alluvial fan flooding means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Apex means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appurtenant structure means a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure

Area of future conditions flood hazard means the land area that would be inundated by the one-percent-annual chance (100-year) flood based on future conditions hydrology.

Area of shallow flooding means a designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as zone A on the flood hazard boundary map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM, zone A usually is refined into zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation is the elevation shown on the flood insurance rate map (FIRM) and found in the accompanying flood insurance study (FIS) for zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a one percent chance of equaling or exceeding that level in any given year also called the base flood.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Critical feature means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Development means any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated building means, for insurance purposes, a non-basement building, which has its lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Existing construction means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(1)The overflow of inland or tidal waters.

(2)The unusual and rapid accumulation or runoff of surface waters from any source.

Flood elevation study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood insurance rate map (FIRM) means an official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

§1.6.3 Nonconformities

Flood insurance study (FIS): See "flood elevation study."

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood protection system means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood proofing means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway: See "regulatory floodway."

Functionally dependent use means a use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Greenway means undeveloped greenspace area.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Levee means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lot means the physical and undivided tract or parcel of land as shown on a recorded plat. The following represent the various platted lot types:

(1) Corner Lot: A lot located at the intersection of and abutting upon two or more streets.

(2) Through Lot: A lot, other than a corner lot, which has frontage on more than one street.

(3) Interior Lot: A lot other than a corner lot or a through lot.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an

area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations (Title 44 CFR, Chapter 1).

Manufactured home means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean sea level means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Recreational vehicle means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Restoration or redevelopment units: Older structures that are restored, renovated, and/or redeveloped, instead of being demolished.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special flood hazard area. See "area of special flood hazard."

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured

home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either: (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance means a grant of relief by a community from the terms of a floodplain management regulation. (For full requirements see 44 CFR, Chapter 1, Section 60.6 of the National Flood Insurance Program regulations.)

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR, Chapter 1, Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Water surface Elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

§2.5. HISTORIC PRESERVATION-RELATED DEFINITIONS

Cause means gross inefficiency, fraud or neglect of duties. Failure to attend three consecutive regular meetings of the historic preservation district commission (HPDC) constitutes a neglect of duties.

Contemporary shall be those structures not classified as historic by the HPDC.

Certificate of appropriateness See §9.15.

Desirable shall refer to those structures which the HPDC deems to be a moderate historical or cultural value to the city, state or nation.

Exterior features means the architectural style, general design and general arrangement of the exterior of a structure, including the color, the kind and texture of the building material and the type and

style of all windows, doors, light fixtures, signs and other appurtenant fixtures and other natural features such as trees and shrubbery.

Historic includes that which is significant by reason of: (a) Age. (b) Distinguishing characteristics as an architectural specimen or inherently valuable as a representation of a period, style, method of construction, or structure intended for a particular purpose, such as a foundry or forge. (c) Being a notable work of construction or a notable work of a master designer or architect. (d) Identification with personages or events important in local, state or national history. (e) Reflecting cultural, political, spiritual, economic, social or artistic history of the community, state or nation.

Historic preservation district is any area which includes or encompasses such historic sites, landmarks, buildings, signs, structures or objects as the city council may determine to be appropriate for preservation. Such designated district need not be a single enclosed area nor do the areas or sites have to be contiguous to constitute a district.

Historic structure means any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the department of interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the National Register;

(2) Certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;

(3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(4) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

(a) By an approved state program as determined by the secretary of the interior or;

(b) Directly by the secretary of the interior in states without approved programs

Important shall refer to those structures which the city council deems to be of significant historical or cultural value to the city, state or nation.

Necessary shall refer to those structures which the city council deems to be of extraordinary historical or cultural value to the city, state or nation.

Of value as part of the scene shall refer to those structures which the city council deems to be so closely associated with or in such close physical proximity to the structures classified as historic with higher rating that classification is essential to preserve the quality of the historic preservation district as a whole.

Structure includes any construction, building, monument, street, streetscape, or site including significant trees or plant life located thereon, or any other object the city council may determine to be appropriate for historic preservation.

Article 3. Zoning Maps

§3.1. Adoption of Maps

The boundaries of the zoning districts established in this article shall be as shown on and by the comprehensive zoning maps, known and referred to as "Zoning Maps, City of Alexandria, Louisiana," or simply as “zoning maps”, which are on file in the office of the planning director and that are hereby adopted, established and ordained to be the official zoning plan of and for the city and declared to be a part of this chapter as if set out in full herein, subject to amendments thereto as are authorized by action of the city council.

§3.2. Interpretation of District Boundaries

§3.2.1. General

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning maps, the planning director, after review of prior ordinances changing zoning districts, shall determine the precise location of the district boundaries, using the following rules:

A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

C. Boundaries indicated as approximately following city limits shall be construed as following such city limits.

D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

E. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.

F. Boundaries indicated as parallel to or extensions of features indicated in subsections A through E, above, shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.

§3.2.2. Lots divided by district boundaries

Where a district boundary line divides a lot that was in single ownership at the time of the passage of the ordinance from which this chapter is derived or this chapter, the board of adjustment and appeals may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.

§3.2.3. Areas under water

All areas that are under water or between a levee and a stream or body of water and not shown on the zoning maps included within any district shall be subject to all of the regulations of the district adjacent to the water or to the area between a levee and a stream or body of water.

Article 4. Zoning Districts

§4.1. General Provisions

§4.1.1. Minimum regulations

A. The regulations set by this article within each district shall be minimum regulations and shall apply uniformly within such districts, except as hereinafter provided.

B. The district regulations and the notes appended thereto applying to the uses of land and buildings, the height of buildings, the amount of open space, the yards and other spaces to be provided, contiguous to or in connection with buildings, the area of lots, and all other matters contained therein, as indicated for the various districts are established by this article and may be amended in the same manner as any other part of this chapter. The regulations listed for each district as designated are hereby adopted and prescribed for such district and, unless otherwise indicated, shall be deemed to be the minimum requirements in every instance of their application.

§4.1.2. Conformity required

A. No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered, except in conformity with all of the regulations herein specified for the district in which it is located.

B. Except in conformity with all of the regulations herein specified for the district in which it is located, no building or other structure shall hereafter be erected or altered:

1. To exceed the height or bulk;

2. To accommodate or house a greater number of families;

3. To occupy a greater percentage of lot area;

4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this article.

C. Every building hereafter erected, reconstructed, converted, moved or structurally altered shall be located on a lot of record and in no case shall there be more than one main residential building on one lot, except as otherwise provided for in this chapter. More than one main multifamily, institutional, public or semi-public, commercial or industrial building may be built on a lot provided it is located within the buildable area of the lot and complies with the requirements for complexes as stated in §5.1.

§4.2. Districts Established

For the purpose of promoting the public health, safety, morals and general welfare of the community, the city is hereby divided into the following types of zoning districts:

§4.2.1. Base districts

Residential districts	
ER	Estate Residential District
AG	Agricultural/Residential District
SF-1	Single-Family (Low Density) District
SF-2	Single-Family (Moderate Density) District
SF-3	Single-Family (High Density) District
MF-1	Multifamily (Low Density) District
MF-2	Multifamily (Moderate Density) District
MF-3	Multifamily (High Density) District
Nonresidential districts	
MU	Mixed Use District
O	Office District
B-1	Neighborhood Business District
B-2	Community Business District
B-3	General Business District
C-1	Limited Commercial District
C-2	General Commercial District
CBD	Central Business District
I-1	Light Industrial District
I-2	General Industrial District

Base District Hierarchy (most restrictive to least restrictive)

§4.2.2. Overlay and special purpose districts

Overlay and special purpose districts	
MHP	Mobile Home Park District
MFO	Multifamily Overlay District
MHO	Mobile Home Overlay District
OO	Office Overlay District

§4.2.3. Planned districts

Planned districts	
PD	Planned Development District
PUD	Planned Unit Development District
DUC	Diverse Use Corridor District

§4.3. Purpose Statements

§4.3.1. Residential districts

A. Estate residential district

The ER, Estate residential district is intended to implement the Estate Residential Land Use Classification of the THINKAlex Plan. The ER district is used to designate areas that are best suited for large lot residential uses. Net densities in these areas should be limited to one unit per three acres maximum.

B. Single family residential districts

The single family residential districts are intended to implement the Single Family Residential Land Use Classification of the THINKAlex Plan. The single family residential districts designate areas of low to moderately low density development. Intended for site-built single family residential construction with a maximum net density of eight units per acre. Minimum allowable densities in these areas should be restricted to one unit per acre. Typically, this development is in well-organized subdivisions and is often in conjunction with schools. There are four types of single family residential districts.

1. AG, Agricultural/residential district
2. SF-1, Single-family (low density) district
3. SF-2, Single-family (moderate density) district
4. SF-3, Single-family (high density) district

C. Multifamily residential districts

The multifamily residential districts are intended to implement the Multifamily Residential Land Use Classification of the THINKAlex Plan. The single family residential districts designate areas of moderate to high density residential development. Intended for site-built multifamily residential construction with a maximum density of 49 units per acre. Minimum allowable densities in these areas should be restricted to 2 units per acre. Typical development can include duplex dwellings, townhouses, and multifamily.

1. MF-1, Multifamily (low density) district
2. MF-2, Multifamily (moderate density) district
3. MF-3, Multifamily (high density) district

D. Mixed use district

The MU, Mixed Use Residential district is intended to implement the Mixed Use Residential Land Use Classification of the THINKAlex Plan. The MU district designates areas of high density residential development combined with office and or/retail. This type of development is often multi-story and uses are often segregated vertically. They are generally intended for areas of transition between high intensity retail and residential areas, and to provide opportunities for more creative and diverse neighborhoods.

§4.3.2. Nonresidential districts

A. O, Office District

The O, Office District is intended to accommodate low intensity office and compatible uses and to serve as a transition between residential uses and more intensive business or commercial uses.

B. B-1, Neighborhood Business District

The B-1, Neighborhood Business District is intended to implement the Mixed Use Residential Land Use Classification of the THINKAlex Plan. The B-1 district commercial classification designates areas of low intensity development that serves the need for neighborhood shopping. Intended for small scale retail and office development that serves the daily or frequent trade or service needs of adjacent residential neighborhoods, these areas should be restricted to development of integrated clusters of retail and office facilities with shared access and parking.

C. Regional business/general commercial districts

The regional business/general commercial districts are intended to implement the Regional Business/General Commercial Land Use Classification of the THINKAlex Plan. The Regional Business/General Commercial Land Use Classification designates areas of moderate to high intensity retail and commercial development. Intended for medium to large scale retail and office development that serves several neighborhoods as well as areas outside the city. These areas should be restricted to development of integrated grouping of retail and office facilities with shared access and parking, and limited to properties with access to arterial class roadways or be required to upgrade existing roadways to arterial classification if it does not exist. There are four types of regional business/general commercial districts:

1. B-2, Community business district

The B-2 community business district, as distinguished from the B-1 neighborhood business district, contains uses of a more varied nature and is intended to serve a larger population than the immediate surrounding neighborhood. To prevent the sporadic proliferation of commercial or business uses into surrounding residential uses, no rezoning petition shall be approved for the B-2 district to be located other than adjacent to an existing commercial or business district.

2. B-3, General Business District

The B-3, General business district, as distinguished from the B-2, Community business district, contains uses of a heavier commercial nature, usually involving larger property requirements, heavier traffic volume, or other annoying factor not generally associated with a Community Service. To prevent the sporadic proliferation of commercial or business uses into surrounding residential uses, no rezoning petition shall be approved for the B-3 district to be located other than adjacent to an existing commercial or general business district.

3. C-1, Limited Commercial District

The purpose of the C-1 district, as distinguished from the business districts, is to allow the establishment of a commercial district that includes the sale of commodities or performance of services for a larger segment of population than the local community, without the sale of alcoholic beverages. To prevent the sporadic proliferation of commercial or business uses into surrounding residential uses, no rezoning petition shall be approved for the C-1 district to be located other than adjacent to the C-1 or C-2 district.

4. C-2, General Commercial District

The purpose of the C-2 district is to allow the establishment of a commercial district that includes the sale of alcoholic beverages. No rezoning shall be approved for the

C-2 district, unless 25 percent of the perimeter of the lot to be rezoned is adjacent to the C-1, C-2, I-1 or I-2 district.

D. CBD, Central Business District

The CBD, Central Business District is intended to implement the Downtown Land Use Classification of the THINKAlex Plan. Downtown Alexandria serves several critical roles for the community that go beyond its land use. As the heart of the community it offers great potential for redevelopment and should be treated as a separate land use classification for coding purposes. Downtown has the potential to support a diverse portfolio of land uses, including mixed-use, dense residential, and even institutional uses such as an urban community college.

E. Industry districts

The light industry classification designates areas for the development of light industry which would typically exclude manufacturing and other operations that produce obnoxious noise, dust, odors, smoke, or other by-products that would be considered offensive to nearby residents and businesses. There are two types of industry districts:

1. I-1, Light Industrial District

2. I-2, General industrial district

§4.3.3. Overlay and special purpose districts

A. MHP, Mobile home park district

The MHP district is intended for a parcel of land to be planned and improved for the placement of mobile homes for transient use, supplementary structures and accessory uses.

B. MFO, Multifamily overlay district

The MFO district is intended to encourage an appropriate mixture of residential and nonresidential uses in areas zoned for office, business or commercial development.

C. MHO, Mobile home overlay district

The MHO district is established for the purpose of allowing placement of a single-family, owner occupied, mobile home on an individual lot in areas zoned for residential development as a permanent use.

D. OO, Office overlay district

The OO district is intended to encourage an appropriate mixture of residential and professional office uses in areas zoned for single-family moderate density (SF-2) district. It is designed for use in those areas that are experiencing change or transition. The OO, office overlay district is also intended to accommodate low intensity professional offices and services and to serve as a transition between residential uses and more intensive business or commercial uses.

§4.3.4. Planned developments

A. General

Planned developments (PD) are zoning districts established to encourage flexible and creative site planning based upon a master site development and land use/zoning plan. PD districts are required to have defined geographical boundaries with multiple land uses and/or unit zoning districts included in same. It requires participation of property owners

within the PD and final plan review by the zoning commission and city council.

B. Planned unit developments

A planned unit development (PUD) is a type of planned development zoning district established in accordance with §4.9 and labeled as a PUD district. Geographical boundaries are delineated to accommodate both large- and small-scale developments. A PUD is intended to accommodate smaller and more closely sited internal defined land use areas or zoning subdistricts; to accommodate and encourage alternative transportation modes within same; and to provide compatible or thematic streetscape development standards for geographically defined areas. PUD districts also provide greater flexibility for subsequent revisions of internal zoning district delineations and/or development standards, as long as property rights are preserved for property owners affected by same.

C. Diverse use corridor

A diverse use corridor (DUC) is a type of planned development zoning district established in accordance with §4.9 and labeled as a DUC district. It is a geographically designated corridor that accommodates mixed land use for property developments located within same. It is intended to allow flexible siting of various property land uses allowed within same; to accommodate and encourage alternative transportation modes along same; and, to provide compatible or thematic streetscape development standards for the geographically defined corridor.

§4.4. Classification of Annexed Territory

§4.4.1. Initial zoning

All territory not zoned that may hereafter be annexed into the city shall be automatically zoned upon adoption. The zoning classification assigned may be requested by the property owner(s), but must be approved by the planning director in accordance with the city's future land use map.

§4.4.2. Rights by petition

All parties petitioning the city for annexation may condition their application upon the property proposed for annexation being annexed into the city under a particular zoning classification designated in the petition or by letter to the planning director attached thereto. In the event a petition of annexation contains a request that the property be zoned into a particular zoning classification, the city must approve both the annexation and the zoning request, or the parties submitting the petition shall be allowed to submit in writing a letter to withdraw the petition for annexation within 10 days after receiving notice of the intention of the city with regard to their petition.

§4.5. Use Table

The use table lists principal uses allowed within the respective zoning districts, and is subject to the explanations set forth below.

§4.5.1. Types of uses

A. Permitted uses

A ”P” indicates that a use is permitted by right in the respective district subject to the specific use standards in Article 5. Such uses are also subject to all other applicable requirements of this chapter.

B. Special exception uses

A "SE" indicates a use that may be permitted in the respective district only where approved by the board of adjustment and appeals in accordance with §9.7. Special exception uses are subject to all other applicable requirements of this chapter, including the specific use standards contained in Article 5.

C. Uses not allowed

A blank cell in the use table indicates that a use is not allowed in the respective district.

§4.5.2. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §5.6, Accessory uses, and §5.7, Temporary uses.

§4.5.3. Use standards

The "Use Standard" column on the table is a cross-reference to any specific use standard listed in Article 5. Where no cross-reference is shown, no additional use standard shall apply.

§4.5.4. Use categories

A. All of the use categories listed in the table below are described in §4.6. The second column of the use table lists some of the specific use types included within respective use categories.

B. Uses not listed may be allowed pursuant to the similar use determination procedure of §4.6.1.F.

		Residential Districts									Nonresidential Districts									
Use Categories	**Use Types**	ER	AR	SF-1	SF-2	SF-3	MF-1	MF-2	MF-3	MU	O	B-1	B-2	B-3	C-1	C-2	CBD	I-1	I-2	**Use Standards**
RESIDENTIAL USES (SEE 0)																				
Household living (See §4.6.3.A)	Single-family dwelling		P	P	P	P	P					SE	SE	SE	SE	SE	P			§5.2.3
	Duplex dwellings					P	P	P									P			
	Townhouse						P	P	P								P			
	Mobile home park						P	P	P											
	Multifamily						P	P	P	P							P			
	Retirement center apartments			SE	SE	SE	P	SE	SE	P		P	P	P	P	P	P	P		
	Upper-story residential									P	P	P	P	P	P	P	P			§5.2.4
Group living (See §4.6.3.B)	Community home (up to 6)			SE	SE	SE	P	P	P	P		P	P	P	P	P	P	P		
	Group home (7-15)						P	P	P	P		P	P	P	P	P	P	SE		§5.2.1
	Halfway house			SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	P	P	P	§5.2.2
	Nursing home								SE	SE			SE	P	P	P	P	P		
	Special home			SE	SE	SE	P	P	P	P			P	P	P	P	P			
PUBLIC AND CIVIC USES (SEE §4.6.4)																				
Community service (See §4.6.4.A)	Club or lodge		SE	SE	SE	SE	SE	SE	SE	SE		SE	P	P	P	P	P	P		
	Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Institutional, philanthropic		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P		
	Library or museum			SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P		
Day care	Day care centers			SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P		

§4.5.4 Use categories

Use Categories	Use Types	Residential Districts									Nonresidential Districts									Use Standards
		ER	AR	SF-1	SF-2	SF-3	MF-1	MF-2	MF-3	MU	O	B-1	B-2	B-3	C-1	C-2	CBD	I-1	I-2	
(See §4.6.4.B)																				
Educational facilities (See §4.6.4.C)	Schools, colleges or universities													P	P	P	P	P		
	Schools, elementary or secondary		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Government facilities (See §4.6.4.E)	Correctional facilities or detention centers																	P	P	
	Juvenile diagnostic centers															P	P	P		
	All other government facilities					SE	SE	SE	SE	SE	SE		P	P	P	P	P	P	P	
Medical facilities (See §4.6.4.F)	Hospitals		SE			SE	SE	SE	SE	SE				P	P	P	P	P		§5.3.1
	Surgical centers										P		P	P	P	P	P	P		
Parks and open space (See §4.6.4.G)	Cemeteries		SE	SE	SE	SE	SE	SE	SE	SE			P	SE	SE	SE		P		
	Golf courses		SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	P			P		
	Parks or playgrounds, public		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Passenger terminals and services (See §4.6.4.H)	Airports		SE															P		
	Bus or rail passenger terminals															P	P			
	Taxi dispatch center															P	P			
Religious institution (See §4.6.4.I)	Churches	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Utilities, minor (See §4.6.4.K)	All minor utilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities, major (See §4.6.4.K)	Telecommunications tower and facilities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	§5.3.2
	All other major utilities																			
COMMERCIAL USES (SEE §4.6.5)																				
Eating establishments (See §4.6.5.A)	Restaurants, fast food									P					P	P	P			
	Restaurants, general									P			P	P	P	P	P			
Entertainment, indoor (See §4.6.5.B)	Bars or nightclubs									P						P	P			
	Sexually-oriented businesses															P				§5.4.13
	All other indoor entertainment												P	P	P	P	P	P		
Entertainment, outdoor (See §4.6.5.B)	Arenas, auditoriums and stadiums														P	P	P	P		
	All other outdoor entertainment												SE	SE	P	P	P	P		
Offices (See §4.6.5.C)	Banks									P			P	P	P	P	P			§5.4.3
	Broadcasting studios														P	P		P		
	Offices, business or professional									P	P	P	P	P	P	P	P	P		
	Offices, medical									P	P	P	P	P	P	P	P	P		
	Schools, business or trade		SE											P	P	P	P	P		

Use Categories	Use Types	Residential Districts									Nonresidential Districts									Use Standards
		ER	AR	SF-1	SF-2	SF-3	MF-1	MF-2	MF-3	MU	O	B-1	B-2	B-3	C-1	C-2	CBD	I-1	I-2	
Overnight accommodations (See §4.6.5.D)	Historical guesthouses			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Hotels or motels													P	P	P	P			
Parking, commercial (See §4.6.5.E)	Parking, commercial														P	P	P	P		
Retail sales and service, sales-oriented (See §4.6.5.F)	Alcoholic beverage sales															P	P	P		§5.4.1
	Clothing stores												P	P	P	P	P	P		
	Bait store or sales														P	P	P	P		
	Convenience stores									P		P	P	P	P	P	P	P		§5.4.5
	Concession stands														P	P	P	P		§5.4.6
	Department stores														P	P	P	P		
	Drug stores									P		P	P	P	P	P	P			
	Farmers' markets														P	P	P			
	Manufactured home sales																	P		
	Portable buildings and sheds												P	P						§5.4.10
	Specialty shops									P	P	P	P	P	P	P	P			
	Stables, commercial		P																	
	All other retail sales and service, sales-oriented												P	P	P	P	P	P		
Retail sales and service, personal service-oriented (See §4.6.5.F)	Animal hospitals									P	P	P	P	P	P	P	P	P		§5.4.2
	Funeral homes												P	P	P	P	P	P		§5.4.7
	Kennels, commercial		SE											P	P	P		P		§5.4.9
	Laundromats									P		P	P	P	P	P	P	P		
	Mortuaries																	P	P	
	Dry-cleaning and laundry drop-off establishments									P				P	P	P	P	P		
	All other personal services									P		P	P	P	P	P	P			
Retail sales and service, repair- oriented (See §4.6.5.F)	Repair services, general														P	P	P	P	P	§5.4.11
	Repair services, limited												P	P	P	P	P	P		
Self-service storage (See §4.6.5.G)	Mini-warehouses														P	P	P	P		
	Vehicle storage, temporary														SE	SE				
Vehicle sales and service (See §4.6.5.H)	Car washes													P	P	P	P	P		§5.4.4
	Service stations													P	P	P		P	P	§5.4.12
	Vehicle service, general																	P	P	
	Vehicle service, limited																	P	P	
	Vehicle sales, rental, or leasing facilities																	P	P	
INDUSTRIAL USES (§4.6.6)																				
Light industrial service (See §4.6.6.A)	Assembly of previously manufactured furniture or electronic components																	P	P	§5.5.1
	Auto and truck salvage/wrecking																	P	P	

Use Categories	Use Types	Residential Districts									Nonresidential Districts									Use Standards
		ER	AR	SF-1	SF-2	SF-3	MF-1	MF-2	MF-3	MU	O	B-1	B-2	B-3	C-1	C-2	CBD	I-1	I-2	
	Contractor's equipment sales and storage yards														P	P		P	P	
	Building supplies and lumber																	P		
	Medical laboratories																P	P	P	
	Janitorial and building maintenance services													P	P	P	P	P		
	Research, testing and development laboratories															P	P	P	P	
Manufacturing and production (See §4.6.6.B)	Concrete batching and products, and asphalt mixing																		P	
	Food processing plants																		P	
	Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and other electrical items																	P	P	§5.5.1
	Truck or air freight terminals																		P	
	Woodworking, including cabinet shop																	P	P	
Warehouse and freight movement (See §4.6.6.C)	Cold storage plants														P	P	P	P	P	
	Transfer and storage businesses														P	P	P	P	P	
Waste-related service (See §4.6.6.D)	Hazardous materials storage facilities																		SE	
	Recycling centers																	P	P	
	Solid or liquid waste transfer or composting																	P	P	
Wholesale trade (See §4.6.6.E)	Lumberyards and other building material sales that sell primarily to contractors and do not have a retail orientation																	P	P	
	All other wholesale trade not listed above														P	P	P	P	P	
Heavy industrial (See §4.6.6.F)	Hazardous operations																		SE	
	Heavy equipment sales and rental																	P	P	
	Railroads and appurtenances, right-of-way and tracks																P	P	P	
OTHER USES (SEE §4.6.7)																				
Agriculture (See §4.6.7.A)	Agriculture		P																	
Mining (See §4.6.7.B)	Mining and resource extraction		SE																P	

§4.6. Use Categories

§4.6.1. General

A. Basis for classification

Use categories classify land uses and activities based on similar functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions. The use categories provide a systematic basis for assigning land uses to appropriate zoning districts.

B. Principal uses

Principal uses are assigned to the category that most closely corresponds to the nature of the principal use. The "characteristics" subsection of each use category describes the common characteristics of each principal use.

C. Developments with multiple principal uses

When all principal uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a coffee shop, bookstore and bakery, for example, would be classified in the Retail Sales and Service category because all of the development's principal uses are in that category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.

D. Accessory Uses

Accessory uses are allowed by-right in conjunction with a principal use unless otherwise stated in the regulations. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions.

E. Use of examples

The "examples" subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself "wholesale warehouse" but that sells mostly to consumers, is included in the Retail Sales and Service category rather than the Wholesale Trade category. This is because the actual activity on the site matches the description of the Retail Sales and Service category.

F. Uses not included

The "uses not included" section provides cross-references to uses that may appear to be part of a particular category, but which are explicitly handled in a different use category.

§4.6.2. Similar use interpretations

A. Authority

If an application is submitted for a use type not listed in the use table (§4.5), the planning director shall be authorized to make a similar use interpretation, based on the following considerations:

1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category;

2. The relative amount of site area or floor space and equipment devoted to the activity;
3. Relative amounts of sales from each activity;
4. The customer type for each activity;
5. The relative number of employees in each activity;
6. Hours of operation;
7. Building and site arrangement;
8. Vehicles used and their parking requirements;
9. The relative number of vehicle trips generated;
10. Required signage;
11. How the use advertises itself;
12. The likely impact on surrounding properties; and
13. Whether the activity is likely to be found independent of the other activities on the site.

B. Use interpretation standards

1. No similar use interpretation shall allow a use in a zoning district when that use is a permitted or a special exception use in any other zoning district.
2. No similar use interpretation shall permit any use in any zoning district unless evidence shall be presented demonstrating that it will comply with all applicable use standards and all other applicable requirements and standards of this ordinance.
3. No similar use interpretation shall permit any use in a zoning district unless the use is more similar to such uses than to permitted and special exception uses allowed in other zoning districts.
4. If the proposed use is more similar to a use allowed only as a special exception use in the zoning district in which it is proposed to be located, then any similar use interpretation permitting that use shall require a special exception permit.

C. Effect of similar use interpretation

No similar use interpretation, made upon finding a particular use to be permitted or permitted by special exception in a specific district, shall authorize the establishment of such use or the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits and approvals that may be required by the codes and ordinances of Alexandria. These permits and approvals include, but are not limited to, special exception permits, building permits, and certificates of occupancy.

§4.6.3. Residential use categories

A. Household living

Characteristics:
Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered a form of transient lodging (see the Retail Sales and Service and the Community Service categories).

Principal Uses	Accessory Uses	Uses not Included
Single-family dwellings, duplex dwellings, , townhouses, zero lot line houses Multifamily buildings, retirement center apartments, other apartments Congregate care facilities where individual units comply with the definition of a dwelling unit Upper-story residential Other structures with self-contained dwelling units	Accessory apartments Greenhouses and nurseries not engaged in retail trade Hobbies Home occupations In-home care for fewer than six persons Parking of occupants' registered vehicles Raising of pets Recreational activities Storage sheds Swimming pools	Bed and breakfast establishments, hotels, motels, inns, extended-stay facilities (see Overnight Accommodations) Boarding or rooming houses (see Group Living) Group home (see Group Living) Halfway house (see Social Service Institutions) Nursing or convalescent home (see Group Living) Residential assisted living facility not having individual dwelling units (see Group Living)

B. Group living

Characteristics:
Residential occupancy of a structure by a group of people that does not comply with the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, group living structures have a common eating area for residents, and the residents may receive care, training or treatment.

Principal Uses	Accessory Uses	Uses not Included
Assisted or congregate living Dormitories Fraternities and sororities Group homes Hospices Boarding or rooming houses Monasteries and convents Nursing or convalescent homes Orphanages	Associated offices Food preparation and dining facilities Parking of vehicles for occupants and staff Recreational facilities	Alternative or post-incarceration facilities (see Social Service Institutions) Bed and breakfast establishments, hotels, motels, inns, extended-stay facilities (see Overnight Accommodations) Congregate care facilities where individual units comply with the definition of a dwelling unit (see Household Living) Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (see Social Service Institutions) Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis. (see Household Living) Treatment centers, transient lodging or shelters (see Social Service Institutions)

§4.6.4. Public and civic use categories

A. Community service

Characteristics:
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community services or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide special counseling, education, or training of a public, nonprofit or charitable nature.

Principal Uses	Accessory Uses	Uses not Included
Libraries Museums Neighborhood and community centers Philanthropic institutions Senior centers Social service facilities Youth club facilities	Associated offices Food preparation and dining facilities Health, arts and crafts, child care and therapy areas Indoor or outdoor recreation and athletic facilities Limited retail sales Meeting areas Parking	Athletic or health clubs (see Retail Sales and Service) Churches, mosques, synagogues, or temples (see Religious Institutions) Counseling in an office setting (see Office) Parks (see Parks and Open Areas) Private lodges, clubs and private or commercial athletic or health clubs (see Retail Sales and Service) Soup kitchen (see Social Service Institutions) Treatment centers, transient lodging or shelters for the homeless (see Social Service Institutions)

B. Day care

Characteristics:
Uses providing care, protection and supervision children or adults on a regular basis away from their primary residence for less than 24 hours per day.

Principal Uses	Accessory Uses	Uses not Included
Adult day care programs Child care center Latch-key programs Nursery schools Preschools	Associated offices Food preparation and dining facilities Health, arts and crafts and therapy areas Indoor or outdoor recreation facilities Parking	Counseling in an office setting (See Office) Day care home for fewer than six persons (See Accessory Use) On-site schools or facilities operated in connection with a business or other principal use where children are cared for while parents or guardians are occupied on the premises (See Accessory Use)

D. Educational facilities

Characteristics:
Public and private (including charter or religious) schools at the primary, elementary, middle, junior high, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.

Principal Uses	Accessory Uses	Uses not Included
Boarding schools Community colleges Schools, elementary Schools, junior high Schools, senior high Liberal arts colleges Military academies Nursing and medical schools not accessory to a hospital Private schools Seminaries Universities	Adult continuing education programs Associated offices Auditoriums Before- and after-school child care Cafeterias Child care Food services Health facilities Housing for students and faculty Laboratories Libraries Maintenance facilities Meeting areas Parking Play areas Recreational and sports facilities Support commercial (a college-operated bookstore, for example) Theaters	Business, driving, fitness/wellness, trade and other commercial schools (See Retail Sales and Service) Dance, art, music studios or classes (See Retail Sales and Service) Preschools or nursery schools (See Day Care)

E. Government facilities

Characteristics:
Offices, storage, maintenance and other facilities for the operation of local, State, or Federal government.

Principal Uses	Accessory Uses	Uses not Included
City hall Correctional facilities or detention centers Emergency medical and ambulance stations Fire stations Government offices Local, State, or Federal offices Municipal office center Police stations Post offices	Associated helicopter landing facilities Auditorium and meeting rooms Cafeterias Telecommunications facilities Child care Holding cells Infirmaries Limited fueling facilities Parking Satellite offices	Educational facilities (See Educational Facilities) Maintenance facilities (See Light Industrial Service) Parks and recreational facilities (See Parks and Open Areas) Utilities (See Utilities) Waste-related service (See Waste-Related Service)

F. Medical facilities

Characteristics:
Uses providing medical or surgical care to patients possibly offering overnight care.

Principal Uses	Accessory Uses	Uses not Included
Blood plasma donation centers Hospitals Medical and dental clinics Medical or surgical centers	Associated helicopter landing facilities Associated offices Cafeterias Chapel or other ancillary worship space Child care Housing for staff or trainees Laboratories Limited support retail Maintenance facilities Meeting areas Parking Out-patient clinics Pharmacies Recreational facilities Teaching facilities Temporary housing for relatives of patients	Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (See Social Service Institutions) Nursing and medical schools not accessory to a hospital (See Educational Facilities) Urgent care or emergency medical offices (See Retail Sales and Service)

G. Parks and open areas

Characteristics:
Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens and having few structures.

Principal Uses	Accessory Uses	Uses not Included
Botanical gardens Cemeteries and mausoleums Country club or golf course Forest and nature preserves Game preserves (where shooting of wildlife is not allowed) Mini-parks Memorial parks Nature preserves Neighborhood parks Parks Reservoir Squares, plazas or greens Tot lot and playgrounds	Boat docks Boat house Basketball courts Clubhouses Concessions Maintenance facilities Parking Play equipment Recreational trails Single residential unit for caretaker or security purposes Swimming pools Tennis courts	Athletic or health clubs (See Retail Sales and Service) Golf driving ranges and miniature golf facilities (See Entertainment) Membership clubs and lodges (See Entertainment) Water park (See Entertainment) Water towers, tanks and standpipes (See Utilities)

H. Passenger terminal and services

Characteristics:
Facilities for the takeoff and landing of airplanes and helicopters and terminals for taxi, rail or bus service.

Principal Uses	Accessory Uses	Uses not Included
Airports Bus passenger terminals Heliports Landing strips Taxi dispatch center Train passenger terminals	Associated offices Concessions Freight handling areas Fueling facilities Limited retail Maintenance facilities Parking	Private helicopter landing facilities that are accessory to another use (See Medical or Government Facilities) Public transit park-and-ride facilities (See Retail Sales and Service)

I. Religious institutions

Characteristics:
Places of assembly that provide meeting areas for religious practice.

Principal Uses	Accessory Uses	Uses not Included
Churches Mosques Synagogues Temples	Associated offices Food services and dining areas Meeting room/classroom for meetings or classes not held on a daily basis Parking On-site child care, schools or facilities where children are cared for while parents or guardians are occupied on the premises or a site-sponsored special event, but not on a daily basis (life care centers) Staff residences located on-site	Athletic or health clubs (See Retail Sales and Service) Educational Facilities (See Educational Facilities) Preschools, child care centers, nursery schools, latch-key programs, Intermediate childcare, or adult day care programs (See Day Care) Senior centers, community centers or social service facilities (See Community Service) Soup kitchen (See Social Service Institutions) Treatment centers, transient lodging or shelters for the homeless (See Social Service Institutions)

J. Social Service Institutions

Characteristics:
Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs

Principal Uses	Accessory Uses	Uses not Included
Alternative- or post-incarceration facility Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents Halfway house Neighborhood resource center Rehabilitative clinic Social service facility, soup kitchen, transient lodging or shelter for the homeless	Adult educational facility Ancillary indoor storage Associated office Day care Food services and dining area Meeting room Parking Staff residences located on-site	Assisted living facility with individual self-contained dwelling units (see Household Living) Assisted living facility without individual dwelling units, community residential home (see Group Living) Cemetery, columbarium, mausoleum, memorial park (see Parks and Open Areas) Educational facility (see Educational Facilities) Philanthropic institution (see Community Service)

K. Utilities

Characteristics:
Public or private infrastructure serving a limited area with no on-site personnel (Minor Utility) or the general community and possibly having on-site personnel (Major Utility)

Principal Uses	Accessory Uses	Uses not Included
Minor Utilities: Lift stations Stormwater retention and detention facilities Telephone exchanges Water and wastewater pump stations Major Utilities: Electrical generating plants and substations Electrical transmission facilities Stormwater pumping station Television and radio broadcasting transmitters Wastewater treatment plants Water treatment plants Water towers, tanks, or standpipes Telecommunications tower and facilities	Control, monitoring, data or transmission equipment Parking Cell antennae Storage Security measures, such as fences	Maintenance yards and buildings (See Light Industrial Service) Utility offices (See Office) TV and radio studios (See Office) Reservoir (See Parks and Open Areas)

§4.6.5. Commercial use categories

A. Eating establishments

Characteristics:
Establishments that prepare and sell food for on- or off-premise consumption

Principal Uses	Accessory Uses	Uses not Included
Bistro Coffee shops Catering establishments, small-scale Drive-ins Outdoor vendors with permanent facilities Pizza delivery establishments Restaurants, fast food Restaurants, limited Restaurant and bar Yogurt or ice cream shops	Bars Decks and patios for outdoor seating Drive-through facilities Live music Off-street customer and employee parking Valet parking facilities	Bars and nightclubs (See Entertainment) Catering establishment, large-scale (See Light Industrial Service), daiquiris stores (See Entertainment)

B. Entertainment

Characteristics:
Generally commercial uses, varying in size, providing daily or regularly scheduled recreation or entertainment-oriented activities. Such activities may take place outdoors or within a number of structures.

Principal Uses	Accessory Uses	Uses not Included
Indoor: Bars and nightclubs Daiquiris stores Indoor entertainment activities such as bowling alleys, bingo parlors, game arcades, pool halls, dance halls, indoor firing ranges, movie or other theaters, and skating centers Dance studios Membership clubs and lodges, dance studios fitness centers, indoor court sports and swimming pools. **Outdoor:** Arenas, auditoriums and stadiums Archery ranges Batting cages Commercial golf driving ranges, miniature amusement parks, miniature golf facilities and water parks Dog or horse track Drive-in theaters Fairgrounds Flea markets Golf driving ranges Mini amusement parks Miniature golf facilities Outdoor swimming pools and court sports Riding academy or boarding stable Water parks	Associated offices Concessions Food preparation and dining areas Maintenance facilities Parking Restaurants	Adult Entertainment Botanical gardens and nature preserves (See Parks and Open Areas) Golf courses or country clubs (See Parks and Open Areas) Drive-through facilities, accessory (See Accessory Use Standards)

C. Offices

Characteristics:
Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services. These uses are compatible with residential uses and generate minimal traffic. Accessory uses generally have no external access or signs

Principal Uses	Accessory Uses	Uses not Included
Advertising offices Business management consulting Counseling in an office setting Data processing Financial businesses such as lenders, investment or brokerage houses, collection agencies, or real estate and insurance agents Professional services such as lawyers, accountants, bookkeepers, engineers, or architects Sales office Travel agency TV and radio studios Utility office	Cafeterias Child care Health facilities Meeting rooms Parking On-site child care, schools or facilities where children are cared for while parents or guardians are occupied on the premises Other amenities primarily for the use of on-site employees Small retail operations for on-site workers (with no external signage) Telecommunications facilities Technical libraries	Banks (See Retail Sales and Service) Contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (See Light Industrial Service) Government offices (See Government Facilities) Mailing or stenographic services (See Light Industrial Service) Mail-order houses (See Wholesale Trade) Offices that are part of and located with a principal use in another category (See Accessory Use) Research, testing and development laboratories (Light Industrial Service) Urgent care or emergency medical offices (See Retail Sales and Service)

D. Overnight accommodations

Characteristics:
Residential units arranged for short term stays of less than 30 days for rent or lease

Principal Uses	Accessory Uses	Uses not Included
Bed and breakfast establishments Recreational vehicle parks and campgrounds Extended-stay facilities Hotels and motels Inns	Associated offices Food preparation and dining facilities Laundry facilities Limited storage Meeting facilities Parking Stealth cell antennae Swimming pools and other recreational facilities	Transient lodging or shelters for the homeless (See Social Service Institutions)

E. Parking, commercial

Characteristics:
Facilities that provide parking not accessory to a specific use for which a fee may or may not be charged

Principal Uses	Accessory Uses	Uses not Included
Mixed parking lots (partially accessory to a specific use, partly to rent for others) Public transit park-and-ride facilities Short- and long-term fee parking facilities	Small structures intended to shield parking attendants from the weather	Bus barns (See Warehouse and Fright Movement) Parking facilities that are accessory to a principal use, but that charge the public to park for occasional events nearby (See Accessory Use) Sales or servicing of vehicles (See Vehicle Sales and Service)

F. Retail sales and service

Characteristics:
Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or entertainment to the general public

Principal Uses	Accessory Uses	Uses not Included
Sales-oriented: Department stores Stores selling, leasing, or renting consumer, home and business goods including alcoholic beverages, antiques, appliances, art, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, flea market or auction, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, liquor, manufactured homes, medical supplies, musical instruments, pet food and/or pets, pharmaceuticals, photo finishing, picture frames, plants, portable buildings and sheds, printed material, produce, specialty shop, sporting goods, stationery, tobacco and related products, vehicle parts and videos Farmers markets or farm stand **Personal service-oriented:** Animal care facilities, including veterinary clinic, animal hospital, kennels and grooming services Athletic or health clubs Banks Body art studios Business, driving, trade and other commercial schools Dance, art, fitness/wellness, gymnastic or music studios or classes Dry-cleaning and laundry drop-off establishments Hair, nail, tanning and personal care services Laundromats Licensed therapeutic massage studios Massage therapy Mortuaries or funeral homes Photocopy, blueprint and quick-sign services Photographic studios Psychics and mediums Security services Shoe shining operations Taxidermists Urgent care or emergency medical offices **Repair-oriented:** Locksmith Repair of appliances, bicycles, canvas products, clocks, computers, guns, jewelry, musical instruments, office equipment, radios, shoes, televisions and watches Tailors, milliners and upholsterers	Single residential unit for security purposes Associated offices Crematorium Food preparation and dining areas Kennels Manufacture or repackaging of goods for on-site sale Parking Parking lot/sidewalk sales Storage of goods	Adult entertainment Catering establishment, large-scale (See Light Industrial Service) Catering establishment, small-scale (See Eating Establishments) Laundry and dry-cleaning plants (See Light Industrial Service) Lumberyards and other building material sales that sell primarily to contractors and do not have a retail orientation (See Wholesale Trade) Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (See Vehicle Sales and Service) Restaurants (See Eating Establishments) Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures (See Wholesale Trade) Drive-through facilities, accessory (See Accessory Use Standards)

G. Self-service storage

Characteristics:
Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property

Principal Uses	Accessory Uses	Uses not Included
Mini-warehouses Self-storage warehouse Vehicle storage, temporary	Leasing offices Outside storage of boats and campers Single residential unit for security purposes	Rental of light or medium trucks (See Vehicle Sales and Service) Storage areas used as manufacturing uses (See Light Industrial Services) Storage areas used for sales, service and repair operations (See Retail Sales and Service) Transfer and storage businesses where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred (See Warehouse and Freight Movement)

H. Vehicle sales and service

Characteristics:
Direct sales of and service to passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles.

Principal Uses	Accessory Uses	Uses not Included
Service stations, including full-service, mini-service and self-service Vehicle service, general; including auto body shops, auto paint shops, upholstery shops Vehicle service, limited; including auto detailing, auto repair, battery sales and installation, quick lubrication facilities, tire sales and mounting, car washes Towing service Vehicle sales, rental, or leasing facilities, including passenger vehicles, motorcycles, light and medium trucks, boats and other recreational vehicles	Associated offices Parking Sales of parts Towing Vehicle fueling Vehicle storage	Manufactured home sales (See Retail Sales and Service, Sales-oriented)' Portable buildings and sheds (See Retail Sales and Service, Sales-oriented) Refueling facilities for fleet vehicles that belong to a specific use (See Accessory Use) Retail sales of farm equipment and machinery and earth moving and heavy construction equipment (See Heavy Industrial) Vehicle parts sales as a principal use (See Retail Sales and Service)

§4.6.6. Industrial use categories

A. Light industrial service

Characteristics:
Firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

Principal Uses	Accessory Uses	Uses not Included
Auto and truck salvage/wrecking Assembly of previously manufactured furniture or electronic components Building supplies and lumber Building, heating, plumbing or electrical contractors, contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site Catering establishment, large-scale Clothing or textile manufacturing Commercial bakery Crematorium Dental laboratories Dry-cleaning plant Exterminators Janitorial and building maintenance services Laundry, dry-cleaning and carpet cleaning plants Mailing and stenographic services Maintenance facilities Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and other electrical items Medical laboratory Movie production facilities Photo-finishing laboratories Printing, publishing and lithography Production of artwork and toys Repair of scientific or professional instruments, electric motors Research, testing and development laboratories Sign making Storage areas used as manufacturing uses Truck stop or truck plaza Vehicle and equipment maintenance facilities Welding, machine and tool repair shops Woodworking, including cabinet makers and furniture manufacturing Wrecking or salvage yard	Cafeterias Child care Employee recreational facilities Offices Parking On-site repair facilities Single residential unit for security purposes Storage	Manufacture and production of goods from composting organic material (see Waste-related Service) Catering establishments, small-scale (see Eating Establishments)

B. Manufacturing and production

Characteristics:
Manufacturing and production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

Principal Uses	Accessory Uses	Uses not Included
Examples include manufacture and processing of: apparel; concrete batching and products, and asphalt mixing; electric machines; food processing plants; instruments and components; welding shops; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; movie production facilities; production or fabrication of metals or metal products including enameling and galvanizing; office equipment and supplies; storage tanks; manufacture or assembly of equipment, instruments, including musical instruments, appliances, precision items and other electrical items; production of artwork and toys and large-scale sign manufacturing.	Accessory activities may include offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets and caretaker's quarters.	Uses that involve the transfer or storage of solid or liquid wastes (See Waste-Related uses; Mini-warehouses (See Self-Service Storage)

C. Warehouse and freight movement

Characteristics:
Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers

Principal Uses	Accessory Uses	Uses not Included
Bus barn Cold storage plants, including frozen food lockers Household moving and general freight storage Parcel services Separate warehouses used by retail stores such as furniture and appliance stores Stockpiling of sand, gravel, or other aggregate materials Transfer and storage businesses where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred	Cafeterias Child care Employee recreational facilities Offices Parking Outdoor storage yard Single residential unit for security purposes Truck fleet parking and maintenance areas	Mini-warehouses, multi-story enclosed storage facilities or storage garages (See Self-Service Storage) Solid or liquid waste transfer or composting (See Waste-Related Service)

D. Waste-related service

Characteristics:
Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

Principal Uses	Accessory Uses	Uses not Included
Animal waste processing Hazardous materials storage facilities Sanitary landfill Manufacture and production of goods from composting organic material Recycling centers Solid or liquid waste transfer or composting	Offices Parking On-site refueling and repair Recycling of materials Repackaging and shipment of by-products	Stockpiling of sand, gravel, or other aggregate materials (See Warehouse and Freight Movement)

E. Wholesale trade

Characteristics:
Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

Principal Uses	Accessory Uses	Uses not Included
Lumberyards and other building material sales that sell primarily to contractors and do not have a retail orientation Mail-order houses Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures Wholesale of food, clothing, auto parts and building hardware	Cafeterias Child care Minor fabrication services Offices Parking Product repair Repackaging of goods Single residential unit for security purposes Warehouses	Stores selling, leasing, or renting consumer, home and business goods (See Retail Sales and Service) Warehouse and freight movement uses (See Warehouse and Freight Movement)

F. Heavy industrial

Characteristics:
Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited

Principal Uses	Accessory Uses	Uses not Included
Animal concentrations, including commercial feed lots, and similar uses Animal processing, packing, treating and storage Abattoirs and slaughter houses Concrete batching and asphalt mixing Drink bottling Feed and fertilizer mills Fuel oil distributors Heavy equipment sales and rental Retail sales of farm equipment and machinery and earth moving and heavy construction equipment Milk processing plant Processing of food and related products Production or fabrication of metals or metal products including enameling and galvanizing Production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products Railroads and appurtenances, right-of-way and tracks Sawmills Sheet metal shops Woodworking, including cabinet and furniture makers	Cafeterias Drainage structures Offices Parking Product repair Repackaging of goods Warehouses	Animal waste processing (See Waste-Related Service) Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (See Vehicle Sales and Service) Stores selling, leasing, or renting consumer, home and business goods (See Retail Sales and Service)

§4.6.7. Other use categories

A. Agriculture

Characteristics:
Characterized by activities that primarily involve raising, producing or keeping plants or farm animals.

Principal Uses	Accessory Uses	Uses not Included
Agricultural crops Community gardens	Auction ring Barns Farm stands with retail sales of products produced or harvested on-site Garages Offices Sheds Silos Stables	Animal concentrations, including commercial feed lots, and similar uses (See Heavy Industrial) Animal processing, packing, treating and storage (See Heavy Industrial) Animal waste processing (See Waste-Related Service) Kennels with overnight facilities (See Retail Sales and Service, Personal-service Oriented) Processing of food and related products (See Heavy Industrial)

B. Mining

Characteristics:
Mining includes mining or extraction of mineral or aggregate resources from the ground for off-site use

Principal Uses	Accessory Uses	Uses not Included
Mining and resource extraction Oil, gas, or geothermal drilling Quarrying or dredging for sand, gravel or other aggregate materials	Storage, sorting, stockpiling, or transfer off-site of the mined material	

§4.7. Dimensional Requirements

The following dimensional requirements schedule summarizes the regulations of the zoning districts, other than MFO, RPD and CPD, with regard to minimum lot area, minimum front yards, minimum interior side yards, minimum street side yards, minimum rear yards, minimum lot area per dwelling unit, maximum building height, and minimum open space. In the event of any conflict between the text of the zoning district regulations or supplementary regulations and the dimensional requirements schedule, the text shall control.

§4.7.1. Residential districts

RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS	ER	AR	SF-1	SF-2	SF-3	MF-1	MF-2	MF-3	MU 1
Lot area, minimum (sq. ft. or acres)	3 acres	43,560	9,000	6,000	4,500	3,000	1,500	750	750
Height, maximum (ft.)	35	35	35	35	35	35	50	50	50
Required yards (setbacks, min (ft.)									
Front	50	50	30	25	25	25	25	25	25
Side, interior	20	20	7.5	5	5	0	0	0	0
Side, street	25	25	15	12	12	12	12	12	12
Rear	25	25	15	5	5	5	5	5	5
Open Space, minimum (%)	--	--	50	45	40	40	30	20	20

[1] See exception for upper story residential in §5.2.4.

Commentary: Buildings within 10 feet of any lot line are subject to compliance with IRC, IBC and applicable fire rating requirements, a fire-rated assembly will be "required".

Nonresidential districts

NONRESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS	O	B-1	B-2	B-3	C-1	C-2	I-1	I-2
Lot area, minimum (sq. ft.)	--	--	--	--	--	--	--	--
Height, maximum (ft.)	35	20	50	75[1]	100[1]	100[1]	100	100
Required yards (setbacks, minimum (ft.)								
Front	25	25	20	20	20	20	20	20
Side, interior	10	0	0	0	0	0	0	0
Side, street	12	12	10	10	10	10	10	10
Rear	5	10	5	5	5	5	5	5
Floor area, maximum (sq. ft.)								
Per establishment	--	3,500	--	--	--	--	--	--
Per district or site	--	8,000	--	--	--	--	--	--
Open space, minimum (%)	20	20	20	10	--	--	--	--

[1] Height may be increased if authorized as an exception by the board of adjustment and appeals.

Commentary: Buildings within 10 feet of any lot line are subject to compliance with IRC, IBC and applicable fire rating requirements, a fire-rated assembly will be "required".

[1.] Height may be increased if authorized as an exception by the board of adjustment and appeals.

Commentary: Buildings within 10 feet of any lot line are subject to compliance with IRC, IBC and applicable fire rating requirements, a fire-rated assembly will be "required".

§4.8. Overlay and Special Purpose Districts

§4.8.1. MHP, Mobile home park district

A. Purpose

The MHP, Mobile Home Park District is intended for a parcel of land to be planned and improved for the placement of mobile homes for transient use, supplementary structures and accessory uses.

B. Applicability

Any mobile home park hereafter established, constructed erected and in the case of existing mobile home parks, that portion extended, altered, expanded and/or improved, shall conform to and comply with the following minimum standards.

C. Minimum site size

Each mobile home park shall consist of a minimum site area of three acres and shall be designed to accommodate a minimum of 10 mobile homes.

D. Permitted uses

The following uses shall be permitted by right in the MHP district.

1. Mobile home park; and
2. [RESERVED]

E. Maximum density

No mobile home park shall exceed a maximum density of 10 mobile home spaces per acre as determined by the total area bounded by the mobile home park property lines.

F. Private streets

Private streets shall be provided and shall extend continuously from the public street right-of-way so as to provide suitable access to all mobile home spaces and other facilities or uses permitted in the mobile home park as well as provide adequate connection to future streets at the boundaries of the mobile home property line. Private streets shall meet the following standards:

1. Minimum pavement widths shall be 18 feet.
2. Private street intersections shall generally be at right angles; offsets at intersection of less than 125 feet (centerline to centerline) should be avoided; intersection of more than two streets at one point shall be avoided.
3. Dead-end private streets shall be limited to a maximum length of 1,000 feet and shall be provided with a vehicular turning space, with a turning circle of 80 feet in diameter.
4. All private streets shall be provided with a permanent dust free surface of asphalt bituminous, concrete or dustless material, subject to the approved by the planning director. Such streets shall be durable and well drained under normal

use and weather conditions, and shall be maintained in a smooth, well-graded condition.

5. Private streets that connect two public street rights-of-way shall by the use of curves, offsets, location and/or the use of two or more streets be located so as to discourage through traffic.

G. Mobile home spaces

Each mobile home space shall conform to the following standards.

1. Minimum area

Each mobile home space shall contain a minimum area of 3,900 square feet.

2. Dimensions

No mobile home space shall have dimensions less than 40 feet on the narrow dimension nor less than 80 feet on the long dimension.

3. Utilities

Each mobile home space shall be served with sanitary sewer, water, and electrical power. All electrical service shall be located along the rear lot lines.

4. Access

Each mobile home space shall abut a private street.

5. Anchors

Each mobile home owner shall provide anchors and tie-downs such as cast-in-place concrete dead men, eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors, or other devices that secure the stability of the mobile home, and shall be placed at least at each corner of the mobile home.

H. Setbacks

1. To provide a buffer zone to other properties, no mobile home or mobile home stand shall be located within 25 feet of any mobile home park property boundary line.
2. The minimum distance between mobile homes or mobile home stands at any point shall be 20 feet.
3. No mobile home or mobile home stand shall be located within 10 feet of any private street.
4. No physical structure, carport, cabana, awning, or storage locker shall be permitted within 20 feet of any private street.
5. No fence shall be permitted within 20 feet of any private street or 10 feet of any public street.

I. Off-street parking

Off-street parking spaces not located on the mobile home lot shall be located on or within the mobile home park and be easily accessible to the occupants and visitors.

J. Refuse disposal

Facilities shall be provided for the storage, collection and disposal of refuse of the occupants of the mobile home park.

§4.8.2. MFO, Multifamily overlay district

A. Purpose

The MFO, Multifamily Overlay District is intended to encourage an appropriate mixture of residential and nonresidential uses in areas zoned for office, business or commercial development.

B. Applicability

The MFO district is an overlay district that modifies the standards of the underlying base district. The MFO district may only be applied in areas zoned B-2, B-3, C-1 or C-2, and shall be indicated on the zoning map with the base district symbol followed by a slash and the MFO district symbol (i.e., B-3/MFO). All regulations of the underlying base district that are not in conflict with the regulations of the MFO district shall apply. In the event of conflict between the regulations of the MFO district and the underlying base district, the regulations of the MFO district shall control.

C. Permitted uses

Multifamily shall be permitted by right in the MFO district provided that the gross floor area occupied by dwelling units shall not exceed 50 percent of the total gross floor area of any building.

D. Minimum lot area

The minimum area of lots in the MFO district shall be 1,500 square feet per dwelling unit in areas with an underlying B-2 or B-3 base district, and 750 square feet per dwelling unit in areas with an underlying C-1 or C-2 base district.

§4.8.3. MHO, Mobile home overlay district

A. Purpose

The MHO, Mobile Home Overlay District is established for the purpose of allowing placement of a single-family mobile home on an individual lot in areas zoned for residential development as a permanent use.

B. Applicability

The MHO district is an overlay district that modifies the standards of the underlying base district. The MHO district may only be applied in areas zoned SF-2 and SF-3 and shall be indicated on the zoning map with the base district followed by a slash and the MHO district symbol (i.e. SF-2/MHO and SF-3/MHO). All regulations of the underlying base district that are not in conflict with the regulations of the MHO district shall apply. In the event of conflict between the regulations of the MHO district and the underlying base district, the regulations of the MHO district shall control.

C. Permitted uses

The following uses shall be permitted by right in the MHO district:

1. owner occupied single-family mobile homes;
2. [RESERVED].

D. Minimum lot area

The minimum area of lots in the MHO district shall be no less than 4,500 square feet, although lots greater than 4,500 square feet shall be encouraged.

E. Minimum dimension

Each mobile home unit shall have a minimum size of 12 feet in width and 60 feet in length or a total floor area of not less than 720 square feet.

F. One unit per lot

The regulation requiring a separate building site to be provided and maintained for each principal structure shall apply in the MHO district. Each mobile home shall be considered as one single-family dwelling unit.

G. Installation standards

Prior to the installation of any mobile district in a mobile home district, the owner of said mobile home shall secure a permit from the building official for the placement of said mobile home. Said permit shall require the following conditions be met prior to connection to the Alexandria utility system.

1. Each mobile home shall be permanently sited (non-mobile), i.e., secured in place with a mobile home stand which shall provide an adequate foundation for the placement of anchors and tie downs such as cast-in-place concrete dead men, eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors, or other devices, thereby securing the stability of the mobile home from uplift, sliding, rotation, or overturning. Such anchors shall be placed, at minimum, on each corner of the mobile home on a solid concrete foundation. Each mobile home so sited shall have adequate skirting placed around the mobile home to block the view of the underside of the mobile home from the street.

2. Each mobile home shall have, at minimum, two parking spaces per dwelling unit. All parking spaces shall be surfaced with a permanent dust-free paving. Additionally, each unit shall have a driveway connected to the street. Such driveway shall be made of concrete, asphalt, or such other material as approved by the building official.

H. Minimum installation standards

Provisions for "minimum installation standards," which is not set out herein, but is on file and available for inspection in the office of the city secretary. See R.S. Title 51, Chapter 2, Part XIV-B.

§4.8.4. OO, Office overlay district

A. Purpose

The OO district is intended to encourage an appropriate mixture of residential and professional office uses in areas zoned for single-family moderate density (SF-2) districts. It is designed for use in those areas that are experiencing change or transition. The OO, office overlay district is also intended to accommodate low intensity professional offices and services and to serve as a transition between residential uses and more intensive business or commercial uses.

B. Applicability

The OO district is an overlay district that modifies the standards of the underlying base district. The OO district may only be applied in areas zoned SF-2 and shall be indicated on the zoning map with the base district symbol followed by a slash and the OO district symbol (i.e., SF-2/00). All regulations of the underlying base district that are not in conflict with the regulations of the OO district shall apply. In the event of conflict between the

regulations of the OO district and the underlying base district, the regulations of the OO district shall control. Moreover, this overlay district is designed for use in areas containing no less than 10 adjacent, separately owned, parcels of land (lots).

C. Permitted uses

The following uses shall be permitted by right in the OO district:

1. Office, business or professional
2. Office, medical or specialty shops
3. Surgical clinic

D. Minimum lot area

The minimum area of lots in the OO district shall be 6,000 square feet.

E. Historical and/or architectural significance

If the OO district(s) hereinafter established shall contain structures of historical and or architectural significance or value, then the historical and or architectural significance must be preserved and maintained. However, a structure in the OO district may be renovated or torn down and rebuilt but the new or renovated structure must be rebuilt to reflect the same or similar historical and/or architectural style and character. All plans for outside renovation and/or new construction must be reviewed and approved by the historic preservation district commission and the planning director prior to actual construction.

Commentary: All buildings are subject to compliance with IRC/ IBC.

F. Parking

In areas containing structures of historical and or architectural significance or value, in order to preserve the overall character of the area, off-street parking shall be permitted only in the rear of the building. No parking shall be provided for in the front yard of any building in the OO district except as an existing nonconforming use or as provided for by the historic preservation district commission and the planning director. On-street parking shall not be permitted in the OO district.

G. Parking buffers

An appropriate fence shall be used as a buffer between the parking lot(s) and adjoining neighborhood yards. Such fence shall be compatible with the surrounding neighborhood characteristics. In addition, all provisions of §7.3.5.B.2 (Buffer yards) shall apply.

§4.8.5. Historic Preservation Districts

A. Purpose

The purpose of the historic preservation districts is to preserve the distinctive and historic architectural character of the city, to protect and extend the garden-like character of the city, to establish and improve property values, and to foster the economic development of the areas affected, pursuant to the provisions of the constitution of the state, 1974, Article 6, section 17 and the Louisiana Revised Statutes, Title 25, section 731, et seq.

B. Permit required

No person shall demolition of any structure classified as historic by the city council or renovate, alter or repair any structure classified as historic without first securing a permit from the planning director pursuant to the requirements of §9.15.

C. Boundaries

1. The following areas of the city of Alexandria are hereby designated as historic districts:

Area 1	The Original Town Site, from the levee to the railroad, bounded by Rapides Avenue and the Smith and Smith Railroad tracks.
Area 2	The area, which was once a separate city, includes the area from the railroad tracks (T & P) to Bolton Avenue, bound by Monroe Street and Lee Street, which was at one time a "separate city."
Area 3	The Garden District of Alexandria, bound by Bolton Avenue, Lee Street, Vance Avenue, Hynson Bayou (which is historically “Bayou Roberts”), and Monroe Streets.

2. In the determination of those structures and appurtenances related thereto which are to be found within an area, conflict is to be resolved in favor of inclusion rather than exclusion.

D. Historic preservation-related definitions

See §2.5.

E. Classification of structures

Within the historic preservation district, all structures and appurtenances related thereto may be classified and designed on the historic building map adopted and approved by the governing body and made a part of the city zoning map. Such structures and appurtenances related thereto shall be divided into two classes:

1. Historic

Those structures classified as historic shall possess identified historical or architectural merit of a degree warranting their preservation. They shall be further classified as:

(a) Desirable;

(b) Important;

(c) Necessary; and

(d) Of value as part of the scene.

2. Contemporary

Those structures not classified on the historic building map as historic.

F. Relationship to zoning districts

In all zoning districts lying within the boundaries of the historic preservation district, the regulations for both the zoning district and the historic preservation district shall apply. Whenever there is conflict between the regulations of the zoning district and the regulations of the historic preservation district, the more restrictive shall apply.

§4.9. Planned Developments

§4.9.1. Planned development (PD) district

A. Purpose

Planned development (PD) is an alternative to development in accordance with otherwise applicable land use district standards. Planned development is established to encourage flexible and creative site planning based upon a master site development and land use/zoning plan (development plan) and to accommodate development that may be difficult if not impossible to carry out under otherwise applicable land use district standards. Upon approval, a planned development district replaces the otherwise applicable base district. PD districts have defined geographical boundaries with multiple land uses and/or unit zoning districts included in same. It requires participation of property owners within the PD and final plan review by the zoning commission and city council.

B. Development plan

An approved PD district shall be a distinct zoning district in which an approved development plan provides standards and restrictions for all subsequent land development within that district. Any proposed deviations from Code requirements and standards applicable to conventionally zoned developments shall be clearly stated in the development plan. Once approved, the city zoning map will be changed to indicate the designated area as a planned district by type. The plan development, review and approval process shall be as follows:

1. Developers and/or neighborhood groups desiring to create a PD district shall notify the planning director of their intent. Notice of intent shall identify geographical boundaries, desired land uses and development concept. The planning director shall make a determination as to whether the applicant can feasibly proceed with formulation of a development plan for the designated area and shall notify the applicant of decision. The city of Alexandria can create a PD district for a defined geographical area at its own volition.

2. For an existing developed neighborhood, the planning director shall identify and notify all property owners within the proposed development district boundaries of a public meeting to be held in a public facility located within the general vicinity of the development district. The purpose of this meeting is for the planning director to advise property owners of the intent to create a PD district, to advise them of alternatives associated with same, to assist in the election of a steering committee, to advise how plan development can be funded and to solicit input from affected property owners. The steering committee shall be responsible for arranging any subsequent public meetings associated with the plan development. The planning director and staff will serve in an advisory role as needed.

3. For a new development, the property developer shall assume all responsibility for funding and drafting the development plan. The preliminary PD district development plan shall be submitted by the developer for review approval to staff review board and RAPC.

Commentary: All setbacks are subject to compliance with IRC/ IBC.

4. Once completed, a draft of the development plan shall be submitted to the planning

director for review comments. Final plan presentation, public hearing, zoning commission review and city council approval, shall be in accordance with §9.5. Notification of property owners shall be in accordance with requirements stated therein.

C. Planned development subdivision final plats

Typical subdivision lot final plats shall be submitted in accordance with §9.6.3. Large subdivision developments intended for development in phases; townhouse or condominium developments; clustered commercial and/or residential developments; and, any other phased or incremental planned developments approved by the city council and located within a PD zoning district, are not required to submit PD district subdivision final plats to staff review board, RAPC or the city council for approval. Both the planning director and the mayor are authorized to review and approve all subdivision plats for properties located within PD zoning districts approved and authorized by city council ordinance.

D. Required PD districts

The following types of new property developments are specifically required to be developed as PD districts:

1. Private streets

All property subdivisions in which streets and rights-of-way are to remain private (i.e., are not to be dedicated to the city for ownership and maintenance) accessing subdivided lots or structures intended for sale or lease to others.

2. Recreational vehicle parks

All property subdivisions in which utility-equipped recreational vehicle parking spaces and associated amenities are provided for transient stay through lease or rental which do not comply with mobile home park district development standards.

§4.9.2. Planned unit developments

A. Purpose

The PUD, Planned Unit Development District is a type of planned development zoning district established in accordance with §4.9 and labeled as a PUD district. Geographical boundaries are delineated to accommodate both large- and small-scale developments. A PUD is intended to accommodate smaller and more closely sited internal defined land use areas or zoning sub-districts; to accommodate and encourage alternative transportation modes within same; and to provide compatible or streetscape development standards for geographically defined areas. PUD districts also provide greater flexibility for subsequent revisions of internal zoning district delineations and/or development standards, as long as property rights are preserved for property owners affected by same.

B. Development plan

The following items are required to be addressed by the PUD district development plan:

1. All zoning districts defined elsewhere herein, including diverse use corridor (DUC) districts, are allowed to be strategically placed or sited within a PUD. Additional permitted uses may be allowed by the plan for placement within designated internal zoning districts of a PUD (e.g., ancillary rental units, mixed use structures, bed and breakfast structures, neighborhood markets, pedestrian-oriented developments, restoration or redevelopment units, etc.). Transition zones such as

open spaces, greenways, recreation areas, surface water features and pedestrian/bicycle pathways should be considered between adjoining zoning districts. Proposed zoning districts and/or transition zones must be delineated within the plan.

2. Transportation accessibility plans, standards and/or regulations for vehicles, pedestrians (sidewalks and trails), bicyclists, and mass transit, including parking and/or corridor requirements, must be included within the plan.

3. Streetscape details, plans, standards and/or regulations must be included within the plan. Handicapped accessibility is required to be provided in accordance with ADA regulations.

4. Rear lot access is encouraged. If developer architectural or site development reviews and/or approvals are required for property development within a PUD, the plan must define the submittal, review and approval process, including time constraints, associated with same.

5. Minimum development standards; additional permitted uses; special exceptions; and PUD property development covenants and/or regulations, must also be included in the plan for each zoning district and transition zone.

6. Site specific developmental impacts and/or land use compatibility issues including any required mitigation measures must be addressed in plan. The planning director may require specific items to be addressed in the plan that it deems significant or critical for a development plan.

C. District conversions

Districts formerly designated herein as RPD, residential planned developments and CPD, commercial planned developments shall be hereinafter designated as PUD, planned unit developments.

§4.9.3. Diverse use corridor

A. Purpose

The DUC, Diverse Use Corridor District is a type of planned development zoning district established in accordance with §4.9 and labeled as a DUC district. It is a geographically designated corridor that accommodates mixed land use for property developments located within same. It is intended to allow flexible siting of various property land uses allowed within same; to accommodate and encourage alternative transportation modes along same; and, to provide compatible or streetscape development standards for the geographically defined corridor.

B. Development plan requirements

The following items are required to be addressed by the DUC district development plan.

1. Allowable property uses within a geographically designated DUC are required to be defined for each delineated corridor. Additional permitted uses not typically allowed within conventional zoning districts may be allowed by the plan for placement within a DUC (e.g., ancillary rental units, mixed use structures, bed and breakfast structures, neighborhood markets, pedestrian-oriented developments, restoration or redevelopment units, etc.). Plan must address compatibility issues and transition requirements for adjoining properties and/or zoning districts.

Allowable land uses may be restricted or expanded for designated sections along a described corridor; however, these changes in allowable property uses must be specifically stated in the plan.

2. Transportation accessibility plans, standards and/or regulations for vehicles, pedestrians, bicyclists, and mass transit, including parking and/or corridor requirements, must be included within the plan. Consolidated commons, transition zones and civic spaces are encouraged to be strategically sited within DUC districts. Clustered common parking areas, which also provide strategically sited civic spaces within, and as such, may be dedicated to the city for ownership and maintenance, are encouraged in lieu of constructing individual property parking lots.

3. Streetscape details, plans, standards and/or regulations must be included within the plan. Handicapped accessibility is required to be provided in accordance with ADA regulations. Greater use of outdoor space (open-air markets, outdoor cafes, etc.) is recommended within DUC districts.

4. Streetscape details, plans, standards and/or regulations must be included within the plan. Building frontages close to the street with easy pedestrian access are encouraged. If developer architectural or site development reviews and/or approvals are required for property development within a DUC, the plan must define the submittal, review and approval process, including time constraints, associated with same. Thematic developments for designated areas are encouraged.

5. Minimum development standards; additional permitted uses; special exceptions; and DUC property development covenants and/or regulations, must also be included in the plan for each zoning district and transition zone.

Commentary: All buildings are subject to compliance with IRC/ IBC.

6. Site specific developmental impacts and/or land use compatibility issues including any required mitigation measures must be addressed in plan. The planning director may require specific items to be addressed in the plan that it deems significant or critical for a development plan.

Article 5. Use Standards

§5.1. Complexes

Nonresidential, duplex dwellings, townhouse and multifamily building complexes may be established on a single lot or unified parcel, provided that the following requirements are met.

§5.1.1. Defined

A complex is a group of two or more office, industrial, commercial, two-family houses, townhouses and multifamily buildings and/or other operations on an unsubdivided parcel, operating under one name or presenting other elements of a unified image of identity to the public.

§5.1.2. General

Complexes shall comply with all applicable site development standards as set forth in Article 7, all other provisions in this chapter, and all other applicable laws.

§5.1.3. Uses

Uses within complexes shall be limited to those permitted within the zoning district in which the development is located (See also §4.5, Use table).

§5.1.4. Density

The overall density of the land use shall be no higher, and the standard of development no lower, than that permitted in the district in which the project is located.

§5.1.5. Required yards (setbacks)

The distance of every building from every property line shall comply with the respective yard front, rear and side requirements of the district in which the development is located as specified in Article 4. In no case, however, shall any portion of a building be located closer to a street than the required minimum front yard setback of the zoning district.

§5.1.6. Building separation

Minimum clear distance between any two buildings shall be 20 feet, unless a greater separation is required by the Fire Code, IRC or IBC.

§5.1.7. Building design

A. Where developments utilize or enjoy a public subsidy, justifying the public's interest in uniformity, design for buildings within complexes shall exhibit a unity of design through the use of similar elements such as rooflines, materials, window arrangement, sign location and details.

B. When public assistance is involved in a project, the city of Alexandria focuses on a cohesive strategy and philosophy for development, considering corridors of activity in terms of how developers address community-based growth, i.e., planning, transportation, economic development, housing, community development, and natural resource development. To smartly grow, preserve, and develop, the focus is to protect regional and our municipal senses of community; preserve and capitalize on natural, infrastructural-intermodal, and cultural resources; fairly and inclusively distribute the costs and benefits of developments; expand the choices for transportation, employment,

and housing (through mixed-use and other opportunities); value long-range, regional considerations of sustainability instead of immediate gratification; and promote public health and healthful communities.

C. If any development involving public funds, incentives, or subsidy – defined as receiving a present fair market valued subsidy, assistance, credit, or other offset through any program (Federal, State or local) or cooperative development endeavor or agreement in which the developer shall receive a value that meets or exceeds in present value one dollar for every ten dollars in non-public value, then that developer shall adhere to the following minimal criteria, shall be addressed in any cooperative endeavor and development agreement demonstrating how the development will:

1. Adhere to existing master planning and facilitate immediate development action as well as increase the guarantee of long-term success.

2. Leverage financial value with the immediate influx of public infrastructure and development investments.

3. Relate to alleviating urban flight (and blight), property abandonment, and economically-distressed neighborhoods – and as a tool for sustainable and environmentally conscious development.

4. Provide the potential for mixed-use

5. Promote diverse ownership and partnering

6. Preserve, not displace, separate or marginalize our city and its neighborhoods and people

D. As to valuating a public subsidy relative to project capitalization and partnering, the following shall be used: Minimize the level of public financial participation in a project and to attain the most distinctive, highest-quality and marketable project possible. Partners will be expected to demonstrate a single value for the present value of any and all subsidies requested to be provided by any public body, including cost of land. Required funds should be delineated between immediate subsidies (payment for any portion of the project, waived fees, etc.) and the present value of streams of subsidy over time, such as tax rebates.

§5.2. Residential Use Standards

§5.2.1. Group homes

A group home shall not include pilot juvenile diagnostic development centers for at risk youths as established by the department of health and hospitals of the state.

Commentary: Group homes must be reviewed by DHH prior to issuing a building permit.

§5.2.2. Halfway houses

A. The number of offenders at any given halfway house can be no lower than two and no more than 10. A halfway house aims to assist in community transition, and may provide vocational training, counseling, and other services. It may also provide 24-hour supervision or other terms of supervision as designated by the Louisiana Department of Corrections or other qualified authority.

B. A halfway house may be used for people in addiction recovery as a means to adapt to sober living. It may be used for convicted persons as a process of facilitating their readjustment to private life. Residents may be required to follow certain rules, such as sign in and sign out procedures and curfews. A halfway house may allow residents to go out to work or study during daytime and return at night. Residency requirements, purposes, and rules vary at each halfway house.

C. A halfway house shall not be occupied as a residence by persons who constitute a family. This excludes family members who are residents who are current formerly institutionalized individuals receiving assistance to reenter society. The domicile of the residents and the typical length of stay can be examined to determine the use of the property being characterized as a halfway house.

D. There should be population turnover in a halfway house, which is incompatible with the city's interpretation of "family."

E. Before acceptance of a structure as a halfway house by the city, there must be a certification of such either by the Louisiana Department of Corrections, the Louisiana Board of Pardons, the Louisiana Board of Parole, the Internal Revenue Service, the Louisiana Secretary of State or any other qualified local, state or federal agency.

Commentary: Half way houses must be reviewed by DOC and DHH prior to issuing a building permit.

§5.2.3. Single-family dwellings

In nonresidential districts where single-family dwellings are allowed, single-family dwellings must be occupied by the owner.

§5.2.4. Upper-story residential

Notwithstanding other provisions to the contrary, all upper-story residential shall adhere to all dimensional standards of the permitted nonresidential use.

§5.3. Public and Civic Use Standards

§5.3.1. Hospitals

Where hospitals are allowed in residential districts and in the C-1 district, hospitals shall not be:

A. Primarily for patients suffering from contagious diseases; and

B. Located less than 100 feet from the property line adjacent to any residential district or any existing residential use.

§5.3.2. Telecommunications towers and facilities

A. Purposes/goals

The provisions of this section are intended to serve the following purposes and goals:

1. Minimize the total number of towers throughout the city of Alexandria and its related planning region by:

(a) Encouraging strongly the location of antennas of at least three wireless communications providers per existing or new tower, and by;

(b) Encouraging strongly wireless communication providers to initially maximize and to continue to update equipment, to the extent made possible by the then current technical state of art, to ensure the highest possible cell capacity in terms of number of calls handled (or other succeeding capacity measurement);

2. Protect residential areas and land uses from potential adverse visual and/or safety impacts of towers, antennas and housing facilities;

3. Encourage users of antennas to locate them, to the extent possible, on existing structures, such as lighting towers, water tanks or buildings, and encourage users of towers and antennas to locate them, to the extent possible, in non-residential areas where the adverse impact on the community is reduced

4. When it is determined by substantial data that no alternate location of a tower is possible other than in a residential area, encourage strongly users to employ alternate tower (sometimes referred to as "stealth") designs or locations, such as modified clock towers, church spires, flag poles, artificial trees or building modifications;

5. When new tower siting is the only available alternative, to require siting of the most visually intrusive and taller towers in the less developed, lower population areas and to require adequate landscaping, both of tower base and housing facilities, which will necessarily be more rigorous in residential areas where potential visual impact is greatest. Where higher visual impact towers are unavoidable, such as guyed lattice towers, to locate them in outlying areas of the community.

6. Encourage users to employ tower types and antenna configurations having the least visual impact on the community, such as monopole designs, and, if using horizontal cross-bar or star-antenna mounts is unavoidable, to blend or shield them into the tower, using "stealth shrouds."

B. Site plan review

A site plan must be approved pursuant to the provisions of §9.11 prior to the issuance of a building permit.

C. Siting policy

No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the planning director that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:

1. No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.
2. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
3. Existing towers or structures do not have sufficient structural strength/space to support applicant's proposed antenna and related equipment.
4. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
5. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding the cost of new tower development are presumed to be unreasonable.
6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

D. Colocation

1. Approval for a proposed tower within a radius of 10,000 feet from an existing tower or other suitable structure shall not be granted unless the applicant certifies that the existing towers or structures does not meet applicant's structural specifications or technical design requirements, or that a co-location agreement could not be obtained at a reasonable market rate and in a timely manner.
2. In order to accomplish the purposes/goals of §5.3.2.A, above, and siting policy of §5.3.2.C, above, and to protect and promote the public health, safety and welfare the city of Alexandria will use the following order of preference in siting wireless communications antennas and towers within any district:
   - **(a)** Co-location of antennas on, or replacement of, existing towers and, in the process, adding additional co-locaters to the tower;
   - **(b)** On existing structures such as buildings, communications towers, water towers, smokestacks, and athletic, street or traffic light standards;
   - **(c)** Using stealth designs involving mounting antennas within existing buildings or structures in the form of bell towers, clock towers, or other architectural modification of buildings, or by mounting antennas on artificial trees; and

(d) In locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening.

E. Tower sites

1. Colocation

No new cell may be established if there is a technically suitable place available on an existing communications tower within the search area that the new cell site is to serve. For the purpose of this article, the search area is defined as the grid for the placement of the antenna.

2. Tower density

No more than one site for telecommunications towers within any given radius of 500 feet shall be permitted. Telecommunications towers of a monopole design shall be excluded from this density requirement.

3. Minimum lot area

Notwithstanding other provisions to the contrary, the minimum lot area on which a telecommunications tower is to be located shall be the minimum lot area for the underlying district or 4,500 square feet, whichever is greater, and shall be of sufficient size to contain on-site any debris from tower failure.

4. Location relative to dwellings

(a) The distance between the base of the commercial telecommunications towers, masts, aerials and/or antennas and any residential development shall not be less than the height of the structure from the top of the antenna to grade. Rooftop masts, aerials and/or antennas shall be excluded from the distance requirement to lot lines.

(b) The distance between the building upon which a rooftop telecommunications tower is located and any residential development shall not be less than the total height of the building plus the height of the rooftop tower.

F. Height

Telecommunications towers 50 feet in height or less, or five feet or less above the tree line shall be permitted. In no case shall the height of any tower be greater than 65 feet.

G. Setbacks

All telecommunications towers shall maintain a setback from all property line equal to 100 percent of the tower height plus ten percent.

H. Design

1. Monopole towers

(a) Monopole towers shall be utilized unless otherwise approved by the board of adjustment and appeals.

(b) The tower itself must be of such design and treated with an architectural material so that it is camouflaged; e.g., the tower may be made resemble a woody tree with a single trunk and branches on its upper part or it may be incorporated into an existing church steeple.

2. Materials

(a) Facilities

The entire facility must be aesthetically and architecturally compatible with its environment. The use of wood, brick, or stucco is required for associated support buildings, which shall be designed to architecturally match the exterior of structures within the neighborhood. In no case will metal exteriors be allowed for accessory buildings.

(b) Walls or fences

Walls or fences constructed of wood, brick or masonry or other suitable material, shall be used to secure the site and provide an opaque barrier. Such walls or fences shall be used in conjunction with landscaping to provide security or increase the buffer with adjacent residential uses. In no case will barbed wire or razor wire fencing be adjacent to residential districts.

Commentary: Fences over six feet high need to be permitted and materials approved prior to erection.

I. Visual impact mitigation

1. Color

The telecommunications tower shall be constructed of a material with a neutral color and shall be designed to blend in with the surrounding landscape and uses.

2. Lighting

When lighting is required and is permitted by the Federal Aviation Administration or other federal or state authority, it shall be orientated inward so as not to project onto surrounding residential property.

3. Design

The design criteria for telecommunications towers and their associated buildings shall follow the provisions of §5.3.2.H.

4. Landscaping

Existing on-site vegetation shall be preserved to the maximum extent practical. All towers shall be landscaped with at least one row of evergreen shrubs or trees within 20 feet of the tower's base. Such trees shall be a minimum of four feet high when planted and spaced not more than 15 feet apart. These trees and shrubs shall be planted in any configuration which will serve to better buffer the site.

5. Lighting

Dual lighting shall be employed on telecommunications towers when lighting is required and as permitted by the Federal Aviation Administration (FAA) or other federal or state authority. For the purposes of this article and to minimize intrusion into other areas, dual lighting shall be considered as strobe lighting during the daylight hours and red lighting at night.

J. Associated support buildings

1. Related facilities, including radio equipment, shall be housed within existing structures or in new buildings constructed within the buildable area of the site.

2. Associated support buildings up to a maximum of 11 feet in height and 400 square feet in area shall be permitted on rooftops.

3. Associated support buildings shall be subject to local, state and federal safety standards to protect adjacent land uses.

4. Such associated support buildings not be considered accessory structures or buildings.

K. Building code and other city codes

All building and other city codes shall be met.

1. Structural integrity

Telecommunications towers shall be certified by an engineer to withstand a minimum wind load of 100 MPH. The telecommunication tower and facilities must be certified to meet any structural standards for steel antenna towers and support structures set in the Electronic Industries Association/Telecommunications Association Standards referenced as EKA/TIA222-e and as amended hereafter.

2. Guy anchors

(a) Where a commercial tower is guyed, the exposed above-ground portion of guy anchors shall be no less than five feet from the nearest property line.

(b) For rooftop towers, all guy wire anchors shall be positioned on top of the roof of the building upon which the telecommunications towers are located.

L. Removal of abandoned antennas and towers

1. Within 90 days of ceasing use of any tower, the owner of such tower shall notify the planning director, in writing, of such cessation.

2. Any antenna or tower that is not operated for a continuous period of six months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within 90 days of notice from the city notifying the owner of such equipment removal requirement. Removal includes the removal of the tower, all tower and fence footers, underground cables and support buildings. The site shall be re-vegetated to blend with the existing surrounding vegetation. The buildings may remain with the owner's approval. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

3. Failure to remove the tower, and related materials specified in this paragraph, within the 90 day period shall result in forfeiture of the performance guaranty.

M. Insurance

The applicant telecommunications provider shall provide proof of insurance to insure adjacent property owners and the public against personal and property damage resulting from negligent installation and/or damage caused by or arising from the operation and maintenance of the telecommunications site.

N. Performance guarantees

1. The applicant shall provide performance guarantees acceptable to the city that the property owner and the telecommunications provider shall remove, at the property owner's and the telecommunications provider's cost and expense, the

telecommunications tower and facilities and restore the property to a condition substantially similar to that existing before the installation following abandonment of the facility or non-use for a period of six months. Such removal shall not, however, include removal of installed landscaping unless approved by the city. Such evidence may be in the form of an executed agreement between the telecommunications provider and the property owner that is approved by the city attorney. Such, an agreement shall provide that the agreement may not be terminated without the city's written consent and the agreement shall be enforceable by the city against the property owner and the telecommunications provider.

2. A performance bond, letter of credit, or other surety (performance guarantee) acceptable to the city attorney shall be provided in an amount of 120 percent of the estimated cost and expense of removing the telecommunications facility following abandonment of the facility or non-use of the facility for a period of six months. All performance guarantees shall authorize the city to obtain the funds secured by the guarantee upon the city's determination that the telecommunications facility is abandoned or no use of the facility has been made for a period of six months. The amount of such performance guarantee shall be based upon an estimate obtained by the telecommunications provider which shall be subject to review and approval of the city engineer. In the event that the city rejects an estimate as inaccurate, incomplete, or incorrect, the city may obtain, at its cost and expense, an estimate which shall be used for purposes of determining the amount of the performance guarantee. The telecommunications provider shall take all action necessary to keep such performance guarantee valid and in effect at all times. Expiration of a performance guarantee may, at the option of the city and following notice to the telecommunications provider, result in the expiration of the city's approval of the telecommunications facility.

O. Annual report

The owner of each such tower or antenna shall submit a report to the city once a year, no later than July 1. The report shall state the current user status of each tower and antenna installed and operated in the city, its planning region or within five miles of its planning boundary by each respective owner.

§5.4. Commercial Use Standards

§5.4.1. Alcohol sales

Alcohol sales shall comply with applicable state statutes.

§5.4.2. Animal hospitals

Outdoor dog runs shall not be allowed except in the I-1 district.

§5.4.3. Banks

In the B-2 district, no drive-through facilities shall be allowed.

§5.4.4. Car washes

In the B-1 district, car washes shall be limited to a maximum of three stalls.

§5.4.5. Convenience stores

Convenience stores shall not exceed 5,000 square feet of floor area.

§5.4.6. Concession stands

Concession stands shall not exceed 1,000 square feet.

§5.4.7. Funeral homes

Ambulance services may be provided as an accessory use, provided, ambulance services may not be allowed in the B-2 district.

§5.4.8. Historical guesthouses

Permitted in all districts except the I-1, I-2 and MHP districts. Property development shall be subject to the following development restrictions:

A. Management

Historic guesthouses must be owner-managed.

B. Length of stays

Guests are limited to a maximum stay of 14 consecutive days.

C. Signs

Informational type signs identifying guesthouse name, historical facts, ownership, street address, contact information, directions, etc. are allowed. Design shall be compatible with historic nature of structure. Low level night illumination is allowed for signs. Size and placement of sign shall not create a visual obstruction for adjoining properties. Advertising and marketing type signage will not be permitted. On-premises sign permit is required.

D. Exterior lighting

Low level site lighting is allowed. Lighting fixtures should be compatible with historic nature and use of structure. Levels of lighting must not be obtrusive or adversely impact adjoining property owners.

E. Fencing or landscape screening

Privacy screening of parking and outdoor entertainment areas is required. Type and height of screening shall ensure that adjoining property owners are not adversely impacted by property use.

F. Security

Guesthouse (business) owner shall be responsible for providing security alarm devices, camera monitoring, security staffing, etc. as required to ensure the safety of its guests and adjoining property owners.

G. Parking

See also §7.2.

§5.4.9. Kennels, commercial

In the C-1 and C-2 districts, all dog runs shall be within an enclosed building.

§5.4.10. Portable buildings and sheds

Portable buildings and sheds shall be subject to the following requirements.

A. Portable buildings and sheds displayed for sale or inventory purposes shall not be connected to utilities or occupied;

B. Such building and sheds shall not be located on or in required parking areas.

§5.4.11. Repairs services, general

In the C-2 and CBD districts, all repair activities occur within an enclosed building.

§5.4.12. Service stations

A service station shall be subject to the following regulations.

A. A service station shall be limited to a maximum of three repair or service stalls.

B. In the B-3, C-1 and C-2 districts, all repair and service work shall be conducted within an enclosed building.

C. In all districts where a service station is permitted, pump islands shall be located at least 15 feet from the property line; if canopies are provided, they shall be anchored or supported in pump island and may be extended to within five feet of the property line; canopies shall have a minimum height of 10 feet above driveway.

§5.4.13. Sexually-oriented Businesses

A. Location requirements

No sexually oriented business shall be operated within 1,000 feet of any of the following uses in place at the time of the initial opening of said establishment:

1. A public park, playground, zoo or public library;

2. A nonprofit educational museum;

3. A religious institution;

4. A public or private elementary or secondary school;

5. A day care center or kindergarten;

6. Another sexually oriented business;

7. A structure that contains another sexually oriented business; and

8. A residential zoning district.

B. Measurement

1. Measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the structure where a sexually oriented business is located or conducted to the nearest property line of the premises of a religious institution; public park, playground, zoo or public library; public or private elementary or secondary school, day care or kindergarten; a residential district; or building site dedicated or devoted to a residential use.

2. Measurement between any two sexually oriented businesses shall be made in a straight line, without regard to intervening structures or objects, from the closest exterior wall of one establishment to the exterior wall of the other establishment.

C. Nonconforming sexually-oriented businesses

See §10.6.4.

D. Issuance of certificate of occupancy

Prior to issuance of a certificate of occupancy, the owner or applicant shall be required to sign a written statement verifying that a sexually oriented business is being operated as

§5.5.1 Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, and other electrical items

defined by this section, and all other applicable state and local laws.

§5.5. Industrial Use Standards

§5.5.1. Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, and other electrical items

Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, and other electrical items shall comply with the following requirements:

A. It shall be conducted entirely within constructed buildings;

B. Not use the open area around such buildings for storage of materials or manufactured products, or for any industrial purpose; and

C. Not be noxious or offensive by reason of emission of smoke, dust, gas, fumes, odors, noise, or vibrations beyond the internal confines of the building.

§5.6. Accessory Use Standards

§5.6.1. General

A. Accessory buildings shall be subject to the same regulations as the principal building on the lot, except as otherwise specifically provided in this code.

B. Accessory uses and structures shall be subject to the same regulations as principal uses unless otherwise stated.

C. Accessory structures and uses shall be accessory and clearly incidental and subordinate to a permitted principal uses. An accessory use shall only be allowed when a principal use exists.

D. Accessory structures and uses shall be located on the same lot and in the same district as the permitted use or structure.

E. Accessory structures and uses shall not involve operations or structures not in keeping with the character of the primary use or principal structure served.

F. Accessory structures and uses shall not be of a nature likely to attract visitors in larger numbers than would the principal use, where applicable.

G. An accessory use shall contribute to the comfort, convenience or necessity of occupants of the primary use served.

H. Tractor trailers and pods are prohibited as storage buildings or structures except as permitted on an active construction site or as otherwise specifically allowed.

I. Accessory structures which constitute a building (shed, dwelling unit, guardhouse, etc.) shall not be located closer than five feet clear distance to any other structure.

J. Maximum height of accessory structures shall be 15 feet.

K. Maximum floor area of any accessory structure shall be no greater than 50 percent of the floor area of the principal structure.

§5.6.2. Permitted accessory uses

A. Accessory dwelling unit, shall be subject to §5.6.3;

B. Accessory parking, shall be subject to §5.6.4;

C. Accessory storage, shall be subject to §5.6.5;

D. Bee keeping, shall be subject to §5.6.6;

E. Chicken and duck keeping, shall be subject to §5.6.7;

F. Dog keeping, shall be subject to §5.6.8;

G. Fencing, shall be subject to §5.6.10;

H. Garages, private, shall be subject to §5.6.11;

I. Home occupations, minor, shall be subject to §5.6.13;

J. Home occupations, major, shall be subject to §5.6.12;

K. Inoperable vehicles, shall be subject to §5.6.14;

L. Garage sales, shall be subject to §5.6.15;

M. Retail manufacturing, shall be subject to §5.6.16; and

N. Solar panels, windmills and generators, shall be subject to §5.6.17.

§5.6.3. Accessory dwelling units

One accessory dwelling shall be permitted as an accessory use to a single-family dwelling, subject the following requirements:

A. The living area of the accessory dwelling shall not exceed 40 percent of the square footage of the principal dwelling or 750 square feet, whichever is less.

B. The accessory dwelling shall not have a separate electrical meter.

C. The owner of the property shall occupy either the primary structure or the accessory dwelling.

D. The principal dwelling and accessory dwelling unit together shall not exceed the maximum impervious surface requirements for the district.

E. All principal structure setbacks and yard requirements shall be met.

F. One additional parking space on the same premises shall be required for the accessory dwelling unit.

G. An accessory dwelling shall either be located within the principal structure; or meet the following standards:

1. The accessory dwelling shall be located on the same lot as the principal structure.

2. The accessory dwelling shall be separated by at least ten feet from the principal structure.

3. The accessory dwelling shall be located in the rear or side yard of the principal structure. The rear and side setback shall be equal to those of all accessory structures.

4. The height of a principal structure shall not be exceeded by any accessory dwelling.

5. The accessory dwelling unit shall be architecturally consistent with the principal structure.

§5.6.4. Accessory parking

Off-street parking serving a principal activity and complying with the provisions of §7.1.3, Off-street parking, shall be considered an accessory use.

§5.6.5. Accessory storage

Storage of goods sold by a principal commercial activity engaged in by the same firm on the same lot shall be considered an accessory use.

§5.6.6. Bee keeping

Bees may be kept in the ER, AR and SF-1 district, only, subject to the following:

A. Maximum of two hives per lot;

B. Hives must be in rear one-third of zone lot with a minimum fifteen foot setback from side and rear zone lot lines;

C. Hives must be screened so that the bees must surmount a six foot barrier, which may be vegetative, before leaving the property; and

D. No outdoor storage of any bee paraphernalia or hive materials not being used as a part of a hive.

Commentary: Notwithstanding the above provision, bees cannot be kept in the city unless and until Municipal Code, Section 5-8, which prohibits the keeping of bees, has been repealed. See also §1.1.7.

§5.6.7. Chicken and/or duck keeping

Chickens and/or ducks may be kept in the ER, AG and SF-1 district, only, subject to the following:

A. Minimum lot area: 6,000 square feet

B. No more than six chickens/or ducks combined per lot; provided roosters shall be prohibited;

C. No structure used to house the animals may be closer than 15 feet to

1. A side or rear lot line; or

2. A structure on an abutting lot containing a dwelling unit.

D. The animals shall be maintained and confined within a chicken coop located in the rear 50 percent of the lot depth; and

E. Such uses shall comply with the operational performance standards of §7.9

Commentary: See also Municipal Code, Section 5-3.

§5.6.9. Keeping of dogs

On lots used for residential purposes, the maximum number of dogs more than four months of age that may be kept shall be, as follows:

Minimum Lot Size (sq. ft.)	Maximum Number of Dogs Allowed
More Than 4 Months of Age	2
None	3
7,500	4

A. In no case shall more than four dogs be kept on any residential lot in the city.

B. Doghouses, runs, pens and other similar structures for the housing of dogs shall be located no closer than 20 feet to any lot line.

§5.6.10. Fences

Fences may be erected along the boundaries of a lot or yard subject to the following:

A. No fence, except chain link or a fence through which view is not obstructed, shall be erected or altered in any required front yard to exceed a height of three feet.

B. No fence shall be erected or altered in any required side or rear yard to exceed a height of 10 feet.

C. No fences, except chain link or a fence through which view is not obstructed, shall be erected closer than 10 feet from the edge of the street pavement.

D. Fences over six feet high shall be permitted and materials approved prior to erection.

§5.6.11. Garages, private

No business, occupation, or service shall be conducted for profit in a private garage, and space for no more than one car shall be leased to a nonresident of the premises.

§5.6.12. Home occupations, major

A major home occupation shall be allowed as an accessory use to a dwelling unit in all districts, subject to the approval of a special exception (§9.7) and compliance with following limitations.

A. No more than two persons other than members of the family residing on the premises shall be engaged in such occupation.

B. Additional off-street parking may be required, in addition to those otherwise required.

C. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 per cent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

D. No home occupation shall be conducted in any accessory building.

E. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in area, nonilluminated, and mounted flat against the wall of the principal building.

F. There shall be no sales in connection with such home occupation.

G. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off-street and other than in a required front yard.

H. No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family dwelling, or outside the dwelling unit if conducted in other than a single-family dwelling. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

§5.6.13. Home occupations, minor

A minor home occupation shall be allowed as an accessory use to a dwelling unit in all districts, subject to the following limitations.

A. No person other than members of the family residing on the premises shall be engaged in such occupation.

B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 per cent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in area, nonilluminated, and mounted flat against the wall of the principal building.

D. No home occupation shall be conducted in any accessory building.

E. There shall be no sales in connection with such home occupation.

F. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.

G. No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family dwelling, or outside the dwelling unit if conducted in other than a single-family dwelling. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

§5.6.14. Inoperable vehicles

Automotive vehicles, motorcycles or trailers of any kind or type without a current motor vehicle inspection sticker shall not be parked or stored on any residentially zoned property or property in residential use other than in completely enclosed buildings.

§5.6.15. Garage sales

A garage sale shall be a permitted accessory use to any dwelling unit, provided that an individual sale last no longer than three days and occurs no more often than once every six months.

§5.6.16. Retail manufacturing

Production of goods for sale or processing of items for a fee by a firm engaged in a principal commercial activity on the same lot shall be considered an accessory use, but only if:

A. Such manufacturing or processing shall be limited to baking, confectionery, dressmaking, dyeing, laundering, dry-cleaning, printing, tailoring, upholstering and similar activities of a no more objectionable character.

B. All such manufacturing or processing shall be done on the premises;

C. All goods so produced and all items so processed shall be sold or charged for at retail on the premises.

§5.6.17. Solar panels, windmills and generators

Solar panels, windmills and generators shall not be installed prior to the approval of all required building and electrical permits.

§5.7. Temporary Use Standards

§5.7.1. Purpose and intent

There are certain uses that may be permissible on a temporary basis subject to the controls, limitations and regulations of this section. The following sections provide the procedures and criteria used by the planning director in reviewing temporary use applications.

§5.7.2. Permitted temporary uses

No temporary use shall be established unless a temporary use permit is approved pursuant to the provisions of §9.16, except as specifically exempted below. In addition to complying with the general standards of §9.16.4, the following uses shall comply with the applicable specific use requirements.

A. Temporary uses allowed by permit

1. Amusements, temporary commercial, shall be subject to §5.7.3;

2. Construction offices, temporary, shall be subject to §5.7.4;

3. Disaster relief housing, temporary, shall be subject to §5.7.5;

4. Food trucks, temporary, shall be subject to §5.7.6;

5. Major recreational equipment, temporary, shall be subject to §5.7.7;

6. Real estate sales offices, temporary, shall be subject to §5.7.8; and

7. Other uses similar in nature to the ones listed above, with corresponding controls, limitations and regulations, in accordance with §10.2.1.C.

C. Temporary uses exempt from permit

1. Storage pods for storage of household or other goods, temporary, are exempt from permit requirements but shall be subject to §5.7.9.
2. Car washing fundraiser events for up to two consecutive days are exempt from permit and other requirements of this code.

§5.7.3. Amusement, temporary commercial

Temporary commercial amusements may be permitted in the AG, B-2, B-3, C-1, C-2, CBD, I-1 and I-2 districts.

§5.7.4. Construction offices, temporary

A manufactured home or trailer may be used as a temporary office, security shelter, or shelter for materials or tools necessary for construction on or development of the premises upon which the temporary office is located. Such use shall be strictly limited to the time construction or development is actively underway.

§5.7.5. Disaster relief housing, temporary

A. Defined

Temporary housing units are defined as housing units provided and/or subsidized by federal or state governmental emergency relief agencies to provide short-term housing or shelter in the event of a natural disaster or formally declared emergency situations. Temporary housing units shall be manufactured homes, portable off-site manufactured homes, motor homes or travel trailers. Temporary housing units may also be provided by private individuals and/or charitable organizations but will only be designated or permitted as temporary housing units with respect to interpretation of this section in declared disaster relief situations.

B. Temporary exemption granted for city codes

Temporary housing units will be considered exempt from all city codes that would be otherwise applicable to placement within the city of Alexandria for a period of two years from the date a temporary placement permit is granted by the city building official. All code requirements designated in this section shall apply to placement of temporary housing units. Temporary housing units placed under this exemption shall not be allowed to remain in place for a period exceeding one year, unless the city council grants a blanket special exception extending the period of time for which all temporary housing units may remain in place within the city due to extenuating circumstances.

1. A temporary time extension for a permitted temporary housing unit installation may be granted by the planning director; however, the request for a temporary time extension can be submitted no sooner than 60 days before the permit expiration date. The extension, if approved by the planning director, shall grant a time extension which shall not exceed a period of one additional year.
2. Unless the city council extends, by blanket special exception, the period during which the disaster relief temporary housing exemption is applicable, the lot or property shall not thereafter be used except in conformity with regulations of the zoning district in which it is located. Failure of the property owner to comply with same will result in utility services to the temporary structure being disconnected by the city and/or issuance of a code violation to the property owner.

C. Subdivision covenant restrictions

These exemptions and or siting conditions are not intended to negate or supersede existing subdivision development covenants which restrict placement of temporary housing units on lots within same.

1. Minimum siting requirements

(a) Travel trailer, motor homes or portable units

Travel trailer units (typically eight feet wide by 30 feet long), motor homes and portable manufactured housing units (typically 11 feet wide by 30 feet long) may only be placed on a lot, or lots, located within single-family or mobile home park zoning districts subject to the following special conditions:

(1) Minimum interior lot line setback distances are to be five feet and minimum setback distances from street right-of-way lines are to be 15 feet. Placement on a lot with an existing structure requires a minimum distance of 12 feet be maintained between the existing structure and the temporary housing unit. Minor variances in setbacks may be approved by the planning director as required to accommodate individual site conditions.

(2) Placement of a temporary housing unit on a lot that is not within a designated mobile home overlay zoning district requires property owner to obtain approval signatures, from adjoining property owners located on both sides of property fronting same street and from the rearward adjoining property owner, indicating that they have no objection to the placement of a temporary housing unit on said property. A placement permit shall not be granted without property owner approval signatures being provided with the permit application.

(3) Placement of a temporary housing unit on a lot with an existing structure requires that the temporary address designation for the temporary housing unit be assigned a suffix designation of "T" (example, xxxx-T street name).

(4) Temporary placement permit shall be issued by the office of the building official and shall remain valid for a period not to exceed two years. On-site verification by the city building official, confirming the temporary housing unit has been placed in accordance with all applicable local, state and/or federal standards, is required before the temporary placement permit shall become effective.

(5) Placement of a temporary housing unit requires that off-street parking be available on the lot on which the temporary housing unit is placed, including parking spaces required for the permanent existing housing structure, where applicable.

Commentary: All mobile home placement is subject to compliance with fire-rating requirements.

(b) Mobile home temporary housing units

Mobile home temporary housing units (typically 12 feet to 14 feet wide by 60

feet to 70 feet long) may be placed only on vacant lots located within single-family or mobile home park zoning districts subject to the following special conditions:

(1) All requirements applicable to mobile home overlay districts shall apply to placement of a mobile home temporary housing unit, except that crushed rock will be allowed beyond right-of-way line for driveway and trailer pad surfacing material.

(2) Placement of a mobile home temporary housing unit on a lot that is not within a designated mobile home overlay zoning district requires property owner to obtain approval signatures, from adjoining property owners located on both sides of property fronting same street and from the rearward adjoining property owner, indicating that they have no objection to the placement of a mobile home temporary housing unit on said property.

(3) Installation of a mobile home temporary housing unit shall meet applicable minimum setback standards for the zoning district in which it is located, but shall not be placed closer to the street right-of-way than adjoining structures along that side of the public street.

(4) If a mobile home temporary housing unit is not located within an approved single-family residential zoning district with a mobile home overlay or within a mobile home park, placement of a full size mobile home temporary housing unit will require issuance of a temporary placement permit. Temporary placement permit shall be issued by the office of the building official and shall remain valid for a period not to exceed two years. The temporary placement permit fee shall be $50. On-site verification by the city building official, confirming the temporary housing unit has been placed in accordance with all applicable local, state and/or federal standards, is required before the temporary placement permit shall become effective.

(5) Placement of a mobile home temporary housing unit requires that off-street parking be available on the lot on which the temporary housing unit is placed.

2. City utility service connections

City utility service connections shall be made in accordance with all applicable city standards after payment of meter connection service fees and/or deposits. Each utility department will be allowed to make minor exceptions in utility service connection requirements as needed to accommodate temporary and/or emergency nature of utility service connections where applicable, as long as public safety is assured.

§5.7.6. Food trucks, temporary

Food trucks shall comply with all of the following regulations:

A. Food trucks may only be located on a lot containing a principal building or use.

B. The number of food trucks allowed per site is limited as follows:

1. A maximum of one food truck is allowed on sites with less than 20,000 square feet of land area.
2. On sites with land area of 20,000 square feet or more, one food truck is allowed per 20,000 square feet of land area or fraction thereof.
3. For purposes of this provision, a site may consist of one lot or a combination of contiguous lots.

C. Food trucks must be located at least 100 feet from the main entrance of any eating or drinking establishment and at least 100 feet from any outdoor dining area serving a non-food truck eating or drinking establishment.

D. Food trucks may not obstruct pedestrian, bicycle or vehicle circulation routes, and must be set back at least five feet from the edge of any driveway or public sidewalk and at least 15 feet from fire hydrants.

E. Food trucks and any associated seating areas may not occupy parking spaces provided to meet the minimum parking requirements of the principal use, unless the principal use's hours of operation do not coincide with those of the food truck business. Food trucks may not occupy any parking spaces reserved for persons with disabilities.

F. No freestanding signs or audio amplification are allowed as part of the food truck's operation.

G. Hours of operation of food trucks are limited to the hours between 6:00 a.m. and 11:00 p.m.

H. Food trucks and associated outdoor seating must be removed from all permitted locations when not in operation.

I. Operators are responsible for ensuring that all waste is disposed of in accordance with city regulations and for maintaining.

§5.7.7. Major recreational equipment, temporary

For purposes of these regulations, "major recreational equipment" is defined as including boats and boat trailers, travel trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use. Such major recreational equipment shall not be parked for more than 36 hours during loading or unloading on any street or right-of-way.

§5.7.8. Real estate sales, temporary

Temporary conduct of a real estate sales office that is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots shall be considered an accessory use.

§5.7.9. Storage pods, temporary

Storage pods for off-site storage of household or other goods located in a yard are permitted for a maximum of 60 consecutive days. Additional time by be permitted by special use permit.

Article 6. Subdivision Design and Improvements

§6.1. General Provisions

§6.1.1. Title

The regulations of this article may be cited and referred to as the subdivision regulations for the city of Alexandria.

§6.1.2. Policy

It shall be the policy and practice of the city of Alexandria to respect and safeguard the property rights set forth in the Constitution of the United States and the State of Louisiana, and that land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace.

§6.1.3. Applicability

These subdivision regulations shall apply to all subdivision of land as defined herein, located within the corporate limits of Alexandria or those subdivisions of land as defined herein to be annexed and served by any city utilities (sewerage, water, electricity or gas). Subdivision refers to:

A. The division of a lot or lots into two or more lots, for the purpose, whether immediate or future, of sale, lease or use, other than for agricultural purposes.

B. The dedication of a right-of-way, road, street or highway through a tract of land, to be used for residential, commercial or industrial or any other purpose.

C. The resubdivision of land heretofore legally divided into lots, sites or parcels.

D. Construction of four or more dwelling units contained in a building or as part of an overall development project or the development of land for a mobile home park.

E. Construction of any nonresidential development with more than 20,000 square feet of gross floor area.

§6.1.4. Exemptions

These regulations shall not apply to the following:

A. Previously recorded plats, except in the case of resubdivision; provided, however, that all construction criteria shall apply to any improvements constructed within the city.

B. The subdivision of land to be used for orchards, forestry or the raising of crops.

C. Small parcels of land sold to or exchanged between adjoining property owners, where such sale or exchange does not create additional lots.

D. Division of large tracts of land where each of the resulting lots equals 10 acres or more.

§6.2. Lots

§6.2.1. General

A. The lot area, width, shape and orientation and the building lines shall be appropriate for the zoning of the location of the subdivision and for the type of development and use

contemplated.

B. The depth and width of properties reserved or laid out for multifamily or nonresidential purposes shall be adequate to provide for the off-street parking facilities required by this chapter.

C. In areas not served by public sewerage disposal, lots shall conform to the size requirements of the Rapides Parish Health Unit for their particular use.

1. Lots fronting a cul-de-sac or sharp horizontal street curves (curves with deflection angles greater than 75 degrees and radii less than 150 feet) in said districts shall have a minimum average width of 50 feet allowing for a narrower width on the front and wider width on the back lot line.

2. In all districts, the minimum lot frontage shall provide a minimum chord distance of 15 feet between projected lot lines measured at the back of curb.

D. Subdivision lots within an area classified as AG, SF-1, SF-2 or SF-3 shall have a minimum 50-foot frontage on a public- or private maintained street and a minimum square footage as set forth in Article 4, Zoning districts.

§6.2.2. Double frontage and reverse frontage lots

Double frontage and reverse frontage lots shall be avoided except where essential to overcome specific disadvantages of topography and orientation.

§6.3. Blocks

§6.3.1. Length, width and shape

A. The lengths, widths and shapes of blocks shall be determined with due regard to:

1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.

2. Zoning requirement as to lot area and dimensions.

3. Need for convenient access, circulation, control and safety of street traffic.

4. Limitations and opportunities of topography.

B. Block lengths shall not exceed 1,500 feet, except for industrial districts, where block lengths shall not exceed 5,000 feet, nor be less than 500 feet. The minimum depth of a block shall be 200 feet between property lines, with 240 feet a desired standard.

§6.3.2. Places

When a normal block arrangement is impossible or undesirable, there may be established one or more "places." Such a "place" may be in the form of a court, a cul-de-sac, etc., provided, however, that proper access shall be given to all lots from a dedicated street or court.

§6.4. Streets

§6.4.1. Right-of-way widths

All street and road rights-of-way within new subdivisions shall not be less than the following, plus additional width needed for utilities and/or turn lanes (as required):

Type of street	Minimum ROW (ft.)
Local	50
Collector	60
Arterial	80
Industrial (without curb and gutters)	100

§6.4.2. Street jogs

Street jogs with centerline offsets of less than 250 feet shall be prohibited.

§6.4.3. Intersection angles

Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than 75 degrees. Intersections other than right angles shall require that no buildings or other structures shall obstruct the intersection and building setback lines shall be based accordingly.

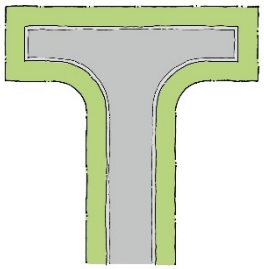
§6.4.4. Dead-end streets and cul-de-sacs

A. Future continuation (phased construction)

Dead-end streets of subdivision developments shall not be accepted for city maintenance without the provision for temporary turnarounds for emergency and public service vehicles. Temporary turnarounds shall be maintained by the developer at their cost until removed by extension of the street.

B. Cul-de-sacs (circular, offset and teardrop and eyebrow) and "T" turnarounds

Cul-de-sacs shall conform to the following standards: Circular cul-de-sacs shall consist of a diameter of 100 feet and a property line diameter of 120 feet. Offset and teardown drop cul-de-sacs shall consist of a diameter of 80 feet and a property line diameter of 100 feet. "T" turnarounds shall consist of 160 foot in length "T" centered on the street by 30 foot width. Eyebrow cul-de-sacs shall be required at angled intersections with high degrees of curvature. The minimum radius of the eyebrow intersection shall be 40 feet to the back of curb with a property line radius of 50 feet.



C. Street extensions

Developers and/or subdividers shall extend all abutting streets. When a drainage ditch, canal or other waterway or similar obstruction lies at the boundary of a proposed subdivision, all streets, except arterials, shall be stubbed out towards the drainage ditch, canal or other waterway and construction ceased at the beginning of the drainage servitude. The city shall be responsible for traversing the drainage ditch, canal or other obstruction.

§6.4.5. Alleys

Alleys will not be accepted for dedication by the city.

§6.4.6. Street improvement requirements

The following requirements are applicable to all new subdivisions and developments:

A. Streets shall have curbs and gutters designed to take drainage from the street surface and also from adjacent lots.

B. Boulevard type streets shall be separated with a neutral ground having a width of no less than 19 feet.

C. Curbs are to be constructed in accordance with city standards.

D. Curbs at street intersections shall have radius as set forth on Table IX-1 or Table IX-2 of the AASHTO-Geometric Design of Highways and Streets Manual, latest edition, as required for the type of design vehicle that will be utilizing the design street. For all local streets having an angle of turn of 90 degrees, the minimum design radius shall be 25 feet.

E. Soils and other pertinent factors shall be subject to review, by an approved testing laboratory, in the determination of application of minimum factors, when requested by the city's engineering department and where necessary characteristics are found lacking, shall be cause for the requirement of higher strength type pavement, of alternatively, design standards being improved to compensate for the indicated deficiencies as may be determined by the testing laboratory.

F. The elevation of the centerline of all streets located within the 100-year flood plain shall be constructed at or above the 100-year flood plain elevation.

G. The minimum horizontal radius for street centerlines shall be 150 feet for local streets. Reverse curves shall be separated with a tangent section not less than 60 feet in length. Arterial and collector streets shall meet minimum geometric standards published in latest edition of AASHTO Geometric Design of Highways and Streets for roadway classification and design speed.

§6.4.7. Street design criteria

A. General

The minimum quality street and minimum width that shall be installed shall be governed by the following requirements, as well as other provisions of this article. When a street extension is required, the planning director may alter these requirements to match existing streets and to provide continuity.

1. All work shall be in conformity with general specifications for street paving for the city of Alexandria. Surfacing placed on private property, not in conformance with these requirements, shall not be accepted for city maintenance and shall not be considered as part of the city street system insofar as maintenance is concerned.

2. The minimum acceptable street (gutter) grade shall be 0.40 per cent and the maximum shall be five per cent.

3. The minimum cross slope of the pavement shall be 2.5 per cent.

B. Functional classifications

The following street functions shall be considered for city streets:

1. Local streets

Unless otherwise approved by the office of the city engineer, all local streets shall have a minimum width of 24 feet, back-of-curb to back-of-curb, with curbs, gutters and required storm drainage. Provided, however, that the city engineer may authorize concrete curb and gutter with an asphalt wearing surface over an approved base with required storm drainage. Street construction with asphalt shall have concrete curb and gutter with minimum asphalt surface of 20 feet. Minimum base shall be eight inches crushed limestone and three inches asphalt: applied in two one and one-half inch lifts.

2. Collector streets

All streets classified as collector streets, as shown on the "Master Street Plan," shall have a minimum width of 40 feet, back-of-curb to back-of-curb, with curbs, gutters and required storm drainage.

3. Arterial streets

All streets classified as arterial streets, as shown on the "Master Street Plan," shall have a minimum width of 60 feet, back-of-curb to back-of-curb, with curbs, gutters and required storm drainage.

C. Use classifications

The following street designations shall be considered for city streets based upon the adjoining land use as identified on the Zoning Map.

1. Residential streets

All residential streets shall be paved in accordance with city construction standards.

2. Commercial streets

All commercial streets shall be paved in accordance with city construction standards.

3. Industrial streets

All streets located within an industrial district to be constructed with curbs and gutters shall be a minimum width of 40 feet, back-of-curb to back-of-curb, with curbs, gutters and required storm drainage. All streets located within an industrial district to be constructed without curbs and gutters, shall be paved in accordance with city construction standard, having a minimum width of 24 feet with 8-foot wide shoulders provided on both sides of the street and shall be paved in accordance with city construction standard.

Use Classifications	Functional Classifications					
	Local		Collector		Arterial	
	Roadway Width	Pavement Thickness	Roadway Width	Pavement Thickness	Roadway Width	Pavement Thickness
Residential	24'	6"	40'	6"	N/A	N/A
Commercial	N/A	N/A	40'	8"	60'	8"
Industrial	40'	8"	40'	8"	60'	8"

D. Medians (boulevards)

For divided streets (boulevards) a minimum median width of ten feet for local streets and

14 feet for collector and arterial streets shall be required.

§6.4.8. Street connectivity

A. Purpose

An interconnected street system is necessary in order to promote orderly and safe development by ensuring that streets function in an interdependent manner, provide adequate access for emergency and service vehicles, enhance access by ensuring connected transportation routes, and provide continuous and comprehensible traffic routes.

B. Connectivity Defined

Connectivity shall be defined by the ratio of links to nodes in any subdivision.

1. The connectivity ratio shall be the number of street links divided by the number of nodes or end links, including cul-de-sac heads.

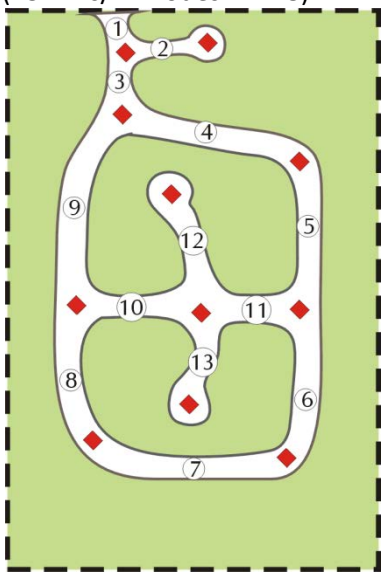
2. A link shall be any portion of a street, other than an alley, defined by a node at either end. Stub-outs to adjacent property shall be considered links. For the purpose of determining the number of links in a development, boulevards, median-divided roadways, and divided entrances shall be treated the same as conventional two-way roadways.

3. A node shall be the terminus of a street or the intersection of two or more streets.

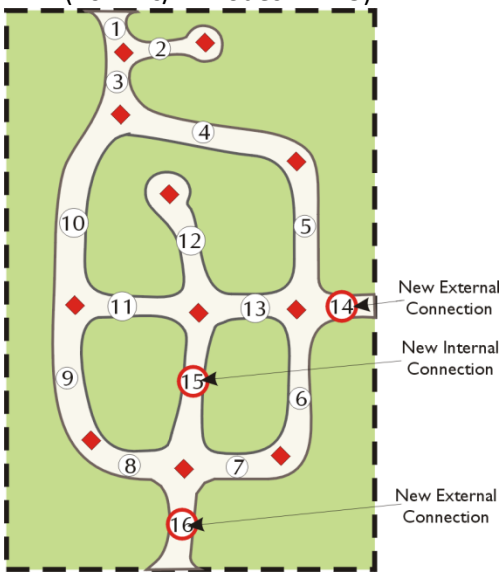
(a) Any curve or bend of a street that exceeds 75 degrees shall receive credit as a node. Any curve or bend of a street that does not exceed 75 degrees shall not be considered a node.

(b) A divided entrance shall only count once.

EXAMPLE 1: Does not meet ratio (13 links/11 nodes = 1.18)



EXAMPLE 2: Modified to meet ratio (16 links/11 nodes = 1.45)



KEY: Number = Link ◆ = Node

C. Required ratio

1. The street network for any subdivision with internal roads or access to any public road shall achieve a connectivity ratio of not less than 1.40 in all districts except in the ER district, measured within the subdivision.

2. Within the ER district, the street network for any subdivision with internal roads or access to any public road shall achieve a connectivity ratio of not less than 1.15, measured within the subdivision.

3. Street links and nodes along a collector or arterial street providing access to a proposed subdivision shall not be considered in computing the connectivity ratio.

A through C, above, provide a formula that ensures a consistent number of links. But, to ensure sufficient external connections, D, below, is needed as well. One could design a subdivision with one external connection and lots of internal connectivity to meet the ration standard..... Hence, the "double standard".

D. External access required

1. External access to development shall be provided as indicated below. In determining the number of access points that shall be required, the cumulative impacts of prior developments on the roads shall be considered.

(a) For developments with 30 or fewer lots, at least one point of access to the roadway network shall be provided.

(b) For developments with between 31 and 60 lots, at least two points of access to the roadway network shall be provided.

(c) For developments with more than 60 lots, at least three points of access to the roadway shall be provided.

(d) For developments with more than 90 lot, additional point of access may be required.

2. A divided entrance shall count as one point of access.

E. Alternative compliance

The planning director may approve variations in the requirements of this section when additional access points are precluded in the following circumstances:

1. If the only additional access points available would require crossing floodplains, wetlands, steep slopes, or other similar natural features; or

2. When the existing development pattern precludes additional access points and fewer units than would otherwise be allowed would be out of character with the surrounding development.

§6.5. Sidewalks and pathways

§6.5.1. Sidewalks required

A. Sidewalks are hereby required to be provided along both sides of arterial and collector streets within a new subdivision, or on the side of any arterial and collector streets adjacent to the subdivision.

B. Sidewalks are required to be provided only along one side of streets within or adjacent to

a new subdivision located within residential, commercial, multifamily, or office zoned districts.

1. Sidewalks shall be provided on the side of the street designated by the planning director.
2. For subdivision developments adjacent to existing streets, sidewalks shall not be required if already existing on the opposite side of the street. Where sidewalks do not already exist on the opposite side of the street, whether sidewalks shall be required shall be determined by the planning director based on the configuration of the existing or planned sidewalk network in the vicinity.
3. Sidewalks shall not be required for streets located within industrial zoned districts. The Louisiana Department of Transportation and Development shall determine whether sidewalks are required for subdivision developments along state highways.
4. Construction of the sidewalks shall be the responsibility of the developer.

§6.5.2. Minimum standards

The construction or reconstruction of all sidewalks on public property shall be in accordance with the minimum standards of the city.

§6.5.3. Sidewalk widths

Sidewalks shall not be less than the widths designated on the different types of streets in the zoning districts as listed below:

Zoning Districts	Width of Sidewalk (FT.)
Residential, including AG	4
Nonresidential	5

§6.5.4. Sidewalks layout

A. In residential districts, all sidewalks shall be constructed so as to leave a minimum of three feet of grassy area between the sidewalk and the curb.

B. In nonresidential districts, the entire sidewalk area may be paved, provided the walk is scored in such a manner that the entire sidewalk will not have to be removed for adjustment, repairs or maintenance of utility lines thereunder.

§6.5.5. Pathways

A shared-use pathway serves as part of a transportation circulation system and supports multiple recreation opportunities, such as walking, bicycling, and inline skating. A shared-use pathway typically has a surface that is asphalt, concrete, or firmly packed crushed aggregate. The 1999 AASHTO Guide for the Development of Bicycle Facilities defines a shared-use path as being physically separated from motor vehicular traffic with an open space or barrier (AASHTO, 1999). Shared-use pathways should always be designed to include pedestrians even if the primary anticipated users are bicyclists.

§6.6. Servitudes

§6.6.1. Servitude required

A. A servitude shall be provided at a minimum of 10 feet wide along the rear or side lot line of each lot when necessary for either drainage or utility improvement, or both.

B. Where it is necessary to install storm sewers or paved drainage ditches along the side lot lines or across lots, a minimum servitude of 10 feet for the construction and maintenance of these improvements shall be dedicated.

§6.6.2. Plantings

No trees, shrubs or others plants may be planted nor shall any building, fence, driveway, structure or improvement be constructed or installed within or over any servitude or right-of-way as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted.

§6.6.3. Swale ditches and yard drain structures

Private servitudes shall be platted and granted by the developer to the subdivision development in perpetuity for swale ditches and yard drain structures constructed to accommodate rear and side lot drainage where required.

§6.7. Drainage

§6.7.1. General

A. The subdivider or developer shall plan all drainage for the project in accordance with the "master drainage plan."

B. Drainage improvement shall be designed and constructed in accordance with the "Design Criteria of Storm Sewers and Appurtenance, City of Alexandria, Louisiana, Department of Public Works."

C. All proposed subdivisions shall conform to the requirement of §7.6, Flood damage prevention.

§6.7.2. Drainage design

A. Site drainage shall be routed to public waterways, permanent surface (streets) or subsurface drainage facilities adequate to dispose of present and future anticipated runoff from the site and from contributing off-site watershed areas. Public or private servitudes shall be provided for stormwater routing until it reaches a public drainage facility.

B. The minimum grades at buildings shall be at elevations, which prevent adverse effect by water entering from flood levels equivalent to a 100-year return frequency. The floor elevations of all habitable space shall be at or above flood levels equivalent to a 100-year return frequency.

C. All points in each lot shall be graded to the nearest publicly maintained drainage facility or waterway and in compliance with applicable IBC requirements.

§6.7.3. Water features

A. In developments constructed with water features (ponds, pools, lakes, canals) having

either outfall elevation controls or discharge restrictions which potentially change either normal water or base flood elevations (BFE), the developer's engineering consultant will be required to either:

1. Provide minimum building foundation elevations for each lot identified on the subdivision plat for the proposed development that will preclude structural flooding for a 100-year storm event, in which case the city floodplain manager is to be provided the BFE information by letter with a copy of the plat for future reference; or

2. Certify on the subdivision plat that the proposed water features have been assessed by the consultant and determined to have no impact on FIRM published base flood elevations, and furthermore, that site grades provided for lots within the proposed development are either at or above an elevation that precludes structural flooding for a 100-year storm event.

B. The developer is required to designate property ownership for land inundated by the water feature in one of two ways:

1. If land under the water feature is to be commonly owned by a homeowner's association, then the subdivision plat is required to reflect same. All legal requirements for establishing the association and developing subdivision covenant restrictions are to be met in accordance with applicable legal statutes.

2. An elevated buffer strip around the water feature (minimum width of 20 feet around the normal pool stage) is to be included as commonly owned property and rear lot lines of adjoining lots are to be platted and staked accordingly. If the water feature is completely surrounded by lots, at least one 20-foot access strip is to be included as common ownership allowing access to/from the nearest public right-of-way to the water feature. Subdivision restrictions are to be adopted that restrict placement of any structures, fences, retaining walls, fill material, etc., within the area of common ownership. The area of common ownership under and around the water feature shall be designated as an area with flooding/flowage servitudes for stormwater runoff routed through the pond. The buffer area can be developed with landscaping, site furniture (benches, fishing piers, etc.) and pathways for homeowner's recreational use.

3. If property under the water feature is to be privately owned, lot lines are to be drawn to include all property under the water feature. The subdivision covenant restrictions shall include the provision that property within the platted limits of the water feature's normal pool stage, including a 20-foot buffer strip around same, is not to be developed by property owners in such a way that would impact its use for flooding/flowage of stormwater runoff. That includes placing fill in the water feature or any other action that would restrict or limit its intended use. Intermediate property corners are to be platted and staked at each of the intersections of the 20-foot buffer strip with rear lot lines. If lands around the water feature are to be elevated with retaining walls, hydraulic calculations for the development are to reflect this land as being unavailable for stormwater storage. The maximum elevation to which fill can be placed within the buffer strip shall be stated. The allowable uses of said property shall be noted. If the water feature is part of the drainage system, even as a flow-through feature, the city is to be given

at least one 20-foot access servitude along the path of the largest subdrainage pipe entering or leaving the water feature allowing access to/from the nearest public right-of-way to the water feature for maintenance purposes. No fences or structures shall be constructed on said access servitude that would restrict the city's access to the water's edge.

4. Developer shall provide flooding/flowage servitudes to the city for water features that are integral to the drainage system. Draft of the required agreement identifying terms of the servitude shall be provided by the city to the developer. The city shall record executed servitude document with parish clerk of court. Copy of recorded flooding/flowage servitude shall be provided to developer by the city.

5. No water feature will be proposed or constructed that is not compliant with all requirements of §7.6, Floodway hazards, that obstructs natural drainage or increases flooding of adjoining properties; or, that has dam/spillway structures not compliant with R. S. 38:2128—Dams and Related Matters.

6. Developer's engineering consultant is required to provide complete drainage and hydrologic/hydraulic design calculations for water features to city engineer for review and approval.

C. Site grading, swale ditches and/or yard drain structures

Developer shall provide site grading, swale ditches and/or yard drain structures to facilitate unobstructed rear and side-yard drainage to the city street and/or drainage system for each lot within the subdivision development. Servitudes shall be provided where required in accordance with §6.6.3.

§6.8. Utilities

§6.8.1. Connection required

All subdivisions developed within the corporate limits of the city of Alexandria shall tie into the appropriate city utility systems (i.e., sewerage, water, electric and/or gas).

§6.8.2. Water systems

The following requirements are hereby established to apply to construction of all water systems prior to their connection with the main water system of the city, except as herein provided.

A. Approval required

All water supplies and distribution systems must be approved by the Rapides Parish Health Unit and the State Board of Health.

B. Location of water lines

Water lines located in the street right-of-way shall be located at least 10 feet from the sanitary sewer line.

C. Qualified engineer required

Any subdivider planning a water system shall provide a qualified engineer licensed to do business as a professional engineer in the State of Louisiana. Said engineer will prepare detailed plans and specifications that shall conform to the city master or long range water system development plans. Said plans and specifications shall be submitted to the planning director for approval by the city water department before any construction takes place. A copy of the record drawings indicating in detail, an accurate location of all

installed facilities and particularly each valve and service line, shall be in digital and/or electric form and shall be capable of being preserved by electronic means. Electronic means shall include, but are not limited to, preservation as PDF files, Zip files, or memorialized as such on a compact disk, and shall be filed with utility services, the water department and each applicable department in the planning division upon acceptance by the city of the completed work.

D. Construction standards

All material and workmanship must conform to the city requirement and the city shall reserve the right to inspect and to approve or disapprove any part of the construction or tests and approve or disapprove any material at any time.

E. Taps, meters and inspections

The subdivider will be required to apply for an inspection by the building official or designee. The cost of the meter, tap and regulator, if necessary, must be borne by the subdivider, developer or other parties, as provided for in chapter 27 of the city code.

F. Cost-sharing and ownership

The subdivider shall install his water system at his own expense. If the city requires a larger main than eight inches to be installed by the subdivider, developer or other parties, the city will pay the difference in cost. Upon acceptance by the city, the entire system shall become the property of the city.

G. Extensions

Any and all extensions of the water system shall conform to the criteria for domestic and commercial water supply and distribution.

§6.8.3. Gas systems

The following requirements are hereby established to apply to construction of all gas systems prior to their connection with the main gas system of the city, except as herein provided.

A. Qualified engineer required

Any subdivider planning a gas system shall provide a qualified engineer licensed to do business as a professional engineer in the State of Louisiana. Said engineer will prepare detailed plans and specifications that shall conform to the city master or long range gas system development plans. Said plans and specifications shall be submitted to the planning director for approval by the city gas department before any construction takes place. A reproducible copy of the record drawings indicating in detail, an accurate location of all installed facilities and particularly each valve and service line, fire hydrant, etc., shall be in digital and/or electronic form and shall be capable of being preserved by electronic means. Electronic means shall include, but are not limited to, preservation as PDF files, Zip files, or memorialized as such on a compact disk, and shall be filed with utility services, the gas department and each applicable department in the planning division upon completion and acceptance by the city of Alexandria.

B. Material, workmanship

All material and workmanship must conform to the city requirements and the city shall reserve the right to inspect and to approve or disapprove any part of the construction or tests and approve or disapprove any material at any time.

C. Ownership

Upon acceptance by the city, the entire system shall become the property of the city.

THIS PAGE INTENTIONALLY BLANK

Article 7. Site Development Standards

§7.1. Access Management

§7.1.1. Access required

Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.

§7.1.2. Driveways

A. Permit required

The construction of all driveways and sidewalks on public property in new and existing subdivisions shall be done under the supervision of the planning director. No driveway or sidewalk shall be constructed, reconstructed or repaired until a permit is issued therefore by the planning director. A permit shall be secured from the planning director prior to the start of any construction.

B. Minimum standards

The construction or reconstruction of all driveways on public property shall be in accordance with the minimum standards of the city.

C. Widths of driveways

1. The width of a driveway shall not be less than nine feet nor greater than 36 feet measured at the property line. Not more than 60 per cent of the property frontage will be used for driveway purposes; provided, however, that a larger percentage may be given for cul-de-sac lots due to reduced frontage.

2. Multiple driveway entrances are permitted where necessary, but must not exceed 36 feet measured at the property line for each multiple driveway entrance provided. Where multiple driveways are provided, each driveway shall be separated by pedestrian safety islands; said safety islands shall be 10 feet wide measured at the property line.

D. Depth of driveways

All driveways shall have a depth on the abutting private property adequate to permit a vehicle to completely clear the right-of-way so that no part of the vehicle shall remain on or project over such right-of-way. Where such driveway enters a parking lot, provisions must be made for cars to turn around and head out.

E. Curbs

Where driveways serve other than residential property, driving there over in the sidewalk area shall be confined to a width of the driveway measured at the property line by a construction of suitable curbs or barriers; said curbs or barriers to be constructed of concrete, wooden timbers or other suitable material firmly set or anchored in the ground. Said curbs or barriers shall extend at least six inches above the ground or paved area. In cases where the private property is used for parking vehicles in a position other than parallel to the street property line, these curbs or barriers shall be located or constructed so as to prevent any part of the parked vehicles from extending over the sidewalk area. The location, specification and termini shall be subject to the approval of the planning

director.

F. Driveway layout

1. General

(a) Driveways near street intersections shall be constructed so that the end of the curb cut nearest the intersection is not within the radius at the corner.

(b) No driveway entrance shall interfere with municipal facilities such as street lighting poles, traffic signal standards, signs, catch basins, hydrants, bus loading platforms, bus stops utility poles, fire alarm supports, underground pipes or ducts or other necessary street structures. Arrangements will have to be made with the proper authority for the adjustment or relocation of the facility affected before a driveway permit will be issued. In no case will it be permissible for a driveway to be located closer than three feet from any pole, inlet, etc.

(c) Where the owners of any premises, existing or proposed building or structure, contemplates constructing or reconstructing a sidewalk at the same time as or in conjunction with constructing or making alterations to a building or structure, or at any other time, the owner shall have a layout of the improvement approved by the planning director before constructing the driveway and before a building permit is issued.

2. Single-family dwellings and duplex dwellings

The following provisions apply to driveways serving single-family dwellings and duplex dwellings.

(a) Driveways constructed on corner lots shall be constructed no closer than 25 feet from where the street lines intersect.

(b) Where driveways are serving interior lots, the end of the driveway flare nearest the side property line shall not extend beyond the imaginary extension of the said property line to the front curb of the street, provided that this provision shall be waived in the SF-2 and SF-3 districts if written consent has been obtained from the adjacent property owner.

3. Multifamily and nonresidential uses

The following provisions apply to driveways serving multifamily and nonresidential uses.

(a) No one-way driveway shall be located within 20 feet and no two-way driveway shall be located within 40 feet of the intersection of two street lines.

(b) No more than two points of entrance and/or exit shall be permitted along any one side of said property, provided that one additional drive-way opening shall be allowed for each 200 feet of property frontage on which more than two points of entrance and/or exit are requested.

G. Slope

The slope on all sidewalks and driveways within the sidewalk area shall slope from the property line to the curb. The slope between the curb and the sidewalk shall be approved

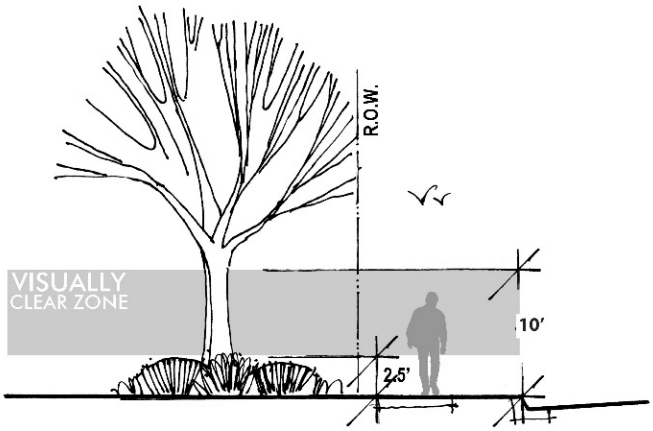
by the planning director. All sidewalks shall have a slope of one-fourth inch vertically per horizontal foot, unless otherwise approved by the planning director.

§7.1.3. Closure or relocation of existing access points

The city council, in conjunction with LDOT, shall have the authority to require the closure or relocation of existing access points where multiple access points to the site are available.

§7.1.4. Intersection visibility (safe sight triangle)

On a corner lot in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half and 10 feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a straight line joining said street lines at points that are 30 feet distant from the point of intersection, measured along said street lines.



§7.2. Parking

§7.2.1. Purposes

The regulations of this section are in rough proportion to the generalized parking and transportation demands of different land uses. By requiring such facilities, it is the intent of this section to help avoid the negative impacts associated with spillover parking into adjacent neighborhoods, while at the same time avoiding the negative environmental and urban design impacts that can result from parking lots and other vehicular use areas. The provisions of this section are also intended to help protect the public health, safety, and general welfare by:

A. Helping avoid and mitigate traffic congestion;

B. Encouraging multi-modal transportation options and enhanced pedestrian safety;

C. Providing methods to reduce the amount of impervious surfaces in parking areas and adequate drainage structures in order to reduce the environmental impacts of storm water runoff;

D. Encouraging paving or alternate means of surfacing of parking areas in order to address dust abatement and improve air quality; and

E. Providing flexible methods for responding to the parking and access demands of various land uses in different areas of the city.

§7.2.2. Applicability

A. New development

Every use of a building or land hereafter established, except in the CBD district, shall provide the minimum off-street parking spaces as required by this section and conform to all the other regulations of this section.

B. Existing buildings

1. Building expansion

Any existing building, where the type of business or occupancy continues, may be remodeled, repaired and structurally altered, but any enlargement must provide the parking spaces required by the enlargement.

2. Change of use

For any existing building or use of land, located outside of the CBD district where the type of business or occupancy is changed, the number of parking spaces to be provided shall be the difference between the required number for the proposed use and those required for the latest use.

Commentary: "Credit" is given to the most recent lawful use of the property for the number of parking spaces that would be required under this chapter, regardless of whether such spaces are actually provided.

3. Design standards

Only the expanded portion of the parking area shall be required to comply with the design provisions of this section.

C. Exemptions

Off-street parking shall not be required in the CBD district.

§7.2.3. Certificate requirement

Before an occupancy certificate or certificate of zoning compliance is issued for the building that the required parking facility is to serve, the parking facility must be constructed and accepted by the planning director as being in conformance with all requirements of this section.

§7.2.4. Calculation of parking requirements

A. Developments containing more than one use shall provide parking spaces in an amount equal to the total of the requirements for all uses.

B. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.

C. The parking space requirements for a use not specifically listed in the table below shall be the same as for the listed use deemed most similar to the proposed use by the planning director.

D. In residential districts in which garage space is provided, the garage space may be considered in determining whether required parking has been met.

§7.2.5. Off-street parking requirements

A. Minimum

1. The following minimum off-street parking ratios shall be applicable to all general use zoning districts. Where in the opinion of the applicant, a listed ratio requires too much or too little parking, the applicant may provide an alternative parking plan with data submitted in support of higher or lower ratios (see §7.2.10).

2. Parking spaces for the handicapped shall be provided in new development as required by the state fire marshal's office.

Use categories	Use Types	Minimum Off-street Parking Spaces
Residential Uses (See 0)		
Household living (See §4.6.3.A)	Single-family dwellings	Two spaces per unit
	Duplex dwellings	Two spaces per unit
	Townhouses	Two spaces per unit
	Mobile home parks	One and one half spaces per dwelling unit
	Multifamily dwellings	One and one half spaces per dwelling
	Upper-story residential	One spaces per dwelling
Group living (See §4.6.3.B)	Community home	One space per sleeping room or per two beds, whichever is greater
	Retirement center apartments	One space per dwelling or rooming unit
	Group home	Two spaces group home, plus one space per four sleeping rooms
	Halfway house	One space per four beds
	Nursing home	One space per five beds
	Special home	One space per four beds
Public and Civic Uses (See §4.6.4)		
Community service (See §4.6.4.A)	Club or lodge	One space per 200 square feet of gross floor area
	Fire station	To be determined by planning director
	Institutional, philanthropic	One space per 400 square feet of gross floor area
	Library or museum	One space per 300 square feet of gross floor area
Day care (See §4.6.4.B)	Day care center	One space per employee, plus one for each 8 children
Educational facilities (See §4.6.4.C)	School, college or university	One space per 1,000 square feet of gross floor area used for academic purposes, plus one space per four rooming units, plus one space six seats in an auditorium, arena or stadium
	School, elementary	Two spaces per 30 students
	School, junior high	Four spaces per 30 students
	School, senior high	Two spaces per classroom, plus one per 3 students
Government facilities (See §4.6.4.E)	Correctional facilities or detention centers	One per 250 square feet
	Juvenile diagnostic centers	One space per four beds
	All other government facilities	To be determined by planning director
Medical facilities (See §4.6.4.F)	Hospitals	Two spaces per sleeping room, and one and one-half spaces per sleeping room for psychiatric hospitals
	Surgical centers	Two per recovery bed
Parks and open space (See §4.6.4.G)	Cemeteries	To be determined by planning director
	Golf courses	One space per green
	Parks or playgrounds, public	To be determined by planning director
Passenger terminals and services (See §4.6.4.H)	Airports	One space per 400 feet passenger terminal area
	Bus terminals	One space per 400 feet passenger terminal area
Religious	Churches	To be determined by planning director

§7.2.5 Off-street parking requirements

Use categories	Use Types	Minimum Off-street Parking Spaces
institution (See §4.6.4.I)		
Utilities, minor (See §4.6.4.K)	All minor utilities	None
Utilities, major (See §4.6.4.K)	Telecommunications towers and facilities	To be determined by planning director
	All other major utilities	To be determined by planning director
Commercial Uses (See §4.6.5)		
Eating establishments (See §4.6.5.A)	Restaurants, fast food and general	One space per 100 square feet of gross floor area.
Entertainment, indoor (See §4.6.5.B)	Bars or nightclubs	One space per 100 square feet of gross floor area
	Bowling alleys	Six spaces per lane
	Movie theaters	One space per five seats
	Sexually-oriented businesses	One per 100 square feet of gross floor area
	All other indoor entertainment	One space per 200 square feet of gross floor area
Entertainment, outdoor (See §4.6.5.B)	Arenas, auditoriums and stadiums	One space for each four seats, and one space per 32 square feet of assembly area where there are no seats
Offices (See §4.6.5.C)	Banks	One space per 250 square feet of gross floor area
	Broadcasting studios	One space per 200 square feet of gross floor area
	Offices, business or professional	One space per 400 square feet of gross floor area.
	Offices, medical	One space per 250 square feet of gross floor area.
	Schools, business or trade	One space per 150 square feet or one space per every two students, whichever is greater.
Overnight accommodations (See §4.6.5.D)	Historical guesthouses	One space per guest room, plus one per permanent resident
	Hotels or motels	One space per guest room
Parking, commercial (See §4.6.5.E)	Parking, commercial	To be determined by planning director
Retail sales and service, sales-oriented (See §4.6.5.F)	Appliance and furniture stores	One space per 800 square feet of gross floor area
	Convenience stores	One space per 100 square feet of gross floor area
	Concession stands	3 spaces per facility
	Drug stores	One space per 200 square feet of gross floor area
	Shopping centers	One space per 200 square feet of gross floor area, less public corridor area
	All Retail Sales and Service, sales-oriented not listed above	One space per 300 gross floor area
Retail sales and service, personal service-oriented (See §4.6.5.F)	Animal hospital	One space per 200 square feet of gross floor area
	Dry-cleaning and laundry drop-off establishments	One space per 100 square feet of gross floor area
	Funeral home	One space per 3 seats in the parlors and chapels
	Hair, nail, tanning and personal care services	One space for each 100 square feet or two spaces for each chair, whichever is greater
	Kennel, commercial	
	Laundromat	One space per 100 square feet of gross floor area
Retail sales and service,	Repair services, general and limited	One space per 300 square feet of gross floor area with each service bay accounting for one parking space

Use categories	Use Types	Minimum Off-street Parking Spaces
repair- oriented (See §4.6.5.F)		
Self-service storage (See §4.6.5.G)	Mini-warehouse	Four spaces at the office
	Vehicle storage, temporary	One space per 1,000 square feet of open storage area, plus one space per 300 square feet of gross floor area devoted to office or inside display
Vehicle sales and service (See §4.6.5.H)	Car washes	One per wash bay
	Service station	One space per 200 square feet of gross floor area, less public corridor area
	Vehicle service, general and limited	One space per 300 square feet of sales floor area or one space per 1,500 square feet of outdoor display area, whichever is greater
	Vehicle sales, rental, or leasing facilities, including passenger vehicles, motorcycles, light and medium trucks, boats and other recreational vehicles	One space per 300 square feet of sales floor area or one space per 1,500 square feet of outdoor display area, whichever is greater
Industrial Uses (§4.6.6)		
Light industrial service (See §4.6.6.A)	Assembly	One space per 400 square feet of gross floor area
	Medical laboratory	To be determined by planning director
	Janitorial and building maintenance services	One space per 500 square feet of open storage area or gross floor area devoted to warehousing, plus one space per 300 square feet of gross floor area devoted to office or display
	Cabinet shop	One per 400 square feet of gross floor area
	Contractor storage yard	One space per 500 square feet of open storage area or gross floor area devoted to warehousing, plus One space per 300 square feet of gross floor area devoted to office or display
	Manufacture of consumer equipment, instruments (including musical instruments), appliances, precision items and other electrical items	One space per 400 square feet
	Research parks	To be determined by planning director
Warehouse and freight movement (See §4.6.6.C)	Cold storage plants	One per 400 square feet of gross floor area
	Transfer and storage businesses	One space per 1,000 square feet of gross floor area devoted to warehousing, plus one space per 500 square feet of open storage area and one space per 300 square feet of gross floor area devoted to office or display
Waste-related service (See §4.6.6.D)	Junkyards	One space per 500 square feet of open storage area, plus one space per 300 square feet of gross floor area devoted to office or inside display
	All other waste-related services	
Wholesale trade (See §4.6.6.E)	All wholesale trade uses	One space per 1,000 square feet of open storage area or gross floor area devoted to warehousing, plus One space per 300 square feet of gross floor area devoted to office or display
Heavy industrial (See §4.6.6.F)	Heavy equipment sales and rental	One space per 200 square feet of sales floor area
	Railroads and appurtenances, right-of-way and tracks	To be determined by planning director
	All other heavy industrial uses not listed above	One space per 1,000 square feet of gross floor area
Other Uses (See §4.6.7)		
Agriculture (See §4.6.7.A)	Agriculture	To be determined by the planning director

§7.2.6

Use categories	Use Types	Minimum Off-street Parking Spaces
Mining (See §4.6.7.B)	All mining uses	To be determined by the planning director

§7.2.7. Maximum

A. The zoning administrator may limit the parking associated with any use to a maximum of 110 percent of the required parking shown in the table above unless any parking above the 110 percent threshold is pervious or is provided through use of structured parking.

B. Where a project is intended to be developed in phases, the board of adjustment and appeals may approve development of a parking area intended to serve current and future development.

§7.2.8. Modifications

The planning director may increase or reduce the required number of spaces by up to 20 percent if for reasons of topography, mixes of uses, ride sharing programs, availability of transit, or other conditions specific to the site, provided the reduction in the required number of parking spaces satisfies the intent of this section.

§7.2.9. Stacking requirements

The following vehicle stacking standards shall apply unless otherwise expressly approved by the zoning administrator. The zoning administrator may require additional stacking spaces where trip generation rates suggest that additional spaces will be needed.

A. Minimum number of spaces

Off-street stacking spaces shall be provided as follows:

mINIMUM sTACKING sPACES Facility or use	Minimum Spaces	Measured From
Automated teller machine Bank teller lane Car lubrication stall Car wash stall, automated Car wash stall, hand-operated Child care drop off Gasoline pump island Parking area, controlled entrance Restaurant drive-through Restaurant drive-through Valet parking School (public and private) Other	3	Machine
Bank teller lane	4	Teller or window
Car lubrication stall	2	Entrance to stall
Car wash stall, automated	4	Entrance to wash bay
Car wash stall, hand-operated	3	Entrance to wash bay
Child care drop off	3	Passenger loading area
Gasoline pump island	2	Pump island
Parking area, controlled entrance	4	Key code box
Restaurant drive-through	6	Order box
Restaurant drive-through	4	Order box to pick-up window
Valet parking	3	Valet stand
School drop-off (public and private)	Determined by Zoning Administrator	
Other	Determined by Zoning Administrator	

C. Design and layout

Required stacking spaces are subject to the following design and layout standards:

1. Dimensions

Stacking spaces shall be a minimum of eight feet by 20 feet in size.

2. Location

Stacking spaces shall not impede on- or off-site traffic movements, or movements into or out of parking spaces.

3. Design

Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the zoning administrator for traffic movement and safety.

§7.2.10. Alternative parking plans

A. General

The board of adjustment and appeals may modify the parking requirements of this section (beyond that permitted by §7.2.8, Modifications) where applicant-submitted parking data, prepared and sealed by a registered engineer in the State of Louisiana with transportation expertise, illustrates that the standards of this section do not accurately apply to a specific development. The data submitted for an alternative parking plan shall include, at a minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses.

B. Off-site parking

The planning director may approve the location of required off-street parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of following standards.

1. Ineligible activities

Off-site parking may not be used to satisfy the off-street parking requirements for residential uses (except for guest parking), as well as convenience stores or other convenience-oriented uses. Required parking spaces reserved for persons with disabilities may not be located off-site.

2. Location

Off-site parking spaces shall be located within 750 feet from the primary entrance of the use served unless shuttle bus service is provided to the remote parking area. Off-site parking may not be separated from the use that it serves by a street right-of-way with a width of more than 80 feet unless a grade-separated pedestrian walkway is provided, or other traffic control or shuttle bus service is provided to the off-site parking area.

3. Zoning classification

Off-site parking areas serving uses located in nonresidential districts shall be located in nonresidential districts. Off-site parking areas serving uses located in residential districts may be located in residential or nonresidential districts.

4. Agreement

(a) In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners shall be required.

(b) The owner of the off-site parking area shall enter into a written agreement with the city, with enforcement running to the city, providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and that the owner agrees to bear the expense of recording the agreement and such agreement shall bind his or her heirs, successors, and assigns.

(C) An off-site parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this section.

§7.2.12. Layout and design

A. Layout plan

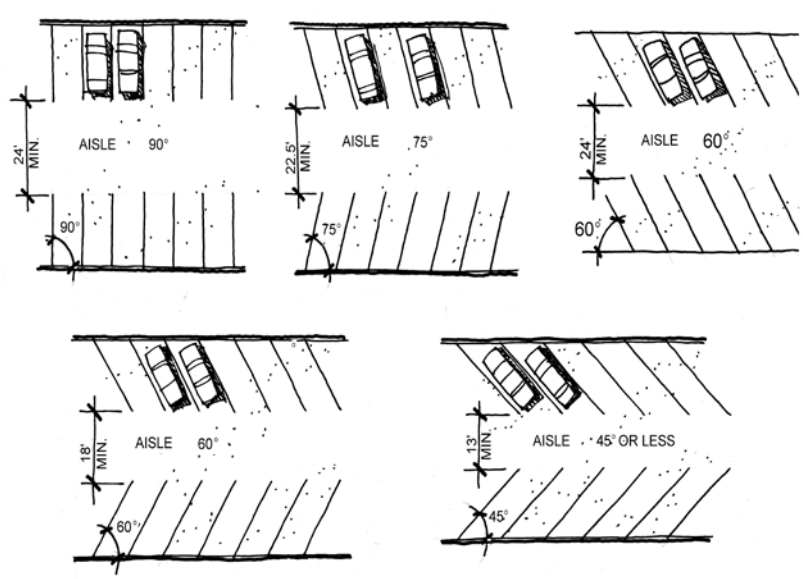
For any off-street parking facility as required by this section, a layout plan showing entrances, drives and parking stalls shall be submitted to the planning director.

B. Parking area design standards

1. Parking space and aisle dimensions

The minimum required dimensions of parking spaces and aisles shall be as indicated in the following table, except for parallel spaces and parking for an individual dwelling unit. If proposed parking angles are not shown in the table, dimensions shall be interpolated from the table by the planning director. All dimensions are in feet. Minor deviations from these standards may be approved by the planning director for the design of parking structures. The dimensions in the table are graphically illustrated in the accompanying figure.

Parking Angle A	Stall Width B	Stall Depth C	Aisle Width D	Curb Length E	Wall Module Width F	Interlock Module Width G	Stall Depth to Interlock H
Two-way aisle							
90°	9.00	17.5	24.0	9.00	61.0	61.0	17.5
75°	9.00	18.5	22.5	9.3	59.0	57.0	17.5
60°	9.00	18.0	24.0	10.4	62.0	59.0	16.5
One-way aisle							
60°	9.00	18.0	18.0	10.4	54.0	51.0	16.5
45°	9.00	16.5	13.0	12.7	48.0	44.0	14.5



2. Parallel parking

Parallel parking spaces shall have a minimum length of 23 feet and a minimum width of nine feet. A minimum width of 10 feet shall be required if any structure or obstacle that would impede the opening of a car door is within two feet of the curb side of a parallel parking space.

3. Individual dwelling unit

Parking areas designed solely for a single dwelling unit and not sharing a common parking area shall be a minimum of nine feet wide and 20 feet long. Such parking spaces may be located on a driveway or in an enclosed garage and may be placed end to end, but no portion of any parking space shall be located within the right-of-way of a public street or a public alley.

4. Layout

All off-street parking spaces, other than those designed solely for a single dwelling unit and not sharing a common parking area, shall comply with the following layout requirements.

(a) Each off-street parking space shall open directly onto an aisle or driveway that is not a public street or a public alley.

(b) Parking spaces shall be designed to permit entry and exit without moving any other vehicle.

(c) No parking space shall be located so as to block access by emergency vehicles.

(d) No off-street parking spaces shall be located within the right-of-way of a public street, public alley or required joint access servitude.

(e) For parking areas including 10 or more spaces, a minimum queuing distance of 20 feet shall be provided along all access drives between the street right-of-way line and the nearest parking space.

5. Surfacing

(a) Surfacing required

Except as provided below, where off-street facilities are provided for parking or any other vehicular use area, they shall be surfaced with asphalt bituminous, concrete or other dustless material approved by the planning director.

(b) Grass lawn parking

(1) Grass lawn or other pervious parking surfaces may be permitted for specific uses as set forth below, provided they are approved by the planning director. Where provided, such alternative parking surfaces shall be maintained in a smooth, well-graded condition. If parking demand is such that the grass or lawn is caused to be damaged or destroyed to the extent that it ceases to grow, then paving of such an area in accordance with this section may be required.

(2) All driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn for the following:

(i) Uses which require parking on an average of less than three days per week during a month;

(ii) Automobile sales and rental lots;

(iii) Schools and churches; and

(iv) Parks, playgrounds, ballfields, football and baseball stadiums, fairgrounds, and other similar outdoor recreation areas.

6. Marking

Each parking space shall be delineated by single or double stripes on each side of the space. Except for parallel parking spaces, stall width shall be measured from the centerline of one stripe to the centerline of the other stripe.

7. Curbs

Curbs shall be provided to prevent any vehicle using a parking area from encroaching on any public right-of-way or adjacent property.

8. Access

Entrances and exits from streets to off-street parking areas shall be in conformance with the provisions of §7.1.2, Driveways and sidewalks.

C. Use of parking areas

Required off-street parking spaces and associated aisles and maneuvering areas shall be used for vehicle parking only. No sales, storage, display of merchandise (including automobiles), repair work or dismantling shall be permitted in such areas. Aisles and driveways shall not be used for parking vehicles.

§7.3. Landscape and Trees

§7.3.1. Purpose

The intent of this section is to promote the health, safety, and general welfare of the citizens by preserving and enhancing the city's natural environment through tree protection and preservation, and the planting and maintenance of trees and other landscape material. This section is intended to further the city's desire to facilitate the creation of a convenient, attractive, and harmonious community; to conserve natural resources including air and water; to preserve and enhance property values; and to encourage the appropriate use and orderly development of land.

§7.3.2. Applicability

Except as provided in §7.3.3, below, the provisions of this section shall apply to:

A. All new development with parking areas; and to building expansions of more than 10 per cent of floor area or vehicular use area additions of five parking spaces or more; only the expansion area must be in compliance with the landscape requirements; and

B. All removal, cutting, planting, pruning or other maintenance of trees or shrubs within dedicated street area of public right-of-way or other public property within the city.

§7.3.3. Exempt development

The provisions of this section do not apply to duplex dwellings, single-family dwellings, or group living uses (see §4.6.3.B).

§7.3.4. Permit required

A. No building permit or certificate of occupancy shall be approved without first securing a permit from the planning director pursuant to the requirements of §9.13.

B. The removal, cutting, planting, pruning or other maintenance of trees or shrubs is prohibited within dedicated street area of public right-of-way or other public property within the city, without a permit pursuant to the requirements of §9.13.

§7.3.5. Landscape requirements

A. General

The following standards shall apply to all landscape installed pursuant to the requirements of this section:

1. All landscaping shall be installed in a sound manner and in accordance with accepted standards of the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry, latest edition, as published by The Louisiana Nursery and Landscape Association.

2. Plant material shall be true to name, variety and size and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition.

3. All single trunk trees shall have a minimum two-inch caliper and must measure a minimum of eight feet tall immediately after planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

4. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of eight feet tall immediately after planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

5. Tree standards: Trees selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, ANSI Z60.1, Latest Edition as published by The America Nursery and Landscape Association.

6. Shrub quality standards: Shrubs selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock (ANSI Z60.1), Latest Edition as published by The America Nursery and Landscape Association.

7. Ground cover and vines quality standards: Ground cover (other than turf grass) shall be minimum of four-inch well-rooted container stock spaced no more than 12 inches on center.

8. Palms and tropical plant material standards: Palms and tropical plants are considered accent shrubs because of freeze potential. Such plants shall receive no credit towards tree planting requirements.

9. Irrigation and watering standard: Hose bibs shall be placed within 200 feet of all planting beds or a permanent in-ground irrigation system shall be provided.

10. A minimum of 100 square feet for each Class "A" tree or 50 square feet for each Class "B" tree of non-paved area is required for each tree where it is planted.

11. At least 50 per cent of the total number of required trees shall be native species.

B. Specific requirements

The specific landscape area requirements for site development shall be as follows:

1. Street yard planting areas

Street yard planting area is the unpaved area of land located between the property line and any developed site designated for the preservation and/or placement of plant materials to screen buildings and vehicular use areas from the street and to provide a spatial separation between use areas.

(a) The street yard planting area must be a minimum of 10 feet in depth from the property line. The required depth of the street yard planting area may be articulated to provide a depth greater or less than the minimum so long as the required square footage of the street yard planting area is maintained and that the depth is no less than five feet.

(b) The street yard planting area shall contain a minimum of one Class "A" tree or two Class "B" trees for every 500 square feet of street yard, or fraction thereof.

(c) The street yard planting area shall contain shrubs and non-turf ground cover plantings. Shrub and ground cover plantings must cover 30 percent of the street yard planting area. The required shrubs and ground cover should be selected and arranged in a manner that will minimize the visual impact of vehicular use areas from the street. The required trees shall be distributed equally throughout the street yard planting area.

(d) Retaining existing vegetation, either as lone growing specimens or groves of trees, within the street yard planting area is highly encouraged. As incentive to preserve all existing trees and specimen shrubs found growing in this site area, credit for existing trees, shrubs and ground covers will be given.

(e) No parking lot will be allowed within the street yard planting area.

(f) Lots with frontage on more than one street shall calculate the street planting requirements along the entire street frontage of both streets.

(g) Where zoning setback regulations permit, buildings may be located within the street yard planting area.

2. Buffer yards

Buffer yards shall be placed along the side and rear property lines to provide horizontal distance and landscaped open space between properties.

(a) MHP, B-2, B-3, C-1, C-2, I-1, or I-2 districts abutting residential use

The following buffer yard shall be used when a non-residential land use located in MHP, B-2, B-3, C-1, C-2, I-1, or I-2, zoning districts abuts a residential land use:

(1) Buffer yard width shall be a minimum of 10 feet.

(2) Trees shall be planted at a rate of one Class A tree or two Class B trees for each 50 linear feet of buffer area.

(3) Buffering structures shall be required as follows:

(i) Buffering structure shall be located on the edge of the property line adjacent to the residential land use. Such structure shall extend the full length of the buffer yard except for that portion of the buffer yard that falls within the required front yard setback.

(ii) Any wall shall be constructed in a durable fashion with a finished surface of brick, stone or other decorative masonry material approved by the building official. Walls shall be six to eight feet in height.

(iii) Fences shall be constructed in a durable fashion with weather resistant wood or other suitable material and be of a consistent pattern. All material shall be designed and intended for such use. Fences shall be six to eight feet in height.

(b) The 0 or B-1 districts abutting residential use

The following buffer yard shall be used when a non-residential land use located in the 0 or B-1 zoning districts abuts a residential land use:

(1) Buffer yard width shall be a minimum of five feet.

(2) Trees shall be planted at a rate of one Class A tree or two Class B trees for each 50 linear feet of buffer area.

(3) Buffering structures shall be required as follows:

(i) Buffering structure shall be located on the edge of the property line adjacent to the residential land use. Such structure shall extend the full length of the buffer yard except for that portion of the buffer yard that falls within the required front yard setback.

(ii) Any wall shall be constructed in a durable fashion with a finished surface of brick, stone or other decorative masonry material approved by the building official. Walls shall be six to eight feet in height.

(iii) Fences shall be constructed in a durable fashion with weather resistant wood or other suitable material and be of a consistent pattern. All material shall be designed and intended for such use. Fences shall be six to eight feet in height.

(c) Abutting nonresidential uses

The following buffer yard shall be used when any non-residential land use abuts any other nonresidential land use:

(1) Buffer yard width shall be a minimum of five feet.

(2) Trees shall be planted at a rate of one Class A tree or two Class B trees for each 50 linear feet of buffer area.

(d) Alternative compliance

(1) Notwithstanding the foregoing, the planning director may approve an

evergreen screen alternative provided that it will provide generally the same degree of opacity. Evergreen shrubs of a type, planting rate, and at a spacing that can be materially expected to completely screen the non-residential development site from the adjacent residential use within two years of planting shall be used.

(2) Prescribed buffer structure or shrubs may be waived by the planning director if a building, buffer structure, or evergreen screen of at least equivalent height and opacity exists immediately abutting and on the opposite side of said property line.

(3) If the required building setback is less than the required buffer yard setback, the building setback shall control, reducing the required buffer yard width only along the building footprint.

3. Screening requirements

(a) Mechanical equipment

Mechanical equipment shall be screened from view of the street.

(b) Refuse areas

All refuse storage areas shall be completely screened from the street and from adjacent properties.

(c) Screening structures

Where screening is required, screening structures shall be constructed as follows:

(1) Walls

Any wall shall be constructed in a durable fashion with a finished surface of brick, stone or other decorative masonry material or other suitable material approved by the building official. Walls shall be of sufficient height to provide a 100 per cent screen.

(2) Fences

Fences shall be constructed in a durable fashion with weather resistant wood or other suitable material and be of a consistent pattern. All material used in the construction of a fence shall be designed and intended for such use. Fences shall be of sufficient height to provide a 100 per cent screen.

Commentary: Food and beverage services businesses must meet additional DHH requirements, including site preparation, screening materials, low profile dumpster detail.

4. Sight triangle area

No plantings in sight triangle areas shall exceed two and one-half feet in height at maturity in accordance with the requirements of §7.1.4.

5. Vehicular use area

Vehicular use areas shall be required to have a minimum of eight per cent of the total vehicular use area including associated service drives and loading areas landscaped with trees, shrubs and ground cover other than turf grass. Trees shall be distributed within the vehicular use area in such a manner that no parking space is further than 75 feet from a Class "A" tree. Class "A" trees peripheral to the vehicular use area in designated street yard planting areas or buffer yard planting areas may be counted towards this requirement. The landscaping shall be installed accordingly:

(a) One Class "A" tree or two Class "B" trees for every 15 parking spaces, or fraction thereof. The required trees shall be evenly distributed throughout the vehicular use area to maximize the storage of storm water and the beneficial effects of shade. A minimum of 50 per cent of the trees within the vehicular use area shall be Class A trees.

(b) No more than 15 parking spaces shall be permitted in a row without interruption by a landscape island.

(c) Any parking island, peninsula, or planting space internal to a vehicular use area must have a minimum width of five feet of non-paved area if it is to contain a tree or trees.

(d) Interior islands, peninsulas, or green space provided around a tree (or trees) for which preservation credits are to be given shall provide a non-paved area no nearer than three feet from the tree(s) drip line or a distance of 12 times the diameter of the trunk (DBH) in feet, whichever is lesser.

(e) Underground utilities, drain lines, and the like which are placed beneath vehicular use area planting spaces shall be installed as near to the edge of the planting space as possible, so as not to interfere with tree installation.

(f) All vehicular use area planter spaces shall be protected from vehicular access by continuous concrete barrier or vertical face curbing of a minimum six-inch height.

C. Maintenance requirements

1. The owner or his agent, shall be responsible for the maintenance, repair and replacement of all required landscape materials.

2. Planting beds and trees shall be mulched to prevent weed growth and maintain soil moisture.

3. Plant materials shall be pruned as required to maintain good health and character.

4. Turf areas shall be mowed periodically.

5. All roadways, curbs, and sidewalks shall be edged at a frequency that will prevent encroachment from the adjacent grassed areas.

6. The owner or his agent shall be responsible for providing adequate water and nutrients to the required plant materials.

7. Plant materials that die must be replaced within six months with materials that meet the requirements of this section.

§7.3.6. Tree and urban forest preservation standards

A. Tree removal

Approval of a landscape plan requires preservation of any Live Oak or Southern Magnolia trees with a diameter at breast height of over six inches. Such may not be removed from a site, and shall be maintained and protected during construction in accordance with the requirements the code. Trees may only be removed in one of the following situations.

1. The tree poses a hazard. In order to verify that a hazard exists, the city may require a tree hazard assessment to be performed by a qualified arborist.
2. The tree is located within the proposed development area of a site and redesign of proposed development is not practical.
3. The tree has an incurable disease or pest infestation that cannot be eliminated. The city may require this condition to be verified by a qualified arborist.
4. The tree has been damaged to the point that it cannot recover and grow properly, or it will grow in a misshapen or unsightly manner.

B. Tree credit standard

Existing trees may be credited towards the required landscape materials. Each tree credit is equal to one "Class A" tree or two "Class B" trees.

1. The owner is encouraged to preserve as many existing mature trees and shrubs as possible in the design and implementation of the landscape plan.
2. Trees preserved in the street planting area shall be credited towards street planting requirements, trees preserved in vehicular use areas be credited toward vehicular use area requirements and trees preserved in a buffer planting area shall be credited toward buffer area planting requirements.
3. Tree credit rate for each tree preserved shall be determined in accordance with the following schedule:

Existing Trunk Diameter (DBH in inches)	Number of Class A Tree Credits
36 or greater	7
24—35	6
18—23	5
8—17	4
5—8	3
2—5	2
Less than 2	1

4. Tree credit for preservation of existing groves or stands of native trees with their natural drainage undisturbed, will be given a multiple credit of normal tree credits. Extra credit may be granted for preservation of wetlands, groves, slopes, ponds and lakes. The extra credit will be determined by the planning director.
5. It shall be the responsibility of the owner to use reasonable care to maintain preserved trees. If a preserved tree dies within five years, it is the responsibility of

the owner to replace that tree with the number of trees credited on a class-matching basis within six months.

C. Tree preservation plan

In order to receive credit for preserved trees, the owner must include as part of the plan submittal a tree preservation plan which shall be approved by the planning director.

1. The tree preservation plan shall include the location, size and condition of each tree or grove to be preserved, along with an indication of proposed development features which may impact such trees, and any other pertinent information as required to evaluate existing and proposed conditions.
2. The tree preservation plan shall include a detailed description of all methods to be used to ensure the survival of all trees scheduled for preservation credit, including information that may be required to interpret the intent and methodology proposed.
3. All tree preservation activities shall conform to the standards of the Louisiana Department of Agriculture and Forestry, and the International Society of Arboriculture.

D. Protection of trees during site development and construction

In general, the area beneath the canopy of a tree shall be designated as a tree protection zone and shall be kept safe from harmful impact. To receive credit, trees must be protected from direct and indirect root damage and trunk and crown disturbance. The following standards shall apply:

1. The tree protection zone shall include land under the canopy of a tree defined by a circle, which has as its center the trunk of the tree, and a radius, which is the distance of 12 times the diameter of the trunk (DBH) in feet.
2. Construction site activities such as parking, material storage, dirt stockpiling, concrete washout and other similar activities shall not be permitted within the tree protection zone.
3. Changes that significantly raise the grade of soil adjacent to the tree protection zone shall be avoided.
4. A reasonable effort should be made to have utility line trenches and similar uses avoid the tree protection zone. Due to certain site conditions, where disturbance is unavoidable, underground tunneling or directional boring of utilities is preferred. Trenching shall be used only as the last alternative and root-pruning equipment specifically designed for that purpose shall be used.
5. Protective fencing shall be installed around the tree protection zone prior to any tree disturbing activities. Such fences shall be at least four feet high and shall consist of orange polyethylene safety fencing or other suitable material. Fencing shall remain in place until construction is complete and other landscaping has been installed.

E. Native trees

The following is a list of desirable trees native to Alexandria. Their planting and preservation is strongly encouraged.

§7.3.6 Tree and urban forest preservation standards

1. Class A trees

Class A Trees	
Acer rubrum	Red Maple
Carya illinoinensis	Pecan
Diospyros virginiana	Persimmon
Fraxinus spp	Ash
Juniperus virginiana	Eastern Red Cedar
Juglans nigra	Black Walnut
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Nyssa sylvatica	Swamp Tupelo/Black Gum
Platanus occidentalis	Sycamore
Quercus falcata Pogodifolia	Cherrybark Oak
Quercus michauxii	Cow Oak
Quercus nuttallii	Nutall Oak
Quercus phellos	Willow Oak
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Taxodium acendends	Pond Cypress
Taxodium distichum	Bald Cypress
Ulmus Americana	American Elm
Ulmus alata	Winged Elm

2. Class B trees

Class B Trees	
Cercis Canadensis	Eastern Redbud
Chionanthus virginicus	White Fringetree
Cornus florida	Flowering Dogwood
Crataegus opaca	Mayhaw
Halesia diptera	Silverbell
Ilex cassine	Dahoon Holly
Ilex opaca	American Holly
Ilex vomitoria	Tree Yaupon
Magnolia virginiana	Sweetbay Magnolia
Robinia pseudoacacia	Black Locust

F. Nuisance trees

The following is a list of undesirable trees. The planting or preservation of these species is strongly discouraged and shall not be counted towards the tree requirements of this section.

Nuisance Trees	
Broussonetia papyrifera	Paper Mulberry
Melia Azedarach	China Berry
Pinus spp.	Pine
Pyrus spp.	Flowering Pear
Sapium sebiferum	Chinese Tallow
Ulmus pumila	Siberian Elm

§7.3.7. Landscape plans

A. All building permit applications for sites that are subject to the requirements of this section shall be accompanied by a landscape plan. It is preferable that this plan be prepared by Louisiana Licensed Landscape Architect, or Louisiana Licensed Landscape Contractor. The landscape plan shall include such criteria that are required by the planning director to determine compliance with this Code. These criteria shall include, but are not limited to:

1. Show all buildings, walkways, vehicular use areas, utility areas, retention/detention areas, sight triangles, and miscellaneous site structures.

2. Show all on- and off-site utilities, rights-of-way, or servitudes. Show proposed routing of utility service to proposed buildings.

3. Show all current land use of all adjacent property.

4. Show all protected trees and their trunk sizes using DBH (diameter at breast height—four and one-half feet. Show actual canopy spread of all protected trees or groupings of trees.

5. Show layout of all plant materials, sizes, and specifications.

6. Show all other proposed site development amenities.

7. Show all existing and proposed paved surfaces, curbs, steps, and grade changes.

8. Show topography, existing natural features, and drainage information.

9. Provide complete plant schedule of materials to be planted on the site.

10. Provide irrigation or watering system plans if applicable.

11. Landscape plans shall include a summary tabulation of all landscape requirements.

§7.3.8. Alternative compliance

A. Requests for alternative compliance will be accepted when one or more of the following conditions are met:

1. Topography, soil, vegetation, drainage or other site conditions are such that full compliance is impractical.

2. Spatial limitations, unusually shaped pieces of land, unusual servitude requirements are such that full compliance is impractical.

3. The project is an in-fill site or redevelopment of an existing site.

4. Public safety considerations make alternative compliance necessary.

5. The project is located in a planned development or corridor that has adopted comprehensive landscape design guidelines.

B. A request for alternative compliance shall be submitted to the planning director at the time the required plans are submitted. In no case shall the planning director reduce required landscape by more than 50 per cent.

C. Request for alternative compliance shall be accompanied by sufficient written explanation and drawings to allow appropriate valuation and decision by the planning director.

§7.3.9. Landscape and trees on public property

A. Permits required

Permits required to remove, cut, plant, trees and shrubs on public property. (See §9.13)

B. City right-of-way

No landscape materials shall be planted in any city right-of-way without the permission of the planning director. Such permission shall be subject to a review of any proposed planting for potential hazards to public safety. Landscape plans shall be prepared and presented to the planning director for approval.

C. Maintenance on public property

Regulations pertaining to care and maintenance of trees, plants and shrubs on public property.

1. No person shall pile building material or other material, about any tree, plant or shrub within dedicated street area of public right-of-way or other public property within the city in any manner that will in any way injure such tree, plant or shrub.

2. Construction near public trees: Wherever any and all types of construction activity being performed within the drip line of a publicly-owned tree, the agency or contractor shall notify the planning director to discuss how potential damage to the tree or trees may be minimized.

D. No person shall dump, pour or spill any oil, gas, paint, chemicals, or other deleterious matter upon any tree or tree space in any street, or keep or maintain upon any street, any receptacle which contain aforementioned items so as to injure any tree on any public property.

§7.3.10. Damage to trees, shrubs, ground cover, flowers and related items

Any person who shall injure, damage or destroy any tree, shrub, vine, hedge, or other plant situated upon the public right-of-way of any street, alley, sidewalk, park or other public property within the city shall be required to repair or replace the same to the satisfaction of the planning director. In any such action, "The Guide for Establishing Values of Trees and Other Plants," published by the Council of Trees and Landscape Appraisers, current edition, shall form the basis for establishing any monetary damages due for damage or destruction to the tree.

§7.3.11. Responsibility for maintenance of trees on private property

A. Pruning requirements

1. Every owner of any tree or shrub overhanging any street, alley, or right-of-way within the city shall prune the branches in a manner that will provide a minimum

clearance height of 14 feet above the street surface and 10 feet above the sidewalk surface, not obstruct the light from any street light, and not obstruct the view of any street intersection or traffic control devices.

2. Property owners will be notified by the planning director of their duty to perform corrective measures. If corrective measures are not performed within a reasonable time frame, the city may trim or remove the tree or shrub.

B. Hazard tree removal

1. Any privately-owned tree determined by the planning director to present a potential hazard to people making use of public streets, alleys, or rights-of-way shall be removed.

2. Whenever the public nuisance set forth in this §7.3 exists within the city the planning director shall order the property owner creating the hazard to immediately remove the tree. Such order shall be in writing, specify the hazard and its location, specify the corrective measures required and the enforcement measures that may be taken, and provide for compliance within 10 days from the service thereof. The order or notice shall be served by certified mail, return receipt requested, to the address of the responsible individual. For the purposes of this section, when service of notice by certified mail has been refused, the responsible individual is deemed to have received notice and the 10 days commences to run on the date of refusal.

3. When immediate action is required: Nothing herein shall be construed to prevent the city, without notice, from removing at the expense of the property owner, any tree which presents an imminent threat to public safety.

4. In the event where a tree located on vacant or adjudicated property is determined hazardous by the planning director, the city may remove the tree and charge the cost of the removal to the owner's city property tax bill.

C. Prohibited debris

Prohibited tree limbs, trunks, stumps, and other debris. It shall be unlawful for any contractor, subcontractor, or hired worker when employed by any owner, tenant, or occupant of premises located in the city of Alexandria to place, leave, or permit to remain on any public right of way any tree limbs, trunks, stumps, and other debris associated with arboricultural work.

1. Contemporaneous removal

All tree limbs, trunks, stumps, and other associated debris shall be removed from the location where the activity is being conducted contemporaneously with the activity of that particular day.

2. Notice

Whenever the public nuisance set forth in this §7.3 exists within the city the planning director shall order the company creating the nuisance to immediately remove all debris from the site. Such order shall; be in writing, specify the public nuisance and its location, specify the corrective measures required and the enforcement measures that may be taken, and provide for compliance within 10 days from the service thereof. The order or notice shall be served by certified mail, return receipt requested, to the address of the responsible company or individual.

For the purposes of this section, when service of notice by certified mail has been refused, the responsible company or individual is deemed to have received notice and the 10 days commences to run on the date of refusal.

3. When immediate action is required

Nothing herein shall be construed to prevent the city, without notice, from removing at the expense of the responsible company or individual, any tree limbs, trunks, stumps, and other associated debris which presents an imminent threat to public safety.

§7.3.12. Arborist registration

No person shall engage in arboricultural services on any property within the city of Alexandria without first obtaining a certificate of registration.

A. Application

Applications for certificates of registration will be received and evaluated by the planning director. No certificate of registration shall be issued until the applicant presents to the city a completed application and a copy of their current arborist license issued by the Louisiana Department of Agriculture and Forestry.

B. Renewals

Certificates of registration will be effective on the date of issue and must be renewed annually by May 1.

C. Fee

There shall be no fee required for the certificate of registration.

§7.3.13. Enforcement, violations and penalties

A. Enforcement

The planning director shall enforce the requirements set forth in this section.

B. Notice

Whenever a violation of this section occurs the planning director shall notify, in writing, the responsible party of their non-conformance and the required corrective actions. Responsible individuals will be given 30 calendar days to correct identified deficiencies before fines are levied. The notice shall be served by certified mail, return receipt requested, to the address of the responsible company or individual. When service of notice by certified mail has been refused, the responsible company or individual is deemed to have received notice.

C. Violations and penalties

1. Refusal to comply with the landscape requirements shall result in the denial for application for or the revocation of the certificate of occupancy and a fine of $50 per day for each day that required landscaping is not installed.

2. Failure to maintain required plant materials and planting areas as determined through inspection by the planning director shall constitute a violation of this section. Such violation shall subject the owner to a fine of $50 per day for each day that required landscaping is not maintained.

3. The property owner, and/or person removing a public tree or tree part(s) without a permit shall be responsible for the violation. The removal of trees in violation of this

section is a public nuisance and the violator may be fined not to exceed $500. Each tree is considered a separate violation.

4. Any contractor, subcontractor, or hired worker who violates sections of this section by placing debris in the public right-of-way shall be guilty of a misdemeanor and shall be punished by a fine not to exceed $500 and in addition shall be required to remove the debris at his/her expense. Every day, which the violation continues and the debris is not removed, shall constitute a separate offense and shall be subject to a separate punishment.

5. Any contractor, subcontractor, or hired worker performing arboricultural services within the city of Alexandria without first obtaining a certificate of registration shall be guilty of a misdemeanor and shall be punished by a fine not to exceed $500.

§7.4. Signs

§7.4.1. General provisions

The following regulations shall apply to signs in all districts unless otherwise provided for elsewhere in this chapter:

A. No sign shall be erected as to prevent free ingress or egress from any door, window, or fire escape; and no sign of any kind shall be attached to a standpipe or fire escape.

B. No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision or at any location where, by reason of position, it may interfere with or obstruct the view of traffic sight lines or traffic control devices. However, where allowed in the zoning district, a sign is permitted at a street intersection provided that the pole(s) on which it is mounted does/do not exceed 12 inches in diameter; the sign is set back at least five feet from the property lines fronting on the respective streets; and provided further that the lowest extremity of the sign is at least 10 feet above ground level.

C. Any sign affixed flat against the wall of a building and no more than 15 inches in thickness shall be deemed a wall sign. Such signs may extend over public (or private) property provided that the lowest part of such device is at least eight feet above the finished grade.

D. Any sign attached to the wall of a building and extending out more than 15 inches shall be deemed a projecting sign. Such signs shall extend not more than nine feet from the building wall, in no event closer than one foot from the curb lines; and shall be at least 10 feet above the finished grade. Projecting signs shall be allowed to extend over public property only in Fire District No. 1. For the purpose of this section, any sign hanging from a projecting roof shall be considered a projecting sign, provided such sign shall not extend beyond the bounds of the roof projection.

E. The illumination of any sign within 50 feet of and facing a residential zone lot line shall be diffused or indirect and designed to prevent direct rays of light from shining into adjoining residential districts. Neon signs and plastic face signs with interior lighting are considered diffused or indirectly lighted signs. In no event shall flashing or intermittent illumination be permitted where the sign faces directly into and is nearer than 300 feet to dwellings in a residential district.

F. Whenever a sign becomes structurally unsafe or endangers the safety of a building or

premises, or endangers the public safety, the planning director shall give written notice to the owner of the sign or the owner of the premises on which the sign is located that such sign be made safe or removed within 10 days.

G. All signs shall be constructed and erected in accordance with the building code and the electrical code of the city of Alexandria.

H. All business and advertising signs must be attached to or located on private property. To provide reasonable flexibility in these regulations, the Board of adjustment and appeals may approve an application for a business sign or advertising structure that may not conform with the provisions of the district in which it is located, where the location, size, or addition would not be inconsistent with the character of the area or neighborhood in which such sign or structure is to be located.

I. No revolving and/or flashing device or sign of any kind or color may be used if such device or sign may be mistaken for that of a police car, ambulance, or other emergency vehicle.

J. If located within direct vision of traffic control devices, no flashing or intermittent red, green, or amber illumination shall be used.

K. On corner lots, only that signage allotted to each street may be placed on such street.

L. All on-premises signs shall be set back 20 feet from all property lines or such sign shall be mounted at least eight feet in height from the base of the advertising structure to the ground, excluding pole, or no higher than three feet from top of sign structure to the ground. The twenty-foot setback shall be measured from the property line to the nearest point of the sign structure.

§7.4.2. Permit required

No person shall erect, alter or relocate a sign without first securing a permit from the planning director pursuant to the requirements of §9.12.

§7.4.3. Exempt signs

The following signs shall be permitted in all districts, and shall comply with all the requirement of applicable laws, ordinances and codes, but shall not require a permit:

A. Direction signs

Direction signs on private property, but without advertising matter, for the purposes of:

1. Identifying and giving direction to phone booths, restrooms, and parking areas;

2. Providing direction to motorists within parking lots and structures;

3. Aiding and directing the movement of pedestrians.

B. Trespassing signs

Signs protecting private property or identifying property hazards.

1. Public notices

Notices posted by public agencies.

2. Government insignia

Flags and insignia of any government, except when displayed in connection with a commercial promotion.

3. Change of copy

There shall be no permit required when changing permitted copy of a sign provided no increase occurs with respect to either the area of any such sign or the manner in which it is structurally supported.

4. Small, nonilluminated wall signs

Nonilluminated signs not exceeding five square feet attached to a building facade.

5. Construction signs

Individual signs at a site under construction shall not exceed five square feet in SF-1, SF-2 and SF-3 districts or 32 square feet in other districts. Removal shall be within one month of project completion.

6. Real estate signs

One sign per street frontage not exceeding five square feet in SF-1, SF-2 and SF-3 districts, or 32 square feet in all other zoning districts. Removal shall be within one week of closing.

7. Temporary signs

Signs that apply to a specific sale, drive, or event limited to five square feet in SF-1, SF-2 and SF-3 districts and 32 square feet in all other zoning districts. Such temporary signs shall not be erected more than one month before the event and shall be removed within one week of the event's conclusion.

8. Identification nameplates

A sign that states the name and/or address of the occupant, not to exceed one attached sign per single-family dwelling address or entry to a business without direct exterior access, and not to exceed two square feet.

9. Institutional signs

Signs denoting the name of any public, charitable, or religious institution when located on the premises of such institution, provided such signs shall not exceed 50 square feet in display area. Such signs shall be simply for the purpose of displaying the name of the institution and its activities or services. It may be illuminated, but not flashing.

10. Subdivision name sign

(a) Temporary signs, not to exceed 200 square feet each, may be erected at each entrance for a period of one year to advertise a new subdivision.

(b) Permanent signs, not to exceed 24 square feet in area per exclusive entrance to a subdivision; such signs are restricted to the subdivision name.

11. Historic plaques

Commemorative plaques placed by historical agencies recognized by the city.

12. Novelty yard sign

A temporary sign that pertains to a certain event such as but not limited to: a birth, anniversary or birthday and limited to size to 10 square feet and allowed for a period of not to exceed seven days. These signs shall be securely anchored to the ground.

13. Political signs

Temporary signs related to political elections may be erected in any zoning district of the city, but not within the public right-of-way. Temporary signs may also be erected in any zoning district of the city in connection with nonprofit promotions or special events provided they are of community-wide interest and approved for placement by the board of adjustment and appeals. Temporary signs placed in residential areas shall not exceed five square feet in area, and no such sign in other zoning districts shall exceed 32 square feet. Such temporary signs shall be removed within one week of the event's conclusion.

§7.4.4. Prohibited signs

The following signs shall be prohibited in all zoning districts.

A. Any sign that advertises or publicizes an activity not conducted on the premises upon which the sign is maintained, except as allowed by §7.4, Off-premises signs.

B. Any temporary sign or window sign, except as permitted under the provisions herein.

C. Any sign that contains statements, words, or pictures of an obscene, indecent, or immoral character that will offend public morals or decency.

D. Any sign that contains or is an imitation of an official traffic sign or signal or contains the words "stop," "go slow," "caution," "danger," "warning," or similar words.

E. Any sign that is of a size, shape, location, movement, content, coloring, or manner of illumination that may be confused with or construed as a traffic control device or that hides from view any traffic or street sign or signal.

F. Street signs, banners, and streamers suspended over or above dedicated streets or alleys are prohibited, except in C-1 or C-2 districts where nonprofit agencies may apply for a special exception from the planning director.

G. Portable signs, defined as skid mounted, trailer mounted or A-framed signs, with or without wheels, for use with or without changeable lettering, and with or without electricity.

H. Inflatable signage that does not conform with §7.4.3.B.7, Temporary signs. The advertising area shall be calculated based upon the entire structure.

I. Signs that are illegal under state laws or regulations.

J. Signs that are erected or maintained upon trees or painted or drawn upon rocks or other natural features.

K. Signs located on public property, unless placed thereon under lease arrangements or otherwise permitted by legal authority.

L. Signs that are constructed so as to periodically change the direction toward which any plane containing the sign surface area is oriented.

M. Signs that emit smoke, vapor, particles, or odor.

§7.4.6. On-premises signs

On-premises signs shall be subject to the following regulations, depending on the zoning district in which the sign is located.

A. Residential districts

The following regulations shall apply to on-premises signs located in the AG, SF-1, SF-2, SF-3, MF-1, MF-2 and MF-3 zoning districts.

1. No on-premises sign shall be permitted for single-family dwellings or duplex dwellings, or community home uses, except as provided in §7.4.3, Exempt signs.

2. Multifamily, mobile home park and group housing uses shall be permitted ground or attached signs as follows:

(a) Three to 12 units, one sign not to exceed eight square feet.

(b) 13 or more units, one sign per street frontage; permitted size shall be 10 square feet for each 100 lineal feet of street frontage up to a maximum total of 32 square feet for each sign.

3. Nonresidential uses located in residential zoning districts shall be subject to the requirements of §7.4.6.B below.

B. Office and neighborhood business districts

The following regulations shall apply to on-premises signs located in the O, Office and B-1, Neighborhood business districts.

1. In order to maintain the residential character of the surrounding neighborhood where these districts are intended to be located, design and form of sign shall not detract from aesthetics and streetscape of the neighborhood district with respect to adjoining properties. Application for an on-premises sign permit shall include a sketch of proposed sign design (form and size), and shall include a site plan showing proposed sign placement on said property. Night lighting of sign is permitted; however, illumination shall not project onto adjoining properties.

2. On-premises signs are allowed with number and surface area limited by the following formula:

One sign not exceeding 32 square feet in surface area. Where more than one convenience establishment is located in the same building, a sign in accordance with the above formula is permitted for each.

3. Sign shall be oriented so as to not be visually obstructive for motorists exiting the property onto public right-of-way. Sign shall be located fully on private property and shall not extend or project into public street right-of-way. Sign shall be setback at least 15 feet from side property lines.

4. If the planning director determines that all or part of a proposed sign will adversely impact the district or adjoining properties where it is located, he can so notify the applicant of his decision. If the applicant is not agreeable to making sign modifications to address division concerns, he can appeal the decision to deny his sign permit to the board of adjustment and appeals.

C. Community business district

The following regulations shall apply to on-premises signs located in the O-2, Community

business district.

1. One identification sign structure, which may include up to three sign faces with combined surface area not exceeding 100 square feet for each side of the premises adjacent to a public street. No portion of such structure shall be closer than two feet to any right-of-way line, nor closer than 25 feet to any residential district boundary. Lettering on such sign shall indicate only the name and the general nature of business conducted.

2. For each 10 linear feet of sides of principal buildings exposed to general public view from either parking areas or public streets, a maximum of one sign and 10 square feet of surface area is permitted. Total surface area permitted may be used in a lesser number of signs than the maximum permitted, but the maximum shall not be exceeded. Signs other than those indicated in subsection (a) above shall be mounted only on the walls or roofs of principal buildings. Area of signs (but not number) required by fire code to be mounted on pumps shall be subtracted from allowable sign area. Uses allowed in more restricted areas shall conform to the sign controls of the pertinent district.

D. General business district

The following regulations shall apply to on-premises signs located in the O-3, General business district.

1. For each 100 linear feet of lot, adjacent to a public street, a maximum of 100 square feet of surface area is permitted and no more than one pole mounted sign. The allowed square footage may be split between the pole mounted sign and building mounted signs as the applicant desires.

2. In no case shall any one sign exceed 200 square feet.

3. The total signage of any one location shall not exceed 200 square feet.

E. Commercial districts

The following regulations shall apply to on-premises signs located in the C-1, Limited commercial district, C-2, General commercial district and CBD, Central business district.

1. The total surface area of all business signs on a building and/or on a lot shall not exceed 250 square feet or the sum of one sign square foot for each linear foot of lot frontage, whichever is greater. In no case shall one sign exceed 250 square feet. On corner lots or lots with frontage on more than one public street, additional signs shall be permitted and subject to the same requirements as set forth for a single-frontage property. However, the minimum distance between detached (pole mounted) signs shall be 300 linear feet, measured along the street frontage. The allowed square footage may be split between a detached (pole mounted) sign and building mounted signs as the applicant desires.

2. All shopping centers shall be limited to one centrally located sign with each individual business having 20 square feet of signage for each 10 feet of building frontage.

F. Industrial districts

The following regulations shall apply to on-premises signs located in the I-1, Light industrial or I-2, General industrial districts.

1. For industrial uses, the combined surface areas of all signs shall not exceed 300 square feet.

2. Non-industrial uses shall comply with the regulations of §7.4.6.E, Commercial districts.

§7.4.7. Off-premises signs

Off-premises signs shall be subject to the following regulations.

A. Location of signs

1. No off-premises sign shall be permitted in any AG, SF-1, SF-2, SF-3, MF-1, MF-2, MF-3, MHP, O, B-1 or B-2 zoning district.

2. Approved off-premises signs may be erected and maintained in B-3, C-1, C-2, CBD, I-1 or I-2 districts.

3. No off-premises outdoor advertising structure shall be located in such a manner as to obscure, obstruct, or otherwise physically interfere with the clear or unobstructed view of an official traffic sign, signal, or device, or obstruct or physically interfere with the driver's view of approaching, merging or intersecting traffic.

4. No off-premises sign shall be located within 100 feet from the front or side property line of residential use or zoning nor within 50 feet from the rear property line of such residential use or zoning.

5. No off-premises sign shall be located within 200 feet of any public park.

6. No off-premises sign shall be permitted along the Red River Levee between the Winn-Fulton Bridge and the O.K. Allen Bridge.

B. Size of signs

1. The following table specifies off-premises sign requirements per location for each side of the existing street for the noted zoning districts:

Type of Sign Regulation	Zoning DistrictS		
	B-3	C-1, C-2 & CBD	LI & GI
Maximum area of total sign surface per side (sq. ft.)	72	450	672
Maximum height of total sign surface per side (ft.)	6	20	20
Maximum length of total sign surface per side (ft.)	12	36	50
Minimum Hagle height (ft.)	8	15	15
Maximum height of sign (ft.)	25	60	60

(a) The maximum height of any off-premises signs shall be measured as the vertical distance between the highest part of the sign and either the ground level at its supports or the nearest shoulder of the adjacent interstate highway right-of-way or public street right-of-way, whichever is higher in elevation.

(b) Total surface shall be defined as the portion of the sign surface designated to

advertising purposes not including supporting structures.

(c) Measurements between off-premises signs shall be measured along edge of highway between signs on same side of highway and in addition, no sign shall be placed within a 300 foot radius of any existing off-premises signs.

(d) An allowance of 20 per cent of the sign surface shall be allowed for cutouts.

C. Spacing of signs

Property facing on public streets, state and federal highways, and all other property within 660 feet of the nearest edge of the right-of-way of said streets or highways that are zoned so as to permit the construction and maintenance of off-premises signs, shall be subject to the following spacing requirements:

1. Each side of a thoroughfare shall be considered separately.

2. V-type or back-to-back off-premises signs shall be considered one sign.

3. The following spacing requirements shall be applied:

(a) Small signs, those 300 square feet and less may be located not less than 300 feet from any other off-premises sign.

(b) Medium signs, those between 73 square feet and 400 square feet may be located not less than 500 feet from any other medium and/or large off-premises sign and not less than 300 feet from any other off-premises sign.

(c) Large signs, those over 401 square feet may be located not less than 1,000 feet from any other large off-premises sign and not less than 500 feet from any medium off-premises sign and not less than 300 feet from any small off-premises sign.

(d) Measurements between off-premises signs shall be measured along edge of highway between signs on same side of the highway.

(e) All off-premises signs shall be located no closer than 1,500 feet from any other off-premises sign, regardless of size, along the I-49 corridor.

D. Lighting

Off-premises signs may be illuminated, subject to the following restrictions:

1. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any off-premises sign. Flashing devices shall not be permitted upon a sign; however, illuminated signs that indicate such customary public service as time, date, temperature or other similar information shall be permitted.

2. External lighting, such as flood lights, thin line and goose neck reflectors are permitted provided the light source is directed on the face of the off-premises sign and is effectively shielded so as to prevent beams or rays of light from being directed or reflected onto any portion of a public street.

E. Sign backs

Visible backs of off-premises signs shall be suitably painted, galvanized, or otherwise covered to present a neat and clean appearance.

F. Owner identification

All off-premises signs shall include an identification plaque with a minimum of 100 square inches on each sign surface. The plaque shall contain the name (or easily recognized logo) of the sign owner and be clearly legible.

G. Installer requirements

All persons and sign companies operating off-premises signs in this city must be licensed and submit to the planning director an annual certificate of liability insurance, with minimum limits of $100,000 for any one accident, prior to the issuance of any permit for an on- or off-premises sign.

§7.4.8. Enforcement

A. Enforcing officer

The planning director shall have the authority to determine compliance with the provisions of this section. The planning director is hereby authorized and directed to enforce all the provisions of this code. Upon presentation of proper credentials, he or his authorized representative may enter any building, structure or premises in the city of Alexandria to perform any duty imposed upon him by this section.

B. Removal

The planning director may order the removal of any sign erected or maintained in violation of this section. He shall give 14 days' notice, in writing, to the owner of such sign or of the building, structure or premises on which such sign is located, to remove the sign or to bring it into compliance. However, for temporary signs, the planning director shall only be required to give seven days' written notice. He may remove a sign at cost to the owner immediately, and without notice if in his opinion, which shall be final, the sign presents an immediate threat of danger to the safety of the public.

C. Notice

In the event the planning director shall find that any sign or sign location is unsafe, is a menace to public health, safety, or welfare, or is in violation of any of the provisions or standards of this section, the city code, or any other applicable code or body of law, he shall serve written notice on the holder of the permit, or in the absence of a valid permit, on either any owner of the sign, or on any possessor or any owner of the property on which the sign is located.

1. Such written notice shall state, with reasonable specificity, the reason or reasons the sign is unsafe, a menace, or is otherwise in violation. If the violation can be and is corrected or remedied within 14 days from the issuance of the written notice, the sign need not be removed. If the violation cannot be corrected in compliance with applicable laws, within the thirty-day period, the sign shall be removed at the permit holder's expense, or in the absence of a valid permit, at the expense of any owner or possessor on whom the written notice is served, subject to appeal.

2. Written notice may be made by registered mail or by personal delivery, and is deemed effective on the date the notice is mailed to the permit holder, owner, or possessor (as applicable) at his last known personal or business address, or, if delivered in person, from the date such written notice is delivered to the permit holder, owner, or possessor (as applicable) at any place where he may be found, or to any place where the permit holder, owner, or possessor (as applicable) does business within the city of Alexandria.

3. The written notice shall include all existing violations at the location in question, and only one notice shall be required. If the violation is not timely corrected, or if the sign is not timely removed, as the case may warrant, citations shall be issued immediately.

D. Fines

In the event the planning director issues proper notice as delineated in §7.4.8, Enforcement, and the sign is not removed, the citation issued shall carry a fine of $250. Each calendar day that elapses past the official notice removal date shall result in an additional five dollars per day fine. The planning director may also remove a sign at the cost to the owner, charge storage fees, and issue citation(s) for violations of any provisions of this section.

E. Variances

Variances from the provisions of this section may be granted by the board of adjustment and appeals, provided that no variances shall be granted to allow a sign type (i.e., building mounted, pole mounted or off-premises sign) not otherwise allowed in the zoning district.

§7.5. Mandatory Homeowners Associations

§7.5.1. Establishment

A. If a homeowners association or similar legal entity is to be responsible for the maintenance and control of any common area and facilities, including roads, stormwater facilities, recreational facilities, open space or other common areas and facilities associated with a development, it must be established so that it has clear legal responsibility and authority to maintain and exercise control over the common areas and facilities, including the obligation to maintain the common area and facilities and the power to compel contributions from lot owners to cover their proportionate share of the costs associated with the maintenance of the common areas and facilities.

B. Such association or similar legal entity must be established before any dwelling unit or lot in the development is sold or any building in the development occupied.

§7.5.2. Documentation

A. Membership in the association shall be mandatory and automatic for all homeowners of the development and their successors.

B. If the association will be responsible for maintaining any common area and facilities, the covenants shall include the following language or language of similar effect approved by the city attorney:

1. If at any time the association fails to maintain any common area and facilities, the city shall have the right but not the obligation to complete required maintenance, to charge the costs of such maintenance to the homeowners' association, and, if not paid, collect such cost from the members as assessments by the association. This assessment shall not be subject to general limitations imposed on assessments by the association, such as those limiting the total amount of an assessment, limiting annual increases in assessments and/or requiring membership votes on specific assessments.

2. Documents providing for the establishment of a homeowners association or similar legal entity in accordance with this section must be submitted to, and approved by, the planning director and the city attorney before any plat for the development is recorded.

3. The planning director's review is limited to ensuring that the homeowners association or similar legal entity is established so that it has clear legal authority to maintain and exercise control over the common areas and facilities, including the power to compel contributions from development residents to cover their proportionate shares of the costs associated with the maintenance of the common areas and facilities.

C. The purpose of the city attorney's review is to ensure that the city has all necessary authority to remedy a default in the maintenance obligations of the association and to recover the costs of such remedy from the association or its members.

Commentary: A homeowners association or similar entity is needed to maintain common area and facilities, where such area and facilities are provided and not dedicated to the city.

§7.6. Flood Damage Prevention

§7.6.1. Statutory authorization, findings of fact, purpose and methods

A. Statutory authorization

The Legislature of the State of Louisiana has in statute LRS 38:84 delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the city council of the city of Alexandria, Louisiana, does ordain as follows:

B. Findings of fact

1. The flood hazard areas of city of Alexandria are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.

2. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, flood proofed or otherwise protected from flood damage.

C. Statement of purpose

It is the purpose of this section to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;

2. Minimize expenditure of public money for costly flood control projects;

3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

4. Minimize prolonged business interruptions;
5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
6. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
7. Insure that potential buyers are notified that property is in a flood area.

D. Methods of reducing flood losses

In order to accomplish its purposes, this section uses the following methods:

1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
4. Control filling, grading, dredging and other development which may increase flood damage; and
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

§7.6.2. Flood damage prevention-related definitions

See §2.4.

§7.6.3. General provisions

A. Lands to which this section applies

The ordinance from which this section derives shall apply to all areas of special flood hazard within the jurisdiction of the city of Alexandria.

B. Basis for establishing the areas of special flood hazard

The areas of special flood hazard identified by the Federal Emergency Management Agency in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for city of Alexandria, Louisiana, Rapides Parish," dated September 3, 1997, and surrounding Rapides Parish (unincorporated areas) FIRMs dated September 3, 1997, that include part of the city of Alexandria Corporate Limits, with accompanying Flood Insurance Study (FIS) dated September 3, 1997, and any revisions thereto are hereby adopted by reference and declared to be a part of this section.

C. Establishment of development permit

A floodplain development permit shall be required to ensure conformance with the provisions of this section.

D. Compliance

No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this section and other applicable regulations.

E. Abrogation and greater restrictions

This section is not intended to repeal, abrogate, or impair any existing servitudes, covenants, or deed restrictions. However, where this section and another ordinance, servitude, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

F. Interpretation

In the interpretation and application of this section, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

G. Warning and disclaimer or liability

The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This section does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This section shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this section or any administrative decision lawfully made hereunder.

§7.6.4. Administration

A. Designation of the floodplain administrator

See §8.6.1

B. Duties and responsibilities of the floodplain administrator

See §8.6.2.

C. Floodplain development permit procedures

See §9.10.

§7.6.5. Provisions for flood hazard reduction

A. General standards

In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from

entering or accumulating within the components during conditions of flooding;

5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and

7. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

B. Specific standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in §7.6.3.B, §8.6.2.A.5, or §7.6.5.C.3, the following provisions are required:

1. Residential construction

New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this subsection as proposed in §9.10.1.A, is satisfied.

2. Nonresidential construction

New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are flood proofed shall be maintained by the floodplain administrator.

3. Enclosures

New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(a) A minimum of two openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(b) The bottom of all openings shall be no higher than one foot above grade.

(c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. Manufactured homes

(a) Require that all manufactured homes to be placed within zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

(b) Require that manufactured homes that are placed or substantially improved within zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the bottom of the longitudinal structural I beam of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(c) Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of this subsection 4 be elevated so that either:

(1) The bottom of the longitudinal structural I-beam of manufactured home is at or above the base flood elevation; or

(2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

5. Recreational vehicles

Require that recreational vehicles placed on sites within zones A1-30, AH, and AE on the community's FIRM either (i) be on the site for fewer than 180 consecutive days, or (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements of §9.9.1, and the elevation and anchoring requirements for "manufactured homes" in §7.6.5.B.4. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

C. Standards for subdivision proposals

1. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with §7.6.1.B, §7.6.1.C, AND §7.6.1.D.

2. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet floodplain development permit requirements of §7.6.3.C; §9.9.1 and the provisions of §7.6.5.

3. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or five acres, whichever is lesser, if not otherwise provided pursuant to §7.6.3.B or §8.6.2.A.5.

4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

D. Standards for areas of shallow flooding (AO/AH zones)

Located within the areas of special flood hazard established in §7.6.3.B are areas designated as shallow flooding. These areas have special flood hazards associated with flood depths of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).

2. All new construction and substantial improvements of non-residential structures:

   (a) Have the lowest floor (including basement) elevated to or above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified); or

   (b) Together with attendant utility and sanitary facilities be designed so that below the base specified flood depth in an AO zone, or below the base flood elevation in an AH zone, level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

3. A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of §7.6.5, as proposed in the permit procedures of §9.9.1, are satisfied.

4. Require within zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

E. Floodways

Floodways located within areas of special flood hazard established in §7.6.3.B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

2. If subsection 1 above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of §7.6.5.

3. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program Regulation, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first completes all of the provisions required by Section 65.12.

F. Penalties for noncompliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this section and other applicable regulations. Violation of the provisions of this section by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Each day the violation continues shall be deemed a new violation. In addition, the violator shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent city of Alexandria from taking such other lawful action as is necessary to prevent or remedy any violation.

§7.7. Storm Drainage

§7.7.1. Applicability

Developments that are subject to site plan review (§9.11) must be served by an appropriate storm drainage control system in accordance with the requirements of this section.

§7.7.2. General Requirement

The storm drainage plan, to the extent practical, will attempt to follow the principle that the water falling on a given site should be absorbed to the extent that after development the quantity and rate of water leaving the site would not be significantly different than if the site had remained undeveloped. In part, the intent of the plan should be to minimize the adverse cumulative effects of development in an area on drainage. Techniques that capitalize on and are consistent with natural resources and processes will be used whenever possible, including but not limited to:

A. Rain catchment and harvesting for on-site irrigation

purposes; and

B. Rain gardens (shallow depressions or swells) that slow storm runoff and reduce the impact of what is found in storm water as it enters storm drainage control systems.

Commentary: A rain garden allows runoff to re-enter the soil, and is a place where water-tolerant plants are used to provide a pretty place.

§7.7.3. Storm Drainage Plans

A storm drainage plan shall be provided as follows:

A. The plan shall include provisions to control water and wind erosion during and after construction associated with the development.

B. Runoff from impervious surfaces with 3 or more acres of impervious area should be directed to retention areas or through vegetated areas as needed to allow sedimentation and filtration of contaminants to occur before runoff enters canals, rivers or wetland areas.

C. All drainage facilities must:

1. Conform to the "Design Criteria of Storm Sewers and Appurtenance, City of Alexandria, Louisiana, Department of Public Works."

2. Be designed to serve the entire drainage area in which the facilities are located; and

3. Include gutters, ditches, catch basins, culverts, drainage lines and other necessary facilities to assist in the control of storm drainage water.

§7.8. Airfield Compatibility

§7.8.1. Statement of purpose

The city of Alexandria finds it necessary to enact this section in order to protect and promote the general health, safety, economy and welfare of the inhabitants of Alexandria, Louisiana, by preventing incompatible uses or the creation or establishment of flight hazards; and providing for the protection of property in the vicinity of Alexandria International Airport by creating obstruction clearance and compatible use zones and establishing boundaries thereof; providing for changes in restrictions encompassed in such zones, defining certain terms used herein; providing for enforcement, amendment, and imposing penalties for violation thereof; and to prevent the destruction or impairment of the utility of Alexandria International Airport and the public investment therein and the enhancement of the quality of life and safety of individuals residing in areas affected.

§7.8.2. Airfield compatibility-related definitions

See Article 2.

§7.8.4. Land use

Land within the airport protection zone I (APZ I), airport protection zone II (APZ II) or airport clear zone may not be used for any purpose other than those described in the following table. Property owners or land users should consult the planning director to determine the locations of property and limitations imposed thereon by this section. All activities allowed in airport subzones are indicated by "Yes" in the following table, with all activities prohibited indicated by "No."

Use Category	Airport Clear Zone	APZ-I	APZ-II
Residential			
Single-family dwellings	No	No	Yes(1)
Multifamily dwellings	No	No	Yes(1)
Permanent residence mobile homes	No	No	No
Transient lodging—Hotels, motels	No	No	Yes(1)
Transportation, communications and utilities			
Railroad	Yes(2,9,10)	Yes(2,9,10)	Yes
Motor vehicle transportation	No	Yes(2,9,10)	Yes
Aircraft transportation	No	Yes(2,9,10)	Yes
Highway and street right-of-way	Yes(2,9,10)	Yes(2,9,10)	Yes
Auto parking	No	Yes(2,9,10)	Yes
Communications	Yes(2,9,10)	Yes(2,9,10)	Yes
Utilities	Yes(2,9,10)	Yes(9,10)	Yes(9)
Landfills and hazardous waste facilities	No	No	No
Commercial and retail trade			
Wholesale trade	No	Yes(1,9,10)	Yes
Building materials—Retail	No	Yes(9,10)	Yes
General merchandise—Retail	No	Yes(9,10)	Yes
Food retail—Groceries	No	Yes(9,10)	Yes
Other food retails	No	Yes(9,10)	Yes
Automotive, marine, aviation—Retail	No	Yes(9,10)	Yes
Apparel and accessories—Retail	No	Yes(1,9,10)	Yes
Furniture, home furnishings—Retail	No	Yes(1,9,10)	Yes
Eating and drinking places	No	Yes(9,10)	Yes
Other retail	No	Yes(9,10)	Yes
Manufactured home sales	No	Yes(9,10)	Yes
Industrial and manufacturing			
Apparel	No	Yes(9,10)	Yes
Building supplies and lumber	No	Yes(9,10)	Yes

§7.8.4 Land use

Use Category	Airport Clear Zone	APZ-I	APZ-II
Chemicals and allied products	No	Yes(7,9,10)	Yes(7)
Fabricated metal products	No	Yes(9,10)	Yes
Food and kindred products	No	Yes(9,10)	Yes
Furniture and fixtures	No	Yes(9,10)	Yes
Miscellaneous manufacturing	No	Yes(9,10)	Yes
Paper and allied products	No	Yes(9,10)	Yes
Petroleum refining and related industries	No	No	No
Primary metal industries	No	Yes(9,10)	Yes
Printing and publishing	No	Yes(9,10)	Yes
Professional, scientific and controlling instruments	No	Yes(9,10)	Yes
Rubber and miscellaneous plastic	No	Yes(9,10)	Yes
Stone, clay and glass products	No	Yes(9,10)	Yes
Textile mill products	No	Yes(9,10)	Yes
Services			
Business services	No	Yes(10)	Yes
Cemeteries	No	Yes(3,10)	Yes
Contract construction services	No	Yes(10)	Yes
Educational facilities	No	No	No
Explosives storage	No	No	No
Finance, insurance and real estate	No	Yes(10)	Yes
Government services	No	Yes(10)	Yes
Hospital	No	No	No
Legal services	No	Yes(10)	Yes
Medical and other health services	No	No	Yes(1)
Other professional services	No	Yes(10)	Yes
Personal services	No	Yes(10)	Yes
Religious facilities	No	No	Yes(1)
Repair services	No	Yes(10)	Yes
Warehousing and storage services	No	Yes(10)	Yes
Cultural, entertainment and recreation			
Cultural activities	No	No	Yes(1)
Nature exhibitions and zoos	No	No	Yes
Entertainment assembly	No	No	Yes(1)
Miscellaneous public assembly	No	No	Yes(1)
Fairgrounds and amusement parks	No	No	Yes(9)
Outdoor sports activities	No	Yes(8,9,10)	Yes(9)

Use Category	Airport Clear Zone	APZ-I	APZ-II
Indoor sports activities	No	No	Yes
Playground and athletic areas	No	Yes(9,10)	Yes(9)
Water-based recreation areas	No	No	Yes(9)
Other recreation	No	Yes(9,10)	Yes(9)
Resort and group camps	No	No	Yes
Parks	No	Yes(9,10)	Yes(9)
Resource production, extraction and open land			
Agriculture (4)	Yes(10)	Yes(10)	Yes
Dairy and livestock farms (5)	No	Yes(10)	Yes
Forestry activities	No	Yes(10)	Yes
Fishing activities and related services (6)	No	No	Yes
Mining activities	No	No	Yes
Undeveloped and unused land	Yes	Yes	Yes
Manmade water areas	No	No	Yes
Permanent open space	Yes	Yes	Yes
Yes: Permissible uses.			
No: Prohibited uses.			

Notes:

(1)Use compatible only if measures to achieve outdoor to indoor Noise Level Reduction (NLR) of at least 25 dB (within 65—70 DNL) or 30 dB (within 70—75 DNL) are incorporated into the design and construction of the interior portions of the building.

(2)No passenger terminals and no major aboveground transmission lines.

(3)Meeting places, auditoriums, chapels, etc., not allowed.

(4)Includes livestock grazing but excludes feedlots and intensive animal husbandry.

(5)Includes feedlots and intensive animal husbandry.

(6)Includes hunting and fishing.

(7)Excludes products with explosive or flammable characteristics.

(8)Facilities must be low intensity, e.g., golf courses, soccer fields, baseball fields, etc.

(9)Facilities must not create electronic interference, conflicting light, vapor, smoke, etc. which might cause interference with aircraft navigation, as specified in §7.8.6

(10)Facilities, structures, or trees must not exceed height restrictions as specified in §7.8.6.

Sources: HUD; DOD; FAA; DOT-Standard Land Use Coding Manual.

§7.8.5. Performance standards

A. Signs

Signs (on-premises and off-premises) are permitted subject to §7.4, Signs, and the following requirements.

1. No sign shall be indirectly illuminated or have any flashing or moving lights or any lights that interfere or cause disturbances with flight operations.
2. No sign shall exceed 35 feet in height.

§7.8.6. Height and obstruction criteria

A. Prohibited land uses

The following uses are expressly prohibited in conjunction with those prohibited uses in §7.8.3, Land use.

1. Uses that release into the air any substance that would impair visibility or interfere with the operation of aircraft; e.g., steam, dust or smoke.
2. Uses that produce light emissions, either direct or indirect (reflective), that would interfere with pilot vision.
3. Uses that produce emissions that would interfere with aircraft communications systems or navigational equipment.
4. Uses that would attract birds or waterfowl, such as operation of sanitary landfills, maintenance of feeding stations or growth of certain vegetation.

B. Height limitations

Height limitations shall be as defined and identified through the following definitions and illustrative drawing on file with the city clerk and planning division. No structure or physical obstruction shall be constructed or positioned to extend above the following spatial geometric surfaces as defined herein.

1. Primary surface

A surface on the ground or water, centered lengthwise on the runway and extending 200 feet beyond each end of that runway. The width of the primary surface is 2,000 feet at Alexandria International Airport.

2. Clear zone surface

A surface on the ground or water, beginning at the runway end and symmetrical about the runway centerline extended.

3. Approach-departure clearance surface

An inclined plane or combination inclined and horizontal plane, symmetrical about the runway centerline extended. The inclined plane flares outward and upward from the primary surface, and begins with the centerline elevation of the runway end. The slope ratio and dimensions of the inclined plane and dimensions of the horizontal plane vary with the type of runway prescribed. For Alexandria International Airport runways, the slope ratio of the inclined plane is fifty to one (50:1) until it reaches an elevation of 500 feet above the established airfield elevation. It then continues horizontally at this elevation to a point 50,000 feet from the point of beginning. The outer width is 16,000 feet.

5. Inner horizontal surface

An oval-shaped plane at a height of 150 feet above the established airfield elevation. It is constructed by scrubbing an arc with a radius of 7,500 feet about the centerline at each end of each runway and interconnecting these areas with tangents.

(a) Conical surface

An inclined plane that extends from the periphery of the inner horizontal surface outward and upward at a slope of twenty to one (20:1) for a horizontal distance of 7,000 feet to a height of 500 feet above the established airfield elevation.

(b) Outer horizontal surface

A plane located 500 feet above the established airfield elevation, extending outward from the outer periphery of the conical surface for a horizontal distance of 30,000 feet.

(c) Transitional surface

Inclined planes that connect the primary surface and the approach departure clearance surfaces to the inner horizontal surface, conical surface, outer horizontal, or other transitional surfaces. The slope is seven to one (7:1) outward and upward at right angles to the runway centerline and runway centerline extended. To determine the elevation for the beginning of the transitional surface slope at any point along the lateral boundary of the primary surface, draw a line from the point, perpendicular to the runway centerline or to the runway centerline extended. The elevation of the runway or of the runway centerline extended at that intersection is the elevation for the beginning of the seven to one (7:1) slope.

§7.9. Operational Performance Standards

§7.9.1. Purpose

The operational performance standards of this section are intended to protect the health, safety and welfare of citizens by regulating potential nuisance features associated with certain land uses.

§7.9.2. Applicability

The operational performance standards of this section shall apply to all uses, buildings and structures within the city unless otherwise specifically indicated.

§7.9.3. Exemptions

The following are exempt from the operational performance standards of this section:

A. Temporary construction, excavation and grading associated with development for which applicable permits have been issued and with the installation of streets or utilities;

B. Demolition activities that are necessary and incidental to permitted development on the same lot, on another of several lots being developed at the same time or in public rights-of-way or easement;

C. An odor detected for less than 15 minutes per day;

D. Noise and vibrations occurring less than 15 minutes per day; and noise detectable only as part of a composite of sounds from various off-site sources; and

E. State- and/or Federally-permitted facilities including public utility structures and electric generation facilities.

§7.9.4. Standards

The following standards shall apply:

A. Noise

1. Sites shall be laid out and uses shall be operated to prevent noise from becoming a nuisance to adjacent property. No noises shall be permitted that exceed 72 db within 18 feet of the property line or 75 db within 22 feet of the property line adjacent to a residential use. All noise level measurements are taken at the lot line.

2. If mechanical equipment is determined by planning director to exceed the above limits of, it must be relocated, or otherwise modified to achieve compliance with the noise these standards.

B. Vibration

All uses shall be operated so that ground vibration is not perceptible outside the lot lines of the property on which the use is located.

C. Fire and explosive hazards

1. Underground storage tanks for flammable liquids and gasses shall be located at least 50 feet from the lot property line of residential district lots with residential zoning or that contain a single-family or duplex use. Aboveground tanks shall be set back at least 100 feet from such lot lines, unless the planning director determines, based on information provided by the applicant, that a 50-foot setback will ensure compliance with all applicable state standards.

2. The storage tank setback requirements of this section shall not apply to tanks that are necessary to single-family or duplex units.

D. Light and glare

The following operational performance standards shall apply:

1. All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from residential district property lines with residential zoning or that contains a single-family or duplex use;

2. All lighting shall be shielded so that substantially all emitted light falls within the property line of the property from which the light emanates;

3. All exterior building floodlights shall be shielded so that all emitted light falls upon the property from which the light emanates; and

4. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets. The types of lighting that shall be prohibited by this subsection shall include but not be limited to any light that may be confused with or construed as a traffic control device and any animated, flashing or changing intensity lights, except for temporary holiday displays.

E. Odorous matter

1. Odor threshold

No use shall be located or operated that involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at an adjacent residential district property line or any point beyond the parcel or site on which such use or operation is located. The odor threshold shall be the concentration of odorous matter in the atmosphere necessary to be perceptible to the olfactory nerve of a normal person.

2. Measurement

The odor threshold as herein set forth shall be determined by observation by a person or persons. In any case, where uncertainty may arise or where the operator or owner of an odor emitting use may disagree with the enforcing officer or where specific measurement of odor concentration is required, the method and procedures as specified by American Society for Testing Materials, A.S.T.M.D. 1391 57, entitled "Standard Method for Measurement of Odor in Atmospheres" shall be used and a copy of A.S.T.M.D. 1391 57 is hereby incorporated by reference.

Article 8. Decision-making Bodies and Officials

§8.1. City Council

It is the intent of this chapter that the duties of the city council in connection with this chapter shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this chapter. Under this chapter, the city council has only the following duties:

A. Adopting, modifying or rejecting proposed amendments to this chapter, as provided by law; and

B. Adopting, modifying or rejecting proposed amendments to the master land use plan; and

C. Establishing a schedule of fees and charges as stated in §9.2.1, Fees

§8.2. Zoning Commission

§8.2.1. Establishment

There is hereby established and created a zoning commission for the city pursuant to the provisions of R.S. 33:4726, whose function it shall be to recommend the boundaries of the original districts as well as the restrictions and regulations to be enforced therein, and any supplements, changes or modifications thereof.

§8.2.2. Powers and duties

A. Regular members

The zoning commission shall exercise such power and perform such duties as are authorized by law. The zoning commission shall hold a public hearing and make a recommendation to the city council on any proposed change to the master land use plan or to Article 4, Zoning Districts of this chapter, including any change to the official zoning maps, which are incorporated into this chapter by reference. The city council may not hold a public hearing or take action on any such proposed amendment until it has received the final report of the zoning commission.

B. Alternate members

The alternate members shall serve in the absence of any member and when so serving shall have all the powers and duties of regular members.

§8.2.3. Members designated

The zoning commission shall be composed of five members and two alternate members to be appointed by the city council. The five members shall be qualified voters of the city, but not city employees. The planning director and city engineer shall serve as staff to the commission.

§8.2.4. Terms

A. Regular members

The members of the zoning commission shall be appointed for terms of five years each. The terms of members shall be staggered, so that the term of one member expires each year.

B. Alternate members

Each alternate member shall be appointed for a term of three years. The terms of alternate members shall be staggered, so that there will be a year in which no term expires, followed by a year in which the term of one alternate member expires, followed by a year in which the term of the other alternate member expires.

§8.2.5. Removal; vacancies

The appointment of any member who misses four consecutive meetings shall be automatically terminated and the city council shall be notified of the vacancy. All members shall be removable for cause by the appointing authority upon written charges and after public hearings. The city council is authorized to fill any vacancy for an unexpired term on the commission caused by death, resignation or otherwise.

§8.2.6. Appointment of chairman, officers; rules of procedure

The members of the zoning commission shall elect the chairman of the zoning commission. The zoning commission is authorized to adopt such general rules and regulations as it deems advisable for the efficient operation and conduct of its affairs, and to appoint such other officers as it considers necessary or proper which shall include the appointment of a secretary whose duty it shall be to cause a true and correct record of the proceedings of the commission to be kept.

§8.2.7. Quorum

A majority of the members shall constitute a quorum.

§8.2.8. Meetings

The zoning commission shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this chapter. Meetings shall be held at the call of the chairman and at such other times the commission may determine. All meetings shall be open to the public.

§8.2.9. Report

It shall be the duty of the zoning commission to meet and determine what action it will recommend. A written report of such recommendation shall be filed with the city council within 10 days of the date of the public hearing before the commission.

§8.3. Board of Adjustment and Appeals

§8.3.1. Establishment

A board of adjustment and appeals is hereby established, which shall consist of five members and two alternate members to be appointed by the city council, who shall be qualified voters of the city of Alexandria, but not city employees, all to serve without compensation.

§8.3.2. Terms

A. Regular members

The members of the board shall be appointed for terms of five years each. The terms of members shall be staggered, so that the term of one member expires each year.

B. Alternate members

Each alternate member shall be appointed for a term of three years. The terms of alternate members shall be staggered, so that there will be a year in which no term expires, followed by a year in which the term of one alternate member expires, followed by a year in which the term of the other alternate member expires.

§8.3.3. Powers and duties

A. Regular members

The board of adjustment and appeals shall have the power and duty to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the planning director in the enforcement of this chapter. In exercising these powers, the board of adjustment and appeals may, so long as such action is in conformity with the terms of this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the planning director from whom the appeal is taken. The concurring vote of a majority of the board shall be necessary to reverse any order, requirement, decision or determination of the planning director, or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter, or to effect any variation in the application of this chapter. Recourse from the decisions of the board of adjustment and appeals shall be to the District Court of the Parish of Rapides as provided by law.

B. Alternate members

Alternate members shall serve when a member is unable to attend and when both alternate members are in attendance, the chairman shall select an alternate member to serve and the alternate member not selected will serve in place of a regular member who is unable to attend in a subsequent meeting. Thereafter, the alternate members will alternate serving in place of a regular member who is unable to attend. When so serving, the alternate member shall have all of the powers and duties of regular members.

§8.3.4. Removal; vacancies

The appointment of any member who misses four consecutive meetings shall be automatically terminated and the city council shall be notified of the vacancy. All members shall be removable for cause by the appointing authority upon written charges and after public hearings. The city council is authorized to fill any vacancy for an unexpired term on the board caused by death, resignation or otherwise.

§8.3.5. Chairman; secretary

The board shall elect its own chairman who shall serve for one year. The secretary of the planning director shall serve as the secretary of the board of adjustment and appeals but shall not be considered a voting member of the board. It shall be the duty of the secretary to cause a true and correct record of all proceedings of the board to be kept.

§8.3.6. Rules and meetings

The board of adjustment and appeals shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this chapter. Meetings shall be held at the call of the chairman and at such other times the board may determine. The chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

§8.4. Historic Preservation District Commission

§8.4.1. Established

A. There is hereby created and established a historic preservation district commission which shall consist of 15 members who are residents of the city of Alexandria and who shall be appointed by the mayor, subject to confirmation by the city council.

B. The mayor shall select eight of the members of the HPDC who have been recommended by the following organizations in addition to being a member thereof, which representatives from organizations from 1, 4 and 8, below, are mandatory, to wit:

1. The local historical society;

2. The state historical society;

3. The Alexandria Chamber of Commerce;

4. The local chapter of the American Institute of Architects or any similar society related to the profession of architecture;

5. The Alexandria Bar Association;

6. The local chapter of any national or state engineering society;

7. The local chapter of the American Institute of Banking;

8. The American Institute of Real Estate Appraisers;

9. Additional societies approved by the city council.

C. The remaining seven members of the HPDC shall be selected from any resident of the city of Alexandria interested in the preservation and development of the historic district or districts.

D. The mayor, members of the city zoning commission, a delegate from city's planning department and the members of the committee on historic preservation of the Alexandria city council shall serve as ex-officio nonvoting members of the HPDC.

§8.4.2. Terms of office

A. The members of the commission shall serve overlapping terms of four years. Initially, six members shall be appointed for a term of one year; three members shall be appointed for a term of two years; three members shall be appointed for a term of three years; and three members shall be appointed for a term of four years. Thereafter all appointments shall be made for a term of four years.

B. Members may be reappointed for consecutive terms.

C. If a member representing a designated organization or profession ceases to be a member of that organization or profession or if a vacancy occurs for some other reason, a new appointment shall be made as above.

D. Members shall be removed from the historic preservation district commission only for cause as defined herein.

E. Members shall serve without pay.

§8.4.3. Election of officers

A. At the first regularly scheduled meeting of the HPDC, the appointed commissioners shall elect officers who shall serve a term of one year. Officers shall consist of a president, vice-president and a secretary.

B. No recommendation shall be made by the commission until the commission has set forth and defined rules, regulations, policies, procedures and standards following a public hearing which guidelines are to be submitted to the city council for its approval prior to any action hereunder.

C. The commission shall hold regular meetings at least monthly if there is any business to transact.

D. All meetings of the commission shall be open to the public and the commission shall give public notice of the date, time and place of the meeting at least ten days in advance.

E. The commission shall keep a record, which shall be open to the public, of its resolutions, proceedings and actions.

F. Before making any recommendation to the city council, the commission shall hold a public hearing. Notice of the time and place of the hearing shall be published at least three times in the official journal of the city of Alexandria in not less than eight point type. After the hearing has been held by the commission, it shall make a report of its findings and recommendations to the city council.

§8.4.4. Duties, powers and functions

A. Functions and powers of the historic preservation district commission

1. The function of the commission shall be to make recommendations to the city council concerning matters hereafter set forth.

2. The historic preservation district and areas contained therein shall be limited to those areas created and designated by the city council. The commission shall periodically review area boundaries and make recommendations to the city council concerning the extent thereof.

3. It is specifically provided that the areas within and adjacent and contiguous to the corridor or Interstate 49 (I-49) project are particularly excluded from a designation as a whole or part of any historic preservation district.

4. The commission shall be concerned only with recommendations concerning those elements of development, redevelopment, rehabilitation and/or preservation that affect the visual quality of the historic preservation district. The commission shall not consider detailed design, interior arrangements or building features not subject to public view, nor shall the commission suggest any requirements except for the purpose of preventing development or demolition obviously incongruous to the historic preservation district's surroundings.

B. Duties and powers of the historic preservation district commission

The duties and powers of the historic preservation district commission shall be confined and limited to:

1. Make recommendations to the city council for the classification of a structure as historic within the historic preservation district.
2. Make recommendations to the city council concerning applications for a certificate of appropriateness.
3. Make recommendations and provide the city council with consultation services for historic preservation of municipal property.

C. Procedure for classification of structures

1. The commission may sponsor or conduct a historic survey according to the guidelines established by the Heritage Conservation and Recreation Service, United States Department of Interior, and make recommendations to the city council in connection therewith, including its request for the classification of a structure as historic.
2. The commission may make requests for the classification of a structure as historic to the city council.
3. The commission may receive requests by the owner for classification of a structure as historic. Requests may be considered only at a regular meeting of the commission.
4. Each request for classification of a structure shall apply to only one structure and shall include the following information:
   - **(a)** Location;
   - **(b)** Present owner;
   - **(c)** Present use of structure;
   - **(d)** Facts supporting classification as historic, such as age, former owners, etc.; and
   - **(e)** A recent photograph.

D. Actions on requests for classification

1. The commission shall act upon a request within 45 days after the making thereof. It shall be the duty of the commission to file a written report of its findings and recommendations with the city council at the next precouncil meeting thereafter. Anyone wishing to object to the recommendation of the commission must do so by written notice filed with the city clerk before the precouncil meeting. The city council, after considering the report of the commission and any objections filed, may grant a hearing on the matter or approve the report without further hearing or take action as it desires at any meeting, regular or special, held by the city council.
2. If the city council acts to grant the request, the structures shall be classified as historic, rated according to the guidelines adopted by the city council and marked as such on the historic building map within 30 days of the granting of the request.
3. If the city council rejects the request, the city council shall state its reason in writing and send such notice to the commission.

§8.5. Planning Director

§8.5.1. Designation

The planning director is hereby designated by the city council to administer and enforce this chapter.

§8.5.2. Delegation of authority

The planning director may designate any city staff member to represent the planning director in any function assigned by this chapter, including but not limited to the building official, landscape architect, and the city engineer.

§8.5.3. Powers and Duties

In execution of the provisions of this chapter, the planning director shall have the following powers and duties.

A. General authority

1. Notice of violations

If the planning director shall find that any of the provisions of this chapter are being violated, the planning director shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.

2. Enforcement actions

The planning director shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this chapter to ensure compliance with or to prevent violation of its provisions.

3. Interpretations

It is the intent of this chapter that all questions of interpretation and enforcement shall be first presented to the planning director, and that such question shall be presented to the board of adjustment and appeals only on appeal from the decision of the planning director.

4. Maintain zoning map

The planning director shall maintain an up-to-date zoning map, including all amendments directly adopted by the city council.

B. Review authority

The planning director shall make recommendations regarding the following:

1. Zoning map amendments (rezoning) (§9.3);
2. Ordinance (text) amendments (§9.4);
3. Planned development review (§9.5);
4. Final plats and other subdivisions (§9.6.3);
5. Special exceptions (§9.7);
6. Variances (§9.8); and

7. Appeals (§9.17).

C. Final authority

The planning director shall be responsible for final action regarding the following:

1. Short form subdivisions (§9.6.2);
2. Administrative adjustments (§9.9);
3. Site plan reviews (§9.11)
4. Sign permits (§9.12);
5. Landscape and tree permits (§9.13)
6. Certificates of zoning compliance (§9.14);
7. Temporary use permit (§9.16).

§8.6. Floodplain Administrator

§8.6.1. Designation of the floodplain administrator

The planning director is hereby appointed the floodplain administrator to administer and implement the provisions of this section and other appropriate sections of 44 CFR (Emergency Management and Assistance—National Flood Insurance Program Regulations) pertaining to floodplain management.

§8.6.2. Duties and responsibilities of the floodplain administrator

Duties and responsibilities of the floodplain administrator shall include, but not be limited to, the following:

A. General authority

1. Maintain and hold open for public inspection all records pertaining to the provisions of this section.
2. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the floodplain administrator shall make the necessary interpretation.
3. Notify, in riverine situations, adjacent communities and the state coordinating agency which is the department of transportation and development, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the federal emergency management agency.
4. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
5. When base flood elevation data has not been provided in accordance with §7.6.3.B, the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of §7.6.5.
6. When a regulatory floodway has not been designated, the floodplain administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the

community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

7. Maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

B. Review authority

1. Review permit application to determine whether to ensure that the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.

2. Review permits for proposed development to assure that all necessary permits have been obtained from those federal, state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.

C. Final authority

1. Review, approve or deny all applications for development permits required by adoption of this section.

2. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first completes all of the provisions required by 44 CFR, Chapter 1, Section 65.12.

Article 9. Development Review

§9.1. Summary of Review Procedures and Authority

Development Review	planning director	Historic preservation district	Board of Adjustment and	Rapides Area Planning	Zoning Commissio	City Council	Ref
Zoning Map Amendment (Rezoning)	Review				< Review >	< Decision >	§9.3
Ordinance (Text) Amendments	Review				< Review >	< Decision >	§9.4
Planned Development Reviews	Review				< Review >	< Decision >	§9.5
Short Form Subdivisions	Decision						§9.6.2
Final Plats/Other Subdivisions	Decision			Review			§9.6.3
Special Exceptions	Review		< Decision >				§9.7
Variances	Review		< Decision >				§9.8
Administrative Adjustments	Review						§9.9
Floodplain Development Permits	Decision						§9.10
Site Plan Reviews	Decision						§9.11
Sign Permits	Decision						§9.12
Landscaping and Tree Permits	Decision						§9.13
Certificates of Zoning Compliance	Review		< Decision >				§9.14
Certificate of Appropriateness		Review				<Decision>	§9.15
Temporary Use Permits	Decision						§9.16
Administrative Appeals			< Decision >				§9.17

<Public Hearings>

§9.2. Common Review Procedures

§9.2.1. General

Every official and employee of the city, vested with the duty or authority to issue a permit, approval, decision or certificate shall not issue such permit, approval, decision or certificate for any use, building or purpose that conflicts with any provision of this chapter.

§9.2.2. Preconference

Before submitting an application required by this chapter, each applicant may hold a preconference with the planning director to discuss the procedures, standards and regulations required for development approval in accordance with this chapter. In addition, preconferences with the planning director shall be required as follows:

1. Zoning map (rezoning) (§9.3);
2. Ordinance (text) amendments (§9.4);
3. Planned unit development reviews (§9.5); and
4. Special exception (§9.7); and

5. Site plan review (§9.11).

§9.2.3. Applications

A. Forms

Applications required under this chapter shall be submitted on application forms and in such numbers as required by the planning director or body. (See also §9.1) The application form for each development review procedure shall establish the minimum information required for that procedure.

B. Proof of ownership

All applications required under this chapter shall include proof of ownership. Such proof may include a preliminary title report from a licensed title company or attorney listing the name of the property owner(s) and all liens, servitudes and judgments of record affecting the subject property.

C. Property owner endorsement

1. All applications shall include the name and signature of the current property owner(s) of all property within the boundaries; or
2. Where the owner is not the applicant, the planning director shall require an applicant to present evidence that the applicant is a duly authorized agent of the owner. Contract purchasers of property shall submit a written power of attorney signed by the owner.

D. Content

1. An application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter.
2. The burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant. The burden is not on the city or other parties to show that the standards or criteria have not been met.
3. Each application is unique and, therefore, more or less information may be required according to the needs of the particular case. The applicant shall rely on the planning director as to whether more or less information should be submitted.

E. Fees

1. All applications shall be accompanied by the associated filing fee and shall be filed with the planning director.
2. Filing fees shall be established from time to time by resolution of the city council to cover all actual costs associated with the processing of applications. Such costs shall include but not be limited to all costs associated with application review and the provision of required public notices.
3. Any costs associated with review by a third party of any of the above-required information shall be billed to the applicant. These costs shall be in addition to the application fee hereinabove provided and must be paid in full before any final approval granted hereunder shall become effective.

4. Filing fees are not refundable except where an application was accepted in error or the fee paid exceeded the amount due. Fees may be refunded or partially refunded, where applications are withdrawn prior to publication of any notices.

Commentary: Information needs tend to vary substantially from application to application and to change over time as result of code amendments and review procedure changes. Staff has the flexibility to specify submission standards for each application and to waive standards that are irrelevant to specific situations.

F. Application deadline

The planning director may establish calendar schedules indicating submittal dates to be applicable each year, and make said schedules available to the public. Where such schedule(s) is established, all applications sufficient for processing shall be submitted in accordance with the published schedule.

G. Completeness review

An application shall be considered submitted only after the planning director certifies that it is complete, provided in the required form, includes all mandatory information as may be required by the planning director, and is accompanied by the applicable fee. A determination of application completeness shall be made by the planning director within 5 working days of application filing. If an application is determined to be incomplete, the planning director shall contact the applicant to explain the application's deficiencies. No further processing of the application shall occur until the deficiencies are corrected. If the deficiencies are not corrected by the applicant within 15 working days, the application shall be considered withdrawn and returned to the applicant. Planning directors shall not hold partial submissions. All applications must be certified complete at least 30 days prior to a meeting or public hearing, unless otherwise allowed by the planning director.

§9.2.4. Application review

A. Referrals

The planning director may forward completed applications submitted under this article to such other public officials and agencies as required by law or as deemed appropriate for further review.

B. Staff reports

Review officials shall submit a written report containing recommendations on each land use application to the applicable review- and/or decision-making body and to the applicant, prior to the meeting or hearing of the review- and/or decision-making body before which the application is to be heard.

C. Concurrent applications

1. If approved by the planning director, applications for development approvals may be filed and reviewed concurrently; provided, however,

(a) Any application that also requires a legislative decision shall not be eligible for final approval until the variance, text amendment or zoning map amendment has been approved; and

(b) No site plan shall be approved before any necessary rezoning is approved.

2. Applications submitted concurrently are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

§9.2.5. Notice and public hearings

A. Summary of notice required

Development Review Procedure	Published	Mailed	Posted	Reference
Zoning Map Amendments (Rezoning)	■	■	■	§9.3
Ordinance (Text) Amendments	■		■	§9.4
Planned Development Review	■	■	■	§9.5
Special Exceptions	■	■	■	§9.7
Variances	■	■	■	§9.8
Certificate of Appropriateness	■	■	■	§9.15
Administrative Appeals	■	■	■	§9.17

B. Public notice requirements

1. Published notice

(a) Where published notice is required, notice shall be published in the official journal of the city at least 15 days prior to the public hearing.

(b) Where rezoning or planned development review is proposed, notice of the time and place of such hearing shall be published once a week in three different weeks in a paper of general circulation in the city and at least 15 days shall elapse between the first publication and the hearing.

2. Mailed notice

Where mailed notice is required, notice shall be mailed at least 15 days in advance of public hearing to the owner or his agent, and to all property owners within 100 feet of the subject property.

3. Posted notice

Where posted notice is required, a sign shall be posted on the subject property by the owner or his agent, at city hall, and in the official journal of the city at least 15 days prior to the public hearing. Where ordinance (text) amendments are proposed, posting on the subject or affected property(s) is not required.

4. Additional notice for zoning map amendments (rezoning)

In order that persons who are likely to be affected by rezoning (including planned developments) of any property may be advised of applications presented to the zoning commission, applicants must certify to the zoning commission in writing that all property owners within a radius of 100 feet of the property to be rezoned were notified at least 14 calendar days prior to the hearing of the time and the place said application is to be heard. The property owners to be notified shall be those as shown on the tax rolls as prepared by the assessor's office in the parish court house. The zoning commission is authorized to refuse to consider any application if such notice is not given.

(a) In the case of overlay districts, applicants must certify in writing to the zoning commission that all property owners within the proposed district, and within a radius of 100 feet of the property to be overlaid, were notified at least 14 calendar days prior to the hearing of the time and the place said application is to be heard. The property owners shall be those as shown on the tax rolls as prepared by the assessor's office in the parish courthouse.

(b) Notwithstanding the foregoing, however, when more than 10 parcels are to be amended through the application of an overlay district by enactment of a zoning ordinance, the advertisement in a paper of general circulation at least twice, the first publication being at least 14 days prior to the hearing, shall be considered adequate notice to the property owners. Provided further that this subsection (b) shall not apply to mobile home overlay district applications.

C. Content of Notice

The notices listed above shall contain the following specific information.

1. The address of the subject property (if available);
2. The general location of the land that is the subject of the application, which may include, a location map;
3. A description of the action requested;
4. Where a rezoning is proposed, the current and proposed districts;
5. The time, date and location of the public hearing;
6. A phone number to contact the city; and
7. A statement that interested parties may appear at the public hearing in person, or by agent or attorney.

D. Constructive Notice

Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

§9.2.6. Notice of decision

Within 14 days after a decision is made, a copy of the decision shall be sent to the applicant and filed with the planning director, where it shall be available for public inspection during regular office hours.

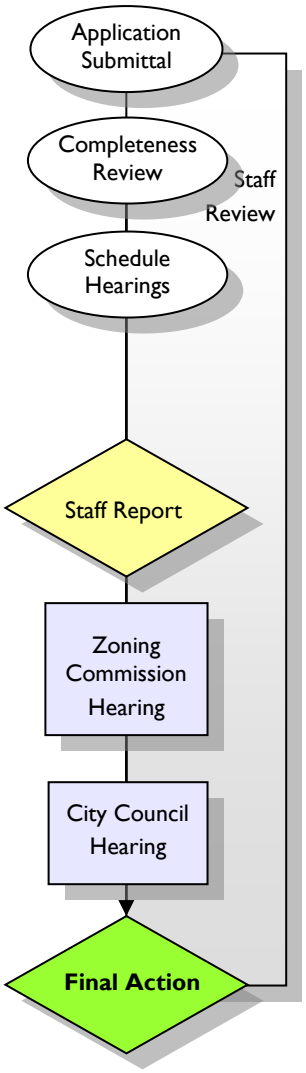
§9.3. Zoning Map Amendments (Rezoning)

§9.3.1. Applicability

Amendments to the zoning map (rezoning) shall be made in accordance with the provisions of this section; provided, however, that no such action may be taken until after a public hearing in relation thereto at which parties in interest and citizens shall have an opportunity to be heard.

§9.3.2. Preconference

All applicants applying for zoning map amendments shall hold a preconference with the planning director in accordance with §9.2.2.



§9.3.3. Applications

Applications for zoning map amendments shall be submitted in accordance with §9.2.3.

§9.3.4. Notice and public hearing

The city shall hold all required public hearings and give notice in accordance with §9.2.5, Notice and public hearings.

§9.3.5. Action by planning director

A. The planning director shall prepare a staff report that reviews the proposed amendment request.

B. Following completion of technical review by staff, the planning director shall forward the completed request and any related materials to the zoning commission for a recommendation.

§9.3.6. Action by zoning commission

A. After conducting a public hearing, the zoning commission shall make a recommendation on the application to the city council.

B. Following zoning commission review, the planning director shall forward the completed request and any related materials, including the zoning commission recommendation (if applicable), to the city council for final action.

§9.3.7. Action by city council

A. No public hearing shall be held and no action shall be taken by the city council on any proposed amendment to the zoning maps until the zoning commission has forwarded their recommendation pursuant to §9.3.6.

B. When taking action on a rezoning application, the city council may grant the district applied for or a more restrictive district, but shall not grant rezoning to a less restrictive district. For the purpose of this section, the districts shall be considered to be arranged in a hierarchy from the most restrictive to the least restrictive as shown in §4.2, Districts established.

C. At the time of final adoption, the city council shall have the option of approving, rejecting, or modifying the zoning commission's recommendation or sending the item back to the zoning commission for further review.

§9.3.8. Approval criteria

In evaluating any proposed zoning map amendment, the zoning commission and the city council shall consider the following:

A. Consistency with the master land use plan, including the future land use plan, and any other adopted plans;

B. Consistency with the purposes of this chapter and of the district to which rezoning is sought;

C. Compatibility of the proposed district with the character of the neighborhood, including existing zoning and actual uses of adjacent and nearby properties; and

D. Suitability of the subject property for the types of development and uses for which it may be used under the existing zoning, the proposed zoning, or an alternative zoning district.

§9.3.9. Time lapse between similar applications

When final action has been taken by the city council on the zoning commission's report rejecting a request to rezone property, the zoning commission shall not thereafter consider the same request, or one similar in effect thereto, within a period of one year; provided, in case of an emergency, or where there are exceptional circumstances which justify such action, the commission may by unanimous consent agree to consider for a second time in less than one year, an application or one similar thereto which has been previously rejected.

§9.4. Ordinance (Text) Amendments

§9.4.1. Applicability

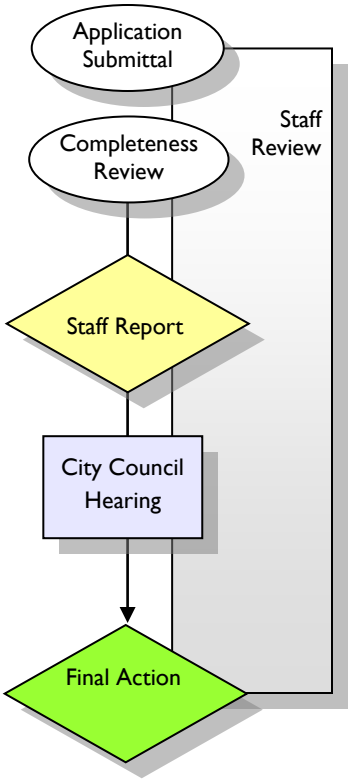
The regulations and restrictions set forth in this chapter may from time to time be amended, supplemented, changed or repealed; provided, however, that no such action may be taken until after a public hearing in relation thereto at which parties in interest and citizens shall have an opportunity to be heard.

§9.4.2. Preconference

All applicants applying for ordinance amendments shall hold a preconference with the planning director in accordance with §9.2.2.

§9.4.3. Applications

Applications for ordinance amendments shall be submitted in accordance with §9.2.3.



§9.4.4. Notice and public hearing

The city shall hold all required public hearings and give notice in accordance with §9.2.5, Notice and public hearings.

§9.4.5. Action by the planning director

A. The planning director shall draft the appropriate amendment and prepare a staff report that reviews the proposed ordinance amendment request.

B. Following completion of technical review by staff, the planning director shall forward the completed request and any related materials to the city council.

§9.4.6. Action by city council

A. No public hearing shall be held and no action shall be taken by the city council on any proposed ordinance (text) amendment until the zoning commission has forwarded its recommendation.

B. At the time of initial consideration, any action other than approval of the zoning commission's recommendation shall necessitate the introduction of a new ordinance or resolution for such action for consideration at a later date. The new ordinance or resolution shall require the same introduction, notification and public hearing process as normally required.

C. At the time of final adoption, the city council shall have the option of approving, rejecting, or modifying the zoning commission's recommendation or sending the item back to the zoning commission for further review.

§9.4.7. Approval criteria

In evaluating any proposed amendment of the text of this chapter, the zoning commission and the city council shall consider the consistency with the master land use plan, including the future land use map, and any other adopted plans; and consistency with the purposes of this chapter.

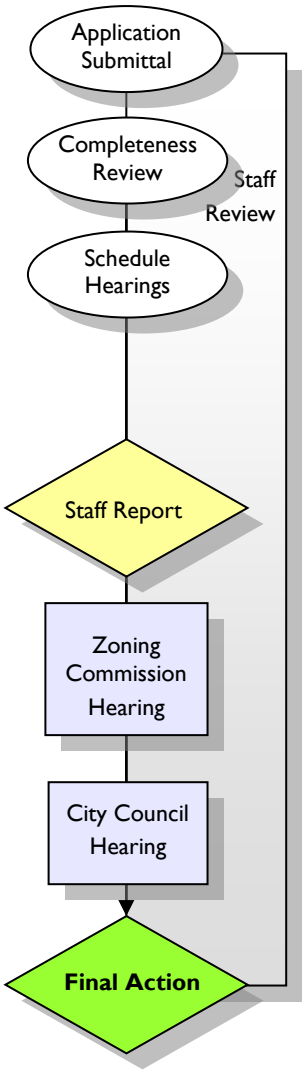
§9.5. Planned Development Review

§9.5.1. Applicability

Planned development (PD) review shall occur in accordance with the provisions of this subsection. A PD review shall be considered a zoning map amendment (rezoning). Upon approval, the PD district, as governed by the development plan, shall replace the underlying general district.

§9.5.2. Preconference

All applicants applying for PD review shall hold a preconference with the planning director in accordance with §9.2.2.



§9.5.3. Applications

All applications for PD review shall be submitted in accordance with §7.2.3, Application requirements; and shall include a proposed development plan in accordance with §4.9.

§9.5.4. Notice and public hearing

The city shall hold all required public hearings and give notice in accordance with §9.2.5, Notice and public hearings.

§9.5.5. Action by planning director

Upon submission of a completed application, the planning director shall review the proposed PD development plan for compliance with the approval criteria of §9.5.8, and provide a report to the zoning commission and city council.

§9.5.6. Action by zoning commission

The zoning commission shall consider the application and the planning director's report in a public hearing and shall make a recommendation to the city council. The planning director shall forward the completed application and any related materials, including the zoning commission recommendation and the planning director's report to the city council for final decision.

§9.5.7. Action by city council

A. Upon receipt of the recommendation from the zoning commission, city council shall consider the recommendations of the zoning commission and planning director in a public hearing.

B. Following the public hearing, the city council may approve, deny, modify, or continue (table) the application, or send the application back to the zoning commission for additional consideration.

§9.5.8. Approval criteria

In determining whether to approve or deny a proposed planned development rezoning, decision-making bodies shall consider the following:

A. Consistency with the approved PD district development plan, including the future land use plan, and any other adopted plans;

B. The proposed PD complies with the PD standards of §4.9;

C. The proposed PD is necessary to address a unique situation or represents a substantial benefit to the city, compared to what could have been accomplished through strict application of otherwise applicable zoning district standards, based on the district purposes statements of §4.3;

D. Suitability of the property's to support the proposed development and uses;

E. Environmental impacts, such as wetlands, streams, and other surface water features; floodplain management; and other natural resources; and

F. Whether sufficient public safety, transportation and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development; and

G. Whether the proposed PD development would facilitate the creation of a convenient, attractive and harmonious community.

§9.5.9. Action after approval

A. Upon approval of a planned development application by the city council, the district is deemed established. All documents, including the approved development plan, shall be part of the approved application.

B. The approved planned development and associated development plan shall run with the land and shall be binding on the original applicant as well as any successors, assigns and heirs.

C. Approved PD's shall be promptly noted on the zoning map and the true copies located in planning director's office by inserting the correct PD designation. Approval of a PD application and associated development plan does not constitute site plan approval or subdivision approval (if the property is to be further subdivided), except where the development plan meets the requirements for and is approved as a final plat.

D. Property to be further subdivided shall obtain approval in accordance with the subdivision regulations.

§9.5.10. Plan modification

A. Where minor amendments are supported/approved by the PD owners association and the planning director makes findings as required by subsection B, below, the planning director is authorized to approval minor amendment of the following types:

1. Minor changes to yard requirements, maximum structure heights, and minimum lot areas;

2. Change that result in a decrease in assigned density or intensity for a specific parcel, either residential or nonresidential;

3. Change in major infrastructure features (e.g. roads/access, sewer, water, storm drainage) of the PD which are clearly beneficial to the occupants of the PD, subject to a recommendation for approval by the city engineer;

4. Changes to phasing plans;

5. Minor changes to landscape or architectural standards; and

6. Minor changes to the design and location of stormwater management facilities, minor land disturbance including disturbance within conservation areas, and mitigation, all subject to a recommendation for approval by the city engineer.

B. Prior to approving a minor amendment, the planning director must find that the minor amendment:

1. Is consistent with the goals and objectives of the THINKAlex Plan and other adopted plans;
2. Does not increase the approved development density or intensity of development;
3. Does not adversely affect the timing and phasing of development of any other development in the zoning district; and
4. Is in general accord with the purpose and intent of the approved PD development?

C. All other proposed amendments to a PD development plan not specifically addressed above shall be considered major amendments to the PD development plan and must be processed in accordance with the procedures and requirements of §7.5, Planned Unit Development review.

§9.5.11. Effect on other standards of this chapter

Except as expressly approved as a part of a planned development plan in accordance with the procedures of this §9.5, all requirements of this chapter shall apply to approved planned developments.

§9.5.12. Time lapse between similar applications

When final action has been taken by the city council on the zoning commission's report rejecting a request to rezone property, the zoning commission shall not thereafter consider the same request, or one similar in effect thereto, within a period of one year; provided, in case of an emergency, or where there are exceptional circumstances which justify such action, the commission may by unanimous consent agree to consider for a second time in less than one year, an application or one similar thereto which has been previously rejected.

§9.6. Subdivision Reviews

§9.6.1. Preconference

Each subdivider or developer shall confer with the planning director before preparing the tentative geometric layout in order to become thoroughly familiar with subdivision requirements and with the proposals of the official master plans affecting the territory in which the proposed subdivision or development lies.

§9.6.2. Short form subdivisions

A. Applicability

Short form subdivisions involve the division of a lot or lots into three or fewer lots, where no rights-of-way are dedicated.

B. Applications

Applications for short form subdivision approval shall be submitted in accordance with §9.2.3, and stating the grounds on which it is requested.

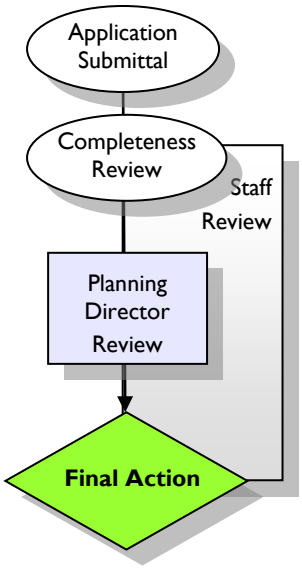
C. Notice and public hearing

The city shall hold all required public hearings and give notice in accordance with §9.2.5, Notice and public hearings.

D. Action by planning director

1. Within 14 days of submittal of the application, the planning director shall approve, approve with conditions or deny the application.

2. In the case of denial or approval with conditions, the planning director shall provide the applicant with a list of corrections to be made. A denial or approval with conditions by the planning director may be appealed to the city council. Resubmitted plats shall be treated the same as an original application.



§9.6.3. Final plats and other subdivisions

A. Applicability

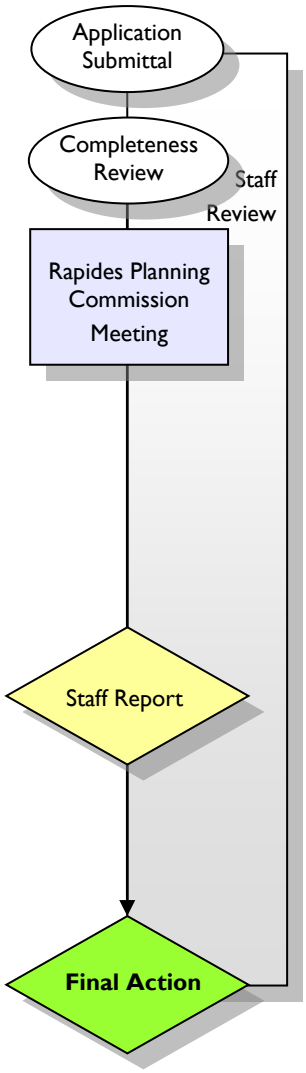
Subdivisions other than short form subdivisions shall be subject to the requirements of this section.

B. Applications

Applications for final plat and other subdivision approval shall be submitted to the planning director in accordance with §9.2.3, and submitted to RAPC.

C. Action by Rapides area planning commission

Prior to review by the planning director, applications shall be submitted to the RAPC and shall be reviewed according to the procedures of the RAPC. RAPC shall make a recommendation of the proposed subdivision.



D. Action by planning director

1. Following review by the RAPC and within 14 days of completion of such RAPC review, the planning director shall approve, approve with conditions or deny the application.

2. In the case of denial or approval with conditions, the planning director shall provide the applicant with a list of corrections to be made. A denial or approval with conditions by the planning director may be appealed to the city council. Resubmitted plats shall be treated the same as an original application.

E. Approval criteria

Final plats and other subdivisions shall comply with the subdivision design and improvement standards of Article 6 and other applicable city requirements.

F. Actions after approval

Approved plats shall be signed by the planning director, mayor, and developer. Approved plats shall be filed by the city in the Rapides Parish Clerk's Office. The city shall submit a fully executed copy of the plat to the developer and RAPC.

§9.6.4. Revocation of rights-of-way or servitudes

A. Applicability

Revocations of dedicated rights-of-way and/or servitudes by the city council following a public hearing shall be considered only after a written report concerning the revocation is issued by the planning director.

B. Applications

Applications for revocation of rights-of-way or servitudes shall be submitted in accordance with §9.2.3, and shall include plats or maps as required to accurately identify the site to be revoked.

C. Public notice

The planning director shall, at least seven days prior to the public hearing, notify adjacent property owners of the application for revocation by certified mail.

§9.6.5. Financial assurances

Developer shall provide financial assurance to city to assure development is constructed in accordance with approved development construction plans before final plat is signed and filed.

A. Developer may request filing of final plat be deferred until construction has been completed and certified in accordance with §9.6.9.A. Developer is required to post warranty period bond upon satisfactory completion of construction in accordance with §9.6.5.C.

B. Developer may request immediate filing of final plat by executing a development financial assurance agreement with city and providing surety bond or irrevocable letter of credit issued or confirmed by a qualified United States financial institution securing satisfactory construction of proposed improvements within a period of not more than two years from date of said agreement and bond or irrevocable letter of credit. The planning director shall approve amount of bond or irrevocable letter of credit as recommended by city engineer, and city attorney shall approve form of bond or irrevocable letter of credit. Bond may be canceled with written approval of planning director upon recommendation of city engineer. The city may approve reduction in bond amount upon written request from developer and recommendation of city engineer for phased developments. Developer is required to post warranty period bond upon satisfactory completion of construction in accordance with §9.6.5.C.

C. Developer shall file with planning director both a maintenance agreement and surety bond securing to the city satisfactory performance of development improvements in accordance with §9.6.9.C for a period of one year from date of city council approval in accordance with §9.6.9.B. Bond amount shall be 10 percent of construction costs as determined by city engineer, and city attorney shall approve the form of bond. Bond shall be canceled by planning director upon recommendation of city engineer based upon acceptable final inspection at end of one-year warranty period.

§9.6.6. Variances

Where the city council finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variations will not have the effect of nullifying the intent and purpose of the comprehensive plan or these regulations. In granting variances and modifications, the city council may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirement so varied or modified.

§9.6.7. Construction plans

For subdivisions submitted in accordance with §9.6.3, one electronic set of construction plans shall be submitted to the planning director after staff review board approval. All designs shall be made in accordance with the Code of Ordinances, City of Alexandria, Louisiana, and the design standards of the city. A copy of the complete design shall be submitted for permanent record.

A. Plan sheets

Plans for subdivision development improvements shall be submitted in digital and/or electronic form and shall be capable of being preserved by electronic means. Electronic

means shall include, but are not limited to, preservation as PDF files, Zip files, or memorialized as such on a compact disk; and, are to include the following plan sheets:

1. Existing drainage map of the area comprising the subdivision and sufficient additional area to include all watersheds that might be a factor in the design of the storm drainage system;
2. Plan and profile of storm sewer system;
3. Plan and profile of sanitary sewer system;
4. Plan and profile of all streets, including the following:
   - (a) Profile along the centerline;
   - (b) Proposed centerline grades;
   - (c) Location of storm sewers and all utility improvements; and
   - (d) Construction notes for street, drainage and utility improvements.
5. Geometric layout plan of proposed subdivision streets and lots;
6. Topographic survey of subdivided and adjoining properties in sufficient detail to determine existing ground elevations, drainage features, site improvements, structures, aboveground and underground utility services, fences, road and driveway surfacing, large trees, wells, tanks, vent pipes, and any other surface or subsurface features of significance. Topographic survey shall meet all applicable standards of practice;
7. Proposed site grading and design drainage plan for both the overall subdivision development and individual lots within the development. Site grading plan shall accommodate existing off-site drainage;
8. Stormwater pollution prevention plan that complies with chapter 29 of the city Code and/or all applicable LDEQ standards, including site specific construction stormwater pollution prevention control measures;
9. Typical street section showing proposed street pavement design section and typical utility placement in right-of-way and/or adjoining servitude;
10. Street joint layout and intersection detail plans as required to adequately show proposed joint locations and reinforced street panels over proposed subsurface drainage pipe installations;
11. Other special plans, details, sections and/or other drawings deemed necessary for review and approval by the planning director.

B. Review procedures

The planning director shall, in writing, approve, conditionally approve or reject the construction plans within 30 days after filing. Upon notification that the construction plans have been approved or conditionally approved, the subdivider and/or developer may begin construction of the required improvements. The planning director shall be notified in advance of the date that such construction shall begin. In absence of such notification, the developer may assume that the plans have been approved as submitted and may begin construction following proper notification of the planning director.

C. Appeals

Decisions of the planning director regarding construction plans may be appealed to the city council only after the planning director has reviewed and issued a report concerning the subdivision reviewed.

D. Lapse of approval

If no construction activity has begun within two years following the final acceptance of the final plat by the city of Alexandria, the owner, subdivider and/or developer shall resubmit construction plans to the planning director for review. If changes in the construction plans are warranted, then the construction plans shall undergo review and following approval by the planning director, the developer may commence construction. If no construction activity has begun within two years following the second approval, no construction activity may be undertaken and no lots or parcels of land may be sold, transferred or conveyed prior to resubmission and approval as provided herein.

§9.6.8. Inspections

A. The engineer retained by the subdivider and/or developer shall be responsible for the design and inspection of the project and shall certify to the city council that the completed project meets the requirements of his plans and specifications.

B. Field inspection may at all times be performed by the planning director together with the subdivider or developer's consulting engineer and testing laboratory representative.

C. The subdivider and/or developer shall be responsible for the following:

1. The hiring of an approved testing laboratory, whose fee shall be paid by the subdivider and/or developer.

2. The hiring of engineers licensed to practice in the State of Louisiana, to design plans and specifications in accordance with this Code of Ordinances.

3. The construction of infrastructure as designed by the engineer retained by developer/subdivider.

D. The proposed subdivision and/or development shall be at all times available to the planning director and the planning director may:

1. Do general inspection of the project and/or development;

2. Notify the subdivider or developer's consulting engineer of any improper workmanship or improper construction;

3. Conduct a final inspection if such an inspection is required before acceptance of the work by the city of Alexandria.

E. The subdivider and/or developer's consulting engineer and/or architect shall be responsible for the following:

1. Providing a survey party for the stake out of lines and grades to complete the work;

2. Inspection of the layout of sanitary sewer lines and the storm drainage, including the preparation of "as built" tap record. (This may be performed by the testing laboratory);

3. Shall request final inspection by the planning director.

4. Shall inspect the construction of street paving;

F. The testing laboratory shall be responsible for the following:

1. To make any soil report required by this chapter;
2. To test the concrete used in the construction of the street pavements, curbs, sidewalks and other improvements;
3. The testing laboratory shall furnish reports to the planning director, the developer and/or subdivider, the consulting engineer and the contractor on items (A) and (B) above.

§9.6.9. Acceptance of improvements

A. Certification

When construction is complete and in accordance with the plans and specifications and complies with the provisions of this Code of Ordinances, the subdivider and/or developer, through his engineer, shall certify that all work has been completed and may request final inspection so that he may obtain a written recommendation of acceptance or rejection from the planning director. The planning director shall submit such written recommendation to the city council for appropriate action.

B. Council action

Following a public hearing, the city council shall accept or reject the improvements.

C. Guarantee

For a period of 12 months after acceptance of the work, the developer shall keep all field trenches, pipes, manholes, structures, paved or unpaved surfaces, and all other improvements constructed by the developer in good condition, making repairs to such defects in materials and/or workmanship as may develop or be discovered. If sewerage pumping stations are constructed, the developer shall guarantee materials and workmanship of these facilities for a period of 12 months. Developer shall provide financial assurances to city for subdivision development warranty period in accordance with §9.6.5.C.

§9.6.10. Enforcement

When the planning director discovers that the procedures of this article and this chapter are not followed, written notice shall be immediately given to the developer and/or subdivider and the consulting engineer. If the defects are not corrected, the planning director shall have the authority to deny the acceptance of the project.

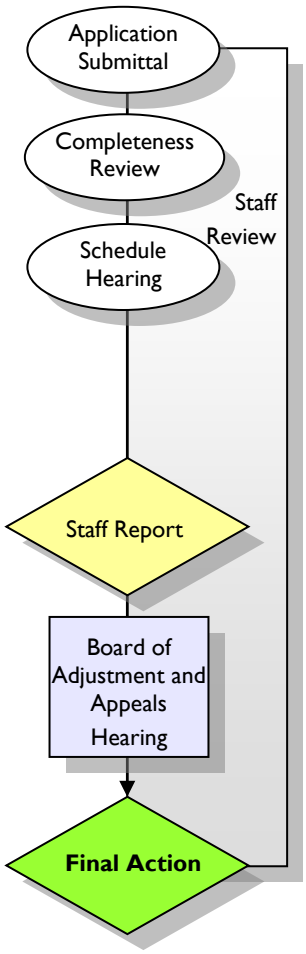
§9.7. Special Exceptions

§9.7.1. General

The board of adjustment and appeals shall have the power and duty to hear and decide only such special exceptions as the board of adjustment and appeals is specifically authorized to pass on by terms of this chapter; to decide such questions as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this chapter, or to deny special exceptions when not in harmony with the purpose and intent of this chapter. A special exception shall not be granted by the board of adjustment and appeals except in accordance with the following provisions.

§9.7.2. Preconference

All applicants applying for special exception shall hold a preconference with the planning director in accordance with §9.2.2.



§9.7.3. Applications

An application for special exception approval shall be submitted in accordance with §9.2.3, and stating the grounds on which it is requested. A complete site plan must accompany all applications for a special exception permit.

§9.7.4. Notice and public hearing

The city shall hold all required public hearings and give notice in accordance with §9.2.5, Notice and public hearings.

§9.7.5. Action by planning director

Upon submission of a completed application, the planning director shall review the special exception application for consistency with the requirements of §9.7.8.

§9.7.6. Action by board of adjustment and appeals

A public hearing shall be held by the board prior to taking any action on an application for a special exception.

§9.7.7. Findings

The board of adjustment and appeals shall make findings:

A. That it is empowered under the section of this chapter described in the application to grant the special exception;

B. That the granting of the special exception will not adversely affect the public interest; and

C. That the requirements governing individual special exceptions have been met; and

D. That satisfactory provision and arrangement has been made concerning the applicable approval criteria of §9.7.8.

§9.7.8. Approval criteria

In order to be approved, a site plan must provide for:

A. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

B. Off-street parking and loading areas where required, with particular attention to the items in subsection A above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;

C. Refuse and service areas, with particular reference to the items in subsections A and B, above;

D. Utilities, with reference to locations, availability and compatibility;

E. Screening and buffering with reference to type, dimensions and character;

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;

G. Required yards and other open space; and

H. General compatibility with adjacent properties and other property in the district.

§9.8. Variances

§9.8.1. General

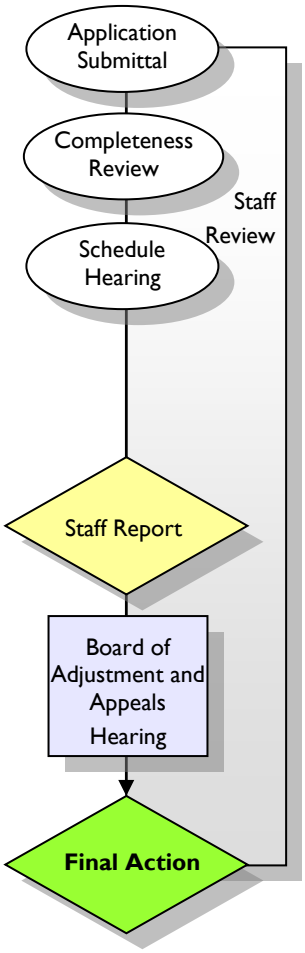
The board of adjustment and appeals shall have the power and duty to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A variance from the terms of this chapter shall not be granted by the board of adjustment and appeals except in conformance with the provisions of this section.

Commentary: Not liking a standard is not grounds for appeal. Variances require demonstration of hardship.

§9.8.2. Limitations

A. Under no circumstances shall the board of adjustment and appeals grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

B. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.



§9.8.3. Applications

Applications for variance approval shall be submitted in accordance with §9.2.3, demonstrating that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structuring the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district.

§9.8.4. Notice and public hearing

The city shall hold all required public hearings and give notice in accordance with §9.2.5, Notice and public hearings.

§9.8.5. Action by planning director

Upon submission of a completed application, the planning director shall review the variance application for consistency with the requirements of §9.7.8.

§9.8.6. Action by board of adjustment and appeals

A public hearing shall be held by the board prior to taking any action on an application for a variance.

§9.8.7. Findings

No application for a variance shall be approved unless and until the board of adjustment and appeals shall make findings that the requirements of §9.8.3, Applications, have been met by the

applicant for a variance. The board of adjustment and appeals shall further make the following findings:

A. That the reasons set forth in the application justify the granting of the variance;

B. That the variance is the minimum variance that will make possible the reasonable use of the land, building or structure;

C. That the granting of the variance will be in harmony with the general purpose and intent of this chapter; and

D. That the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

§9.8.8. Conditions

In granting any variance, the board of adjustment and appeals may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under Article 11, Enforcement.

§9.9. Administrative Adjustments

§9.9.1. Purpose

Administrative adjustments are specified deviations from otherwise applicable development standards where development is proposed that would be:

A. Compatible with surrounding land uses;

B. Harmonious with the public interest; and

C. Consistent with the purposes of this Code.

§9.9.2. Applicability

The planning director shall have the authority to authorize adjustment of up to 20 percent from any numerical standard set forth in §4.7, Dimensional Requirements or Article 7, Site Development Standards. Any adjustment request greater than 20 percent shall be treated as a variance handled by the board of adjustment and appeals, subject to the requirements of §9.8, Variances.

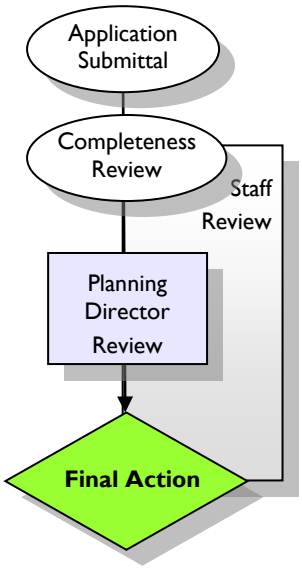
Commentary: For example, where a large oak tree is located in the side lot of a SF-1 district lot, which has a 7.5 foot side (interior) setback, and strict compliance would mean the loss of the tree, the planning director may reduce the setback to 6 feet.

§9.9.3. Applications

An application for an administrative adjustment shall be submitted in accordance with §8.2.2, Application requirements.

§9.9.4. Action by planning director

The planning director shall review the application and approve, approve with conditions or deny the application based upon the criteria below. A written decision including affirmative findings on the criteria set forth below shall be mailed to the applicant.



§9.9.5. Administrative adjustment criteria

A. To approve an application for an administrative adjustment, the planning director shall make an affirmative finding that the following criteria are met:

1. That granting the adjustment will ensure the same general level of land use compatibility as the otherwise applicable standards;

2. That granting the adjustment will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks and other land use considerations;

3. That granting the adjustment will be generally consistent with the purposes and intent of this Code; and

4. The strict application of the provisions of the Code would result in unnecessary hardship.

B. In the event that the planning director finds that the applicant has not met the above criteria, the planning director shall have the authority to forward the application to the city council as a variance subject to the requirements of §9.8, Variances.

§9.9.6. Appeal

Appeal of an administrative adjustment denied by the planning director shall be taken to the city council within 30 days of the planning director's decision and shall be heard as a variance in accordance with §9.8. If no appeal is filed within 30 days, the decision shall be final.

§9.10. Floodplain Development Permit

§9.10.1. Applications

Applications for floodplain development permits approval shall be submitted in accordance with §9.2.3. Plans shall be submitted in duplicate, drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:

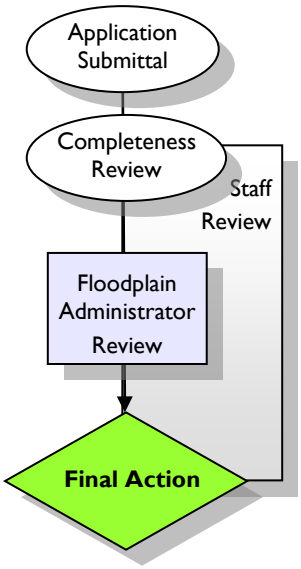
A. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;

B. Elevation in relation to mean sea level to which any nonresidential structure shall be flood proofed;

C. A certificate from a registered professional engineer or architect that the nonresidential flood proofed structure shall meet the flood proofing criteria of §7.6.5.B.2;

D. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;

E. Maintain a record of all such information in accordance with §8.6.2.A.1.



§9.10.2. Applications

An application for a floodplain development permit shall be submitted in accordance with §8.2.2, Application requirements.

§9.10.3. Action by floodplain administrator

The floodplain administrator shall review the application and approve, approve with conditions or deny the application based upon the criteria below. A written decision including affirmative findings on the criteria set forth below shall be mailed to the applicant.

§9.10.4. Approval criteria

Approval or denial of a floodplain development permit by the floodplain administrator shall be based on all of the provisions of this section and the following relevant factors:

A. The danger to life and property due to flooding or erosion damage;

B. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

C. The danger that materials may be swept onto other lands to the injury of others;

D. The compatibility of the proposed use with existing and anticipated development;

E. The safety of access to the property in times of flood for ordinary and emergency vehicles;

F. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;

G. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;

H. The necessity to the facility of a waterfront location, where applicable;

I. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.

§9.10.5. Floodplain variances

A. General

1. The board of adjustment and appeal shall hear and render judgment on requests for variances from the requirements of this section.

2. The board of adjustment and appeal shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this section.

3. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this section.

4. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half-acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in §7.6.1.C.2 have been fully considered. As the lot area increases beyond the one-half-acre, the technical justification required for issuing the variance increases.

5. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

6. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

B. Approval criteria

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

2. Variances shall only be issued upon:

(a) showing a good and sufficient cause;

(b) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and

(c) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(d) Any application to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(e) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria outlined in §9.10.5.A.6 are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

C. Duties of the floodplain administrator

See §8.6.2.

D. Conditions of approval

Upon consideration of the factors noted above and the intent of this section, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this §7.6.1.C.

E. Appeal

Any person or persons aggrieved by the decision of the appeal board may appeal such decision in the courts of competent jurisdiction.

§9.11. Site Plan Reviews

§9.11.1. Applicability

A. All proposed development multi-family and nonresidential development shall be subject to the site plan review process. No building permit or certificate of occupancy may be approved for such development prior to the approval of a site plan by the planning director.

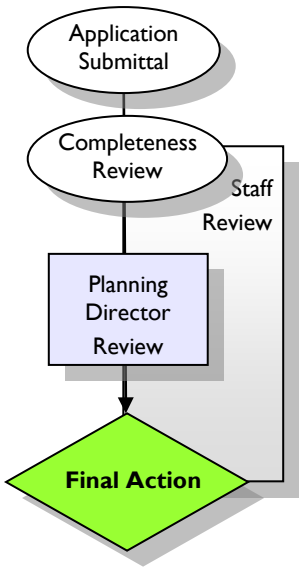
B. A site plan approved as part of a special exception and a development plan approved as part of a planned development review shall be considered a site plan approval.

C. Temporary uses may require site plan review (See also §9.16, Temporary use permit).

§9.11.2. General requirements

A. All improvements reflected on approved site plans must be constructed at the time of development.

B. All terms and conditions of site plan approval must be met at the time of development.



§9.11.3. Preconference

All applicants filing a site plan application for review shall hold a preconference with the planning director in accordance with §9.2.2.

§9.11.4. Applications

Applications for site plan approval shall be submitted in accordance with §9.2.3.

§9.11.5. Action by planning director

The planning director shall review the site plan for compliance with the approval criteria of §9.11.6, or send the site plan back to the applicant for modification.

§9.11.6. Approval criteria

In approving a site plan, the planning director shall consider the following:

A. Compliance with all applicable requirements of this chapter;

B. Site design and development density and intensity;

C. Location of trash handling, recycling, grease bins, and other waste-related facilities employed in the normal operation of the use;

D. Adequacy and location of parking areas and pedestrian and vehicular access points;

E. Compliance with site construction specifications;

F. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with department standards, specifications and guidelines;

G. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or

other neighborhood uses;

H. Compliance with requirements for servitudes or dedications;

I. Compliance with any applicable subdivision improvement requirements; and

J. If applicable, compliance with the approved planned development plan and/or development conditions.

§9.11.7. Period of validity

An approved site plan shall expire two years from the date of approval unless the proposed development is pursued as set forth below:

A. A complete building permit application has been submitted and remains valid;

B. Where more than one building is to be built, the applicant may submit a series of building permit applications. The first application shall be submitted within two years from the date that site plan approval is granted. Each subsequent application shall be submitted within 180 days from the date of issuance of a certificate of occupancy for the previous building; or

C. If no building permit is required, a certificate of occupancy has been issued.

§9.11.8. Dedication and improvements

A. In the development of any property for which a site plan is required in this section, the applicant shall be required to dedicate any additional right-of-way necessary to the width required by the city for streets adjoining the property, to install curbs and gutters and pave all streets adjoining the property to city standards, and to install sidewalks in accordance with the policies and requirements of Article 6, Subdivision Design and Improvement.

B. The applicant shall bear the costs of the installation of all on-site improvements as required by this chapter, including provision for surface drainage, pavement, landscaping, and utilities. Any applicant required to install or construct off- site improvements pursuant to this section may, with the approval of the planning director as a condition of site plan approval, and upon a determination by the planning director that such improvements are not necessary or desirable at the time, but will be needed in the future, make a payment in lieu of such improvements or part thereof. The amount of any such payment shall be an amount estimated by the city to be the actual and total installation and construction costs of such improvements. The amount paid for a given improvement shall be considered total and complete payment for the improvements considered, and will preclude any further assessment of the property in the event that the city elects to install such improvements at a later date. Full payment shall be made before any building permit or certificate of occupancy is issued for any use shown on the site plan.

§9.11.9. Guarantees of improvements

A. Prior to the approval of any site plan, the applicant shall submit a cost estimate and time schedule for installation of each phase of the site improvements.

B. The city shall require a bond guaranteeing required on-site and off-site improvements. This bond shall be in cash, certified check, or be made by a licensed company; and in an amount approved by the city.

C. As each phase of improvements is installed and inspected by the city, the bond amount shall be reduced by the costs of the installed improvements.

D. In the event that the applicant wishes to occupy any building or any portion of any building prior to the completion of the required site improvements, the bond guaranteeing improvements shall be retained by the city until the remaining required improvements are completed.

§9.11.10. Inspections of required improvements

Inspections during construction of required improvements shall be made in accordance with city requirements.

§9.11.11. Administrative appeal

An appeal from any decision by the planning director shall be made within 30 days of the final decision in accordance with §9.17, Administrative appeals.

§9.12. Sign Permits

§9.12.1. Applicability

A. Except as otherwise provided in §7.4.3, no sign may be erected, located, or altered in any manner until a sign permit, and building permit if necessary, has been approved and secured from the planning director.

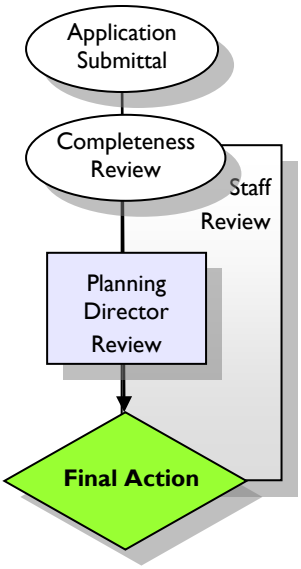
B. Valid sign permits may be assigned to a successor in interest, such as the holder of a business license for the same premises.

§9.12.2. Exceptions

A permit shall not be required for the mere painting, minor electrical and other repairs, provided such change does not violate the provisions of this chapter. The change of sign copy on a lawfully constructed sign shall not require a permit.

§9.12.3. Applications

Applications for sign permits shall be submitted in accordance with §9.2.3. Such application shall include drawings showing the design and location of the sign, the name and address of the sign owner, and of the sign erector. The application shall also identify the state-licensed and city-registered sign installer.



§9.12.4. Action by planning director

Upon submission of a completed application, the planning director shall review the sign permit application to determine if the application complies with the sign standards of §7.4 and other applicable ordinance requirements. Following completion of technical review, the planning director shall determine whether the proposal conforms to the requirements of this chapter and all other applicable city requirements, and approve, deny or approve with conditions.

§9.12.5. Approval criteria

Applications for sign permits shall reviewed for compliance with the requirements of §7.4.

§9.12.6. Marking of permanent signs

All signs, hereafter erected, constructed, altered, or maintained, for which a permit is required, shall be plainly marked with the name of the person, firm, or corporation erecting and/or maintaining such sign and shall have affixed on the front thereof the date and number of the permit issued by the planning director for such sign.

§9.12.7. Inspection of permanent signs

Following the installation of a permitted sign, the applicant shall request inspection by the planning director. The sign permit shall be null and void if sign installation is not completed within six months or the signs are not in conformance with the approved application.

§9.12.8. Temporary sign permit

A temporary sign permit shall be issued in accordance with the sign standards of §7.4, and the requirements of this section. A common signage plan shall not be required for applications for temporary sign permits.

§9.12.9. Revocation of a sign permit

The sign permit shall be revoked if a sign is found to be in violation of the requirements of this chapter, or other applicable city requirements.

§9.12.10. Administrative appeal

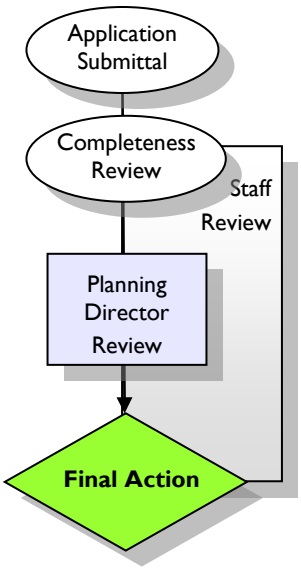
An appeal from any decision by the planning director shall be made within 30 days of the final decision in accordance with §9.17, Administrative appeals.

§9.13. Landscaping and Tree Permits

§9.13.1. Applicability

A. No building permit shall be approved prior to approval of a landscaping and tree permit and no certificate of occupancy shall be approved prior to a site inspection and observation to determine if the required landscape elements have been installed.

B. No person, including private or public utilities, shall remove, cut, plant, prune or otherwise maintain any tree or shrub within dedicated street area of public right-of-way or other public property within the city, without a landscaping and tree permit.



§9.13.2. Applications

Applications for landscaping and tree permits shall be submitted in accordance with §9.2.3. Two sets of required plans shall be submitted to the planning director.

§9.13.3. Action by planning director

A. The planning director shall review landscaping and tree permit applications for conformance with the approval criteria of §9.13.4.

B. All plans reviewed will be returned marked "approved," or "approved as noted," or "denied." Rejected plans may be returned to the planning director for re-evaluation once noted corrections are made. A copy of the approved plan will be archived in order to use at a later date to ensure that the plan was implemented as permitted and maintained as required.

C. The planning director shall review required plan submittals and within 10 working days from receipt of such plans either approve them or issue to the applicant a written denial.

§9.13.4. Approval criteria

A. General

Applications for landscaping and tree permits shall reviewed for compliance with the requirements of §7.3.

B. Public property

1. Plants, trees and shrubs may be removed or cut on public property when it is found that the particular tree should be removed or is unsafe because of growth which cannot be corrected by proper trimming, because of damage caused by the elements, or because of age, disease or other debilitating cause, because of insecure root system which might cause the tree to fall, because of existing or potential interference with street use, because of root interference with subsurface sewer or utility facilities which reasonable root pruning may not correct, because of any other conditions which he finds whereby such removal will be in the public interest.

2. Removal of particular trees may be approved when it is found that such tree should be removed or is unsafe because of growth which cannot be corrected by proper trimming, because of damage caused by the elements, or because of age, disease or other debilitating cause, because of insecure root system which might cause the

tree to fall, because of existing or potential interference with street use, because of root interference with subsurface sewer or utility facilities which reasonable root pruning may not correct, because of any other conditions whereby such removal will be in the public interest.

3. It shall be unlawful to cut, trim, spray, remove, treat or plant any tree, shrub, hedge, or other plant upon a public right-of-way or other public property within the city without a permit from the planning director.

C. Special area and yearly plans

The planning director may grant special area permits or permits based on yearly plans to public utilities serving the city which engage in the pruning of trees or shrubs as necessary to the protection of the utility lines; provided, however, that in the case of an emergency, such pruning may be allowed without a permit, provided that it shall be done in accordance with the rules of good arboricultural practice as set forth in the publication "Standards for Pruning Shade Trees," National Arborist Association, Inc. and "American National Standards for Tree Care Operations, Safety Requirements for Tree Pruning; Trimming, Repairing and Removal" (ANSI 2133.1) by the American National Standards Institute, as amended and currently in effect at the time of such work. The yearly plans must be submitted 30 days prior to the commencement of any work. The planning director may require, as a condition to obtain a permit, except in the case of public utilities, the furnishing of a bond or other adequate financial assurance for payment of damages incurred as a result of permit violation.

D. Emergencies

In the case of an emergency, such pruning or digging measures that are necessary to restore power or to abate the imminent endangerment to human life are authorized. A report of any such emergency work, if it involved pruning or digging within the root system of a tree or shrub, shall be required.

§9.13.5. Conditions of approval

A. Permits may be conditioned so as to protect the public using the street area. Except in the case of public utilities, such permit may be conditioned on the furnishing of a bond or other adequate financial assurance for the payment of damages incurred as a result of permit violation.

B. Approval of a tree removal may be conditioned on replacement with a new tree or shrub of approved variety if it is found that such replacement is necessary to maintain an ornamental tree system on the street, block, park or other public property.

§9.13.6. Inspections

A. Prior to issuance of the certificate of occupancy by the permit office the planning director shall perform a site observation to determine if the required landscape elements have been installed.

B. An extension for installation may be granted only if sufficient cause exists.

§9.13.7. Administrative appeal

An appeal from any decision by the planning director shall be made within 30 days of the final decision in accordance with §9.17, Administrative appeals.

§9.14. Certificates of Zoning Compliance

§9.14.1. Applicability

A. It shall be unlawful to use or permit the occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure for a business until a certificate of zoning compliance shall have been issued therefor by the planning director stating that the proposed use of the building or land conforms to the requirements of this chapter.

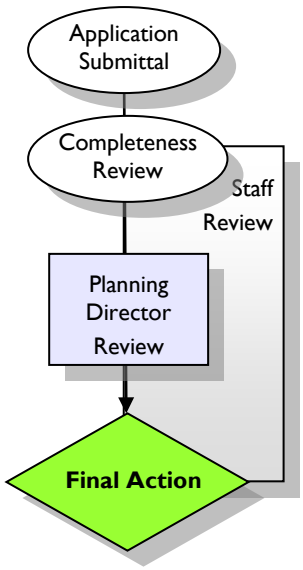
B. No permit for erection, alteration, moving or repair of any building shall be issued until an application has been made for a certificate of zoning compliance, and the certificate shall be issued in conformity with the provisions of this chapter upon completion of the work.

§9.14.2. Applications

Applications for certificates of zoning compliance shall be submitted in accordance with §9.2.3

§9.14.3. Nonconforming structures and uses

No nonconforming structure or use shall be maintained, renewed, changed or extended until a certificate of zoning compliance shall have been issued by the planning director. The certificate of zoning compliance shall state specifically wherein the nonconforming use differs from the provisions of this chapter, provided that upon enactment or amendment of the ordinance from which this is derived or this chapter, owners or occupants of nonconforming uses or structures shall have 10 days to apply for certificates of zoning compliance after written notice from the planning director.



§9.14.4. Approval criteria

Applications for certificates of zoning compliance shall be reviewed for compliance with the applicable requirements of this chapter.

§9.14.5. Temporary certificates

A. A temporary certificate of zoning compliance may be issued by the planning director for a period not exceeding six months during alterations or partial occupancy of a building pending its completion, provided that such temporary certificate may include such conditions and safeguards as will protect the safety of the occupants and the public. No temporary certificate of zoning compliance shall be issued for a use involving alcohol sales.

B. The planning director shall maintain a record of all certificates of zoning compliance, and a copy shall be furnished upon request to any person.

C. Any business failing to obtain a certificate of zoning compliance shall be a violation of this chapter and punishable under Article 11, Enforcement.

§9.14.6. Administrative appeal

An appeal from any decision by the planning director shall be made within 30 days of the final decision in accordance with §9.17, Administrative appeals.

§9.15. Certificate of Appropriateness

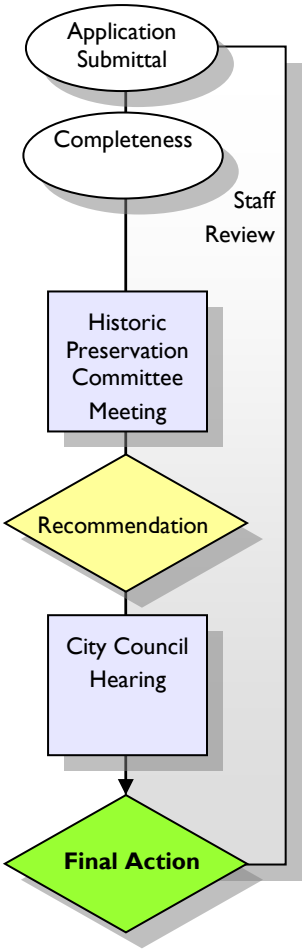
§9.15.1. Applicability

A. A certificate of appropriateness issued by the planning director after approval by the city council shall be required before a permit is issued for any of the following:

1. Demolition of any structure classified as historic by the council.

2. Renovation, alteration or repair of any structure classified as historic by the council.

B. A certificate of appropriateness is not required regarding interior arrangement or use of the structure classified as historic.



§9.15.2. Application

Applications for certificates of appropriateness shall be submitted in accordance with §9.2.3.

§9.15.3. Notice and public hearing

The city shall hold all required public hearings and give notice in accordance with §9.2.5, Notice and public hearings.

§9.15.4. Action by planning director

After receipt of a complete application, the planning director shall, within 24 hours of receipt, transmit the application for a certificate of appropriateness together with supporting information and materials to the commission and to the clerk of the city council.

§9.15.5. Action by historic preservation district commission

The commission may submit to the city council at any time prior to the city council action on an application its recommendation on whether the application should be approved or disapproved.

§9.15.6. Action by city council

A. Upon receipt of the recommendation from the historic preservation district commission, city council shall consider the recommendations of the commission and planning director in a public hearing.

B. Following the public hearing, the city council may approve, deny, modify, or continue (table) the application, or send the application back to the historic preservation district commission for additional consideration.

§9.15.7. Approval criteria

No permit shall be issued when a certificate of appropriateness is required until or unless the provisions of this chapter have been complied with.

§9.15.8. Action following decision

A. If the city council approves an application, a certificate of appropriateness shall be issued, and that application shall be processed in the same manner as applications for building or demolition permits.

B. If the city council disapproves the application, a certificate of appropriateness shall not be issued. The city council shall state its reasons for disapproval in writing and shall send notice directly to the applicant, the commission, and to the office of the city engineer.

§9.15.9. Hardship variances

Where by reasons of topographical conditions, irregularly shaped lots, or because of unusual circumstances applicable solely to the particular applicant, strict enforcement of the provisions of this article would result in serious undue hardship particularly affecting the applicant, then the city council, in passing upon his application, shall have the power to vary or modify adherence to this article; provided always that the action of the city council insures harmony with the general purpose of this chapter and does not adversely affect the historic preservation district as a whole.

§9.16. Temporary Use Permits

§9.16.1. Applicability

Temporary uses occurring on property outside of the public right-of-way, including those operating for less than 30 days within a one-year time period, shall obtain a temporary use permit from the planning director that outlines conditions of operations so as to protect the public, health, safety and welfare subject to the standards of §4.7, Temporary Use Standards.

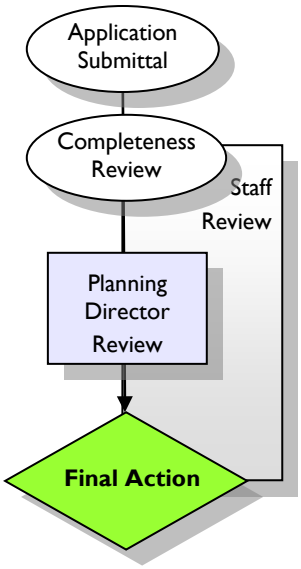
§9.16.2. Applications

Applications for certificates of zoning compliance shall be submitted in accordance with §9.2.3. Concurrent with an application for a temporary use permit, the planning director may require submission of a site plan for review and approval.

§9.16.3. Action by planning director

After receiving a complete application, the planning director shall have up to 30 days to review the application.

§9.16.4. Approval criteria



No temporary use shall be permitted unless it is determined that the following requirements are met.

A. Adjacent uses shall be suitably protected from any adverse effects of the use, including noise and glare.

B. The use shall not create hazardous conditions for vehicular or pedestrian traffic, or result in traffic in excess of the capacity of streets serving the use.

C. Adequate refuse management, security, emergency services, and similar necessary facilities and services shall be available for the temporary use, and all necessary sanitary facilities shall be approved by the appropriate health agency.

D. The site is suitable for the proposed use, considering flood hazard, drainage, soils and other conditions which may constitute a danger to life, health or property.

E. The use shall not have a substantial adverse impact on the natural environment, including trees, ground cover and vegetation.

§9.16.5. Conditions of approval

Temporary use applications and plans, as are finally approved, are incorporated into any permit issued, and except as otherwise provided herein, all subsequent development and/or use shall occur strictly in accordance with such approved application and documents.

§9.16.6. Action following approval

A temporary use permit will be issued by the planning director for all approved applications.

§9.16.7. Revocation of permit

A temporary use permit shall be revoked if the planning director finds that the terms of the permit have been violated or that there is a hazard to the public health, safety and welfare.

§9.16.8. Administrative appeal

§9.16.8 Administrative appeal

An appeal from any decision by the planning director shall be made within 30 days of the final decision in accordance with §9.17, Administrative appeals.

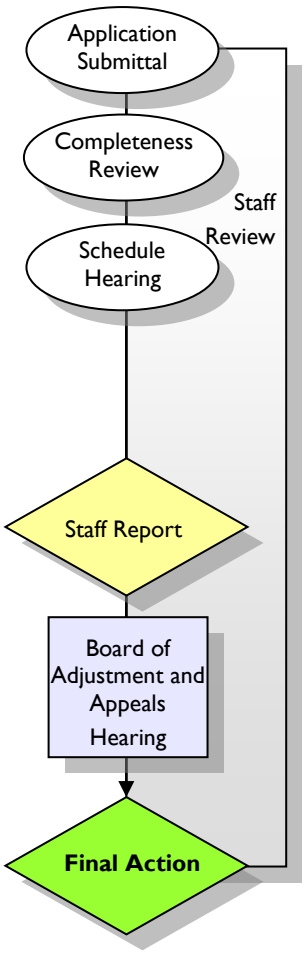
§9.17. Administrative Appeals

§9.17.1. Applicability

Administrative appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the municipality affected by any decision of such officer, department, board or bureau of the municipality.

§9.17.2. Applications

Written appeals shall be filed with planning director within 15 days from the date of such decision, act or proceeding, specifying the grounds thereof. For purposes of this section, the applicant and/or property owner(s) may be represented by a duly authorized representative.



§9.17.3. Action by planning director

A. The planning director shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.

B. The city attorney shall be the legal advisor to the board of adjustment and appeals and shall represent the city and the board in connection with any appeals therefrom.

§9.17.4. Notice and public hearing

The city council shall hold all required public hearings and give notice in accordance with §9.2.5, Notice and public hearings.

§9.17.5. Action by board of adjustment and appeals

The board of adjustment and appeals shall consider the application in a public hearing.

§9.17.6. Stay of proceedings

An administrative appeal stays all proceedings in furtherance of the action appealed from, unless the planning director from whom the appeal is taken certifies to the board of adjustment and appeals after the notice is filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril of life and property. In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of adjustment and appeals or by a court of record on application, on notice to the planning director from whom the appeal is taken and on due cause shown.

§9.17.7. Appeals to court

Any person or persons or any officer, department, commission, board, bureau or any other agency of the city jointly or severally aggrieved by any decision of the board within 30 days after filing of the decision in the office of the board, a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality and requesting a writ of certiorari asking for relief and under such rules and regulations as are provided for such matters in appropriate legislation of the state.

Article 10. Nonconformities

§10.1. Purpose and Intent

A. Within the districts established by this chapter or amendments that may later be adopted there exist (1) lots, (2) structures, (3) uses of land and structures, and (4) characteristics of use, which were lawful when they were established, but which would be prohibited, regulated or restricted under the terms of this chapter or future amendment. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival—except by application of a special exception to the board of adjustment and appeals.

B. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

C. Nonconforming uses are declared by this chapter to be incompatible with permitted uses in the districts involved. A nonconforming use of a structure; a nonconforming use of land, or a nonconforming use of structure and land in combination shall not be extended or enlarged by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.

§10.2. GENERAL

To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction or designated use of any building on which actual building construction was lawfully begun prior to the effective date of adoption or amendment of the regulations of this chapter and upon which actual building has been carried on diligently. For the purpose of this section, "actual construction" shall mean the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun in preparation for rebuilding, such excavation or demolition or removal shall be deemed to be "actual construction," provided that work shall be carried on diligently.

§10.3. Nonconforming Status

§10.3.1. General

The use of land, use of a structure, or a structure itself, shall be deemed to have lawful nonconforming status when each of the following conditions is satisfied:

A. The use or structure does not conform to the current regulations prescribed in the district in which such use or structure is located, but was lawfully in existence and lawfully constructed, located and operating prior to, and at the time of the event that made such use or structure nonconforming.

B. The event that made such use or structure nonconforming was one of the following:

1. A boundary adjustment of the city, adoption of this chapter or a previous zoning ordinance, or amendment of this chapter.

2. The nonconforming use or the use occupying the nonconforming structure has been

operating since the time that the use or structure first became nonconforming without abandonment, as abandonment is defined in §10.3.2, below.

§10.3.2. Abandonment

Whenever a nonconforming use or a conforming use in a nonconforming structure is abandoned, all nonconforming rights shall cease and the use of the premises shall henceforth conform to this chapter. Abandonment shall involve the actual act of discontinuance, regardless of the intent of the user or owner to discontinue a nonconforming operation. Any nonconforming use that is discontinued for, or that remains vacant for a period of six consecutive months or for 18 months during any three-year period (except when government action impedes access to the premises), shall be considered to have been abandoned. Any nonconforming use that is moved from the premises shall be considered to have been abandoned.

§10.3.3. Burden of proof

The burden of establishing nonconforming status under these regulations shall, in all cases, be that of the owner or the party claiming a lawful nonconforming use and/or structure, and not the city's.

§10.3.4. Reinstatement of nonconforming use status by special exception

A. Where the nonconforming use status has expired by operation of law, and where the owner can prove that such nonconforming use once legally existed; the owner may apply to the board of adjustment and appeals for a special exception reinstating the former nonconforming use status. However the requested nonconforming use status shall be similar to the previous nonconforming use and shall not involve the increasing in size of the structure or significant changes to the land upon which the structure sits.

B. The board of adjustment and appeals has the authority to grant this special exception. The written application for the special exception shall be submitted in accordance with the provisions of §9.7. In addition, the applicant must show the following:

1. Proof that the nonconforming use predates the current zoning designation for the land or structure;

2. A description of the use that is allegedly legally nonconforming;

3. Proof that it was legally nonconforming before the current application was submitted. Such proof may include zoning compliances, occupational licenses, planning permits, building permits, utility records, leases, or other such records or documentation.

§10.4. Nonconforming Lots

§10.4.1. Permitted use

A. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of the ordinance that made the lot nonconforming, notwithstanding limitations imposed by other provisions of this chapter. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements

for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the board of adjustment and appeals.

B. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time the lot became nonconforming, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an individual parcel for the purposes of this chapter, and no portion of said parcel shall be used or sold in a manner that diminishes compliance with lot width and area requirements established by this chapter, nor shall any division of any parcel be made that creates a lot with width or area below the requirements stated in this chapter.

§10.4.2. Actions of governmental agencies

Where, after the effective date of this chapter, a governmental agency obtains a portion of a conforming lot for public purposes and thereby on the remainder creates a nonconforming lot, permitted principal and accessory structures in the district in which said lot is located may be erected or constructed on the lot provided that all other requirements of this chapter are met.

§10.4.3. Nonconforming mobile home lots

Nonconforming mobile home lots may continue, including the replacement of the mobile home on such lots, unless and until the lot remains vacant for a period of 180 days. Upon the expiration of 180 days, the nonconforming lot may not be continued, or used as a mobile home site.

§10.5. Nonconforming Structures

§10.5.1. Continuation

The lawful, conforming use of a structure, existing at the effective date of these regulations, may be continued, although the structure's size or location does not conform with the area, lot open space, height, yards, its location on the lot, or other provisions of this chapter.

§10.5.2. Enlarged or altered

No such nonconforming structure may be enlarged or altered in a way that increases its nonconformity; but any structure or portion thereof may be altered to decrease its nonconformity.

§10.5.3. Destroyed or damaged

Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than 50 per cent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this chapter.

§10.5.4. Moved

Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

§10.5.5. Repairs and maintenance

A nonconforming structure may be repaired and maintained so long as any such repair or maintenance does not in any way increase its nonconformity and it remains otherwise lawful.

§10.6. Nonconforming Uses

§10.6.1. Continuation

The lawful nonconforming use of a structure or land at the effective date of this chapter may be continued so long as the then existing or a more restricted use continues, except that:

A. Only that portion of the land in actual use may be so continued, and the nonconforming use may not be enlarged, expanded or extended, nor may any additional structures be added to be occupied by the nonconforming use.

B. Normal maintenance, repair, and incidental alteration of a building occupied by a nonconforming use are permitted, provided it does not extend the nonconforming use. A structure occupied by a nonconforming use may be changed to make the structure more in character with the uses permitted in the district in which it is located. , provided the use remains otherwise lawful.

§10.6.2. Movement

A nonconforming use, including a mobile home, may not be moved for any reason or for any distance, unless when so moved, it complies with the regulations for the district in which it is located. Further, any subsequent reuse of the lot or lots on which the nonconforming structure has been moved must comply with the regulations for the district in which it is located. The provisions of this subsection shall not apply to involuntary movements of uses as a result of condemnation actions or other litigation.

§10.6.3. Change in use

Once a nonconforming use has been changed or altered so as to comply with the provisions of this chapter, it shall not revert back to a nonconforming use.

§10.6.4. Nonconforming sexually-oriented businesses

A. Any person or entity holding a certificate of occupancy for a lawful business and actually operating a sexually oriented business on the effective date of this article, but not in compliance with the requirements of this chapter shall be permitted to continue to operate as a nonconforming sexually oriented business at the site of the previous use; provided, however, that should such business cease to operate or be discontinued for any period six months, it shall not thereafter be reestablished without being in full compliance with all provisions of this chapter and other applicable codes and ordinances. The terms "cease to operate" or "discontinued for any period of time" shall mean the voluntary or intentional termination, cessation or discontinuance of the business by the owner or other party in interest or an involuntary termination of the business resulting from a violation of any applicable rule, regulation, ordinance, statute or law. The nonconforming use shall not be deemed to terminate if the cessation, termination of discontinuance of the business operations are caused by an act of God, or other catastrophic occurrence or event not caused by or under the control of the business owner or other party in interest. The holder of the certificate of occupancy or operator of the business shall be responsible for providing documentation, acceptable to the planning director, that a nonconforming sexually oriented business has not ceased to operate or been discontinued. A

nonconforming sexually oriented business shall not be enlarged, increased or altered, as provided in this article. Any change in use shall require full compliance with all provisions of this chapter and other applicable codes.

B. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to approval of the sexually oriented business, of a church, public park, public or private elementary or secondary school, day care or kindergarten, residential district or residential lot within 1,000 feet of the sexually oriented business.

§10.7. NONCONFORMING SIGNS

§10.7.1. Enlarged or altered

On-premises and off-premises signs legally existing prior to the adoption of this section and not conforming to these provisions shall not be enlarged in overall dimensions, or otherwise altered except to conform to the provisions of this section.

§10.7.2. Damaged or destroyed

If damaged to an extent in excess of one-half of its current replacement value, such sign shall not be rebuilt and shall be removed. Nothing contained herein shall be construed to prevent normal maintenance and repairs, repainting, or posting of such signs or structures. Reasonable repair and maintenance shall be conducted on such signs.

§10.7.3. Exception

Notwithstanding §10.7.2 above, the city council may declare as a result of a natural disaster, the 50 per cent replacement of all off-premises signs having nonconforming status prior to the natural disaster. The owner shall have the discretion of choosing the replacement nonconforming locations from among the destroyed nonconforming locations. The nonconforming sign shall be rebuilt subject to all requirements of this section with the exception of §7.4.7.C.3, Spacing of signs.

THIS PAGE INTENTIONALLY BLANK

Article 11. Enforcement

§11.1. Violations

Whenever a violation of this chapter occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the planning director. He shall record properly such complaint, immediately investigate, and take action thereon as provided by this chapter.

§11.2. Persons Liable

The owner or tenant of any building, structure, premises or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

§11.3. Penalty for Violation

Violation of the provisions of this chapter or failure to comply with any of its requirements, including violations of conditions and safeguards established in connection with grants of variances or special exceptions, shall constitute a misdemeanor. Each day such violation continues shall be considered a separate offense.

§11.4. Other Remedies

Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

THIS PAGE INTENTIONALLY BLANK

INDEX

Access Management, 7-1
Accessory Dwelling Units
  use standards for, 5-13
Accessory Storage
  use standards for, 5-14
Agriculture (Use Category), 4-25
Airfield Compatibility, 7-44
Alleys, 6-4
Alternative- or Post-Incarceration Facility, 4-17
Amusements, Temporary Commercial
  use standards for, 5-18
Animal Hospitals
  use standards for, 5-9
Annexed Property
  classification of, 4-6
Appeals, 9-35
Applicability of Chapter
  in general, 1-1
Application requirements, 9-2
Applications
  completeness review, 9-3
  fees for, 9-2
  requirements for, 9-3
  review of, 9-3
Arborist Registration
  requirements for, 7-26
Assembly
  use standards for, 5-12
Authority
  delegation of, 1-2
Banks
  use standards for, 5-9, 5-14
Blocks
  standards for, 6-2
Board of Adjustment and Appeals, 8-2
Buffer Yards
  alternative compliance, 7-17
  screening requirement for, 7-16
Buffers
  for water features, 6-10
  parking buffers, 4-31
Building Coverage
  measurements and exceptions, 1-4
Building Frontage, 1-5
Car Washes
  use standards for, 5-9
Certificates of Zoning Compliance, 9-30
Chicken and/or Duck Keeping
  use standards for, 5-14
Church, 4-14, 4-17
City Council, 8-1
Commentaries
  non-regulatory, 1-2
Commercial Use Categories, 4-18
Community Service (Use Category), 4-14
Complexes
  standards for, 5-1
Construction of Language, 1-2
Construction Offices, Temporary
  use standards for, 5-18
Construction Plans, 9-10
Convenience Stores
  use standards for, 5-10
Day Care (Use Category), 4-14
Dead-End Streets, 6-3
Design Criteria
  streets, 6-4
Dimensional Standards
  for nonresidential districts, 4-27
  for residential districts, 4-26
Disaster Relief Housing, Temporary
  use standards for, 5-18
Diverse Use Corridor, 4-35
Drainage, 6-9
Driveways, 7-1
  depth of, 7-1
  layout, 7-2
  permit required for, 7-1
Eating Establishments (Use Category), 4-18
Educational Facilities (Use Category), 4-15
Effective Date, 1-3
Entertainment (Use Category), 4-18
Fees
  for applications, 9-2
Fences
  use standards for, 5-15
Final Plats, 9-9
Flood Damage Prevention, 7-37
Floodplain, 7-37
Floodplain Administrator, 8-8
Floodplain Development Permits, 9-20
Floodplain Regulations

variances, 9-21
Floor Area
measurements and exceptions, 1-6
Food Trucks, Temporary
use standards for, 5-20
Funeral Homes
use standards for, 5-10
Garage Sales
use standards for, 5-17
Garage, private
use standards for, 5-15
Gas Systems, 6-12
Government Facilities (Use Category), 4-15
Group Homes
use standards for, 5-3
Group Living (Use Category), 4-13
Halfway Houses
use standards for, 5-3
Heavy Industrial (Use Category), 4-24
Height, 1-5
Historical guesthouses
use standards for, 5-10
Home Occupations
use standards for, 5-15, 5-16
Homeless Shelter, 4-17
Homeowners Associations, 7-36
Hospitals
use standards for, 5-4
Household Living (Use Category), 4-13
Impervious Surface, 1-7
Industrial Use Categories, 4-22
Inoperable Vehicles
use standards for, 5-16
Intersection Angles, 6-3
Intersection Visibility, 7-3
Kennels, Commercial
use standards for, 5-10
Landscaping
maintenance requirement for, 7-19
Landscaping and Tree Permits, 9-28
Landscaping maintenance
for private property, 7-24
for public property, 7-24
Landscaping plans
requirements for, 7-23
Landscaping requirements
alternative compliance, 7-23
Landscaping Requirements
general, 7-15
specific, 7-16
Language
rules of construction, 2-1
Light Industrial Service (Use Category), 4-22
Lot Area
density, 1-5
measurements and exceptions, 1-4
Lot Area per Unit
measurements and exceptions, 1-4
Lot Width, 1-7
Lots
standards for, 6-1, 6-3
Major Recreational Equipment, Temporary
use standards for, 5-21
Measurements and Exceptions, 1-4
building coverage, 1-4
building frontage, 1-5
density, 1-5
floor area, 1-6
height, 1-5
impervous surface, 1-7
lot area, 1-4
lot area per unit, 1-4
lot width, 1-7
open space, 1-7
required yards (setbacks), 1-8
site area, 1-4
Medical Facilities (Use Category), 4-16
Mobile Home Overlay (MHO) District, 4-29
Mobile Home Park District (MHP), 4-27
Multifamily Overlay (MFO) District, 4-29
Native Trees
natives class A, 7-21
Neighborhood Resource Center, 4-17
Nonconforming Status, 10-1
Nonconformities, 10-1
lots, 10-2
reinstatement by special exception, 10-2
signs, 10-5
structures, 10-3
uses, 10-4
Nonresidential Districts
purpose statments, 4-3
Notice of Decision, 9-5
Office (Use Category), 4-19
Office Overlay (OO) District, 4-30
Open Space, 1-7

Operational Performance Standards, 7-49
Other Use Categories, 4-25
Overlay and Special Purpose Districts
purpose statments, 4-5
Overnight Accommodations (Use Category), 4-19
Parking Lots
screening requirement for, 7-19
Parking Regulations, 7-3
layout and design, 7-12
Parking Requirements
maximum, 7-9
minimum, 7-4
Parking, Commercial (Use Category), 4-19
Parks and Open Areas (Use Category), 4-16
Passenger Terminal (Use Category), 4-16
Planned Development review, 9-5
Planned Developments, 4-33
Planned Districts
purpose statments, 4-5
Planned Unit Developments, 4-34
Planning Director, 8-7
Preconferences
required for, 9-1
Proof of Ownership, 9-2
Psychiatric, Alcohol or Drug Treatment, 4-17
Public and Civic Use Categories, 4-14
Public Notice
constructive, 9-5
content of, 9-5
mailed, 9-4
posted, 9-4
published, 9-4
summary of requirements, 9-4
zoning map amendments (rezoning), 9-4
Purpose
of Chapter, 1-1
Real Estate Sales, Temporary
use standards for, 5-21
Refuse Areas
screening requirement for, 7-18
Rehabilitative Clinic, 4-17
Religious Institutions (Use Category), 4-17
Repair Services, General
use standards for, 5-11
Required Yards (Setbacks)
measurements and exceptions, 1-8
Residential Districts
purpose statments, 4-3
Residential Use Categories, 4-13
Retail Manufacturing
use standards for, 5-17
Retail Sales and Service (Use Category), 4-20
Revocation of right-of-way or easements, 9-9
Right-of-way Widths, 6-3
Rules of (Language) Construction, 1-2
Rules of Construction, 2-1
Safe Sight Triangle, 7-3
Self-Service Storage (Use Category), 4-21
Service Stations
use standards for, 5-11
Servitudes, 6-9
Sexually oriented-businesses
nonconforming, 10-4
Sexually-oriented Businesses
use standards for, 5-11
Sidewalks, 7-1
layout, 6-8
permit required for, 7-1
where required, 6-7
Sign Permits, 9-26
Sign Standards, 7-27
Single-family Dwellings
use standards for, 5-3
Site Area
measurements and exceptions, 1-4
Site Plan Reviews, 9-23
Social Service Facility, 4-17
Social Service Institutions (Use Category), 4-17
Soup Kitchen, 4-17
Special Exceptions, 9-14
Storage Pods, Temporary
use standards for, 5-21
Storm Drainage, 7-43
Street Connectivity, 6-6
Street Design Criteria, 6-4
Street Extensions, 6-3
Street Frontage and Access
required, 7-1
Street Improvement Requirements, 6-4
Street Jogs, 6-3
Subdivision Reviews
financial assurances required, 9-10
short form, 9-8
waivers and modifications, 9-10
Subdivision Reviews, 9-8

Subdivision Standards, 6-1
Subdivisions
inspections, 9-12
Summary of Review Procedures and Authority, 9-1
Telecommunications Towers and Facilities
use standards for, 5-4
Temporary Use Permits, 9-33
Through Lots, 1-9
Title
of chapter, 1-1
Trees
natives class B, 7-22
nuisance, 7-22
preservation plan requirement for, 7-21
protection during development, 7-21
Use Categories
commercial use, 4-18
industrial use, 4-22
other use, 4-25
Public and Civic Use, 4-14
residential use, 4-13
Use Interpretations, 4-11
Use Standards
accessory dwelling units, 5-13
accessory parking, 5-14
accessory storage, 5-14
accessory uses, 5-12
amusements, temporary commercial, 5-18
animal hospitals, 5-9
assembly, 5-12
banks, 5-9
car washes, 5-9
chicken and/or duck keeping, 5-14
construction offices, temporary, 5-18
convenience stores, 5-10
disaster relief housing, temporary, 5-18
fences, 5-15
food trucks, temporary, 5-20
funeral homes, 5-10
garage sales, 5-17
garage, private, 5-15
group homes, 5-3
halfway houses, 5-3
historical guesthouses, 5-10
home occupations, 5-15, 5-16
hospitals, 5-4
industrial uses, 5-12
inoperable vehicles, 5-16
kennels, commercial, 5-10
major recreational equipment, temporary, 5-21
public and civic uses, 5-4
real estate sales, temporary, 5-21
repair services, general, 5-11
residential uses, 5-3
retail manufacturing, 5-17
service stations, 5-11
sexually-oriented businesses, 5-11
single-family dwellings, 5-3
storage pods, temporary, 5-21
telecommunications towers and facilities, 5-4
temporary uses, 5-17
Uses Allowed
use table, 4-6
Utilities, 6-11
gas systems, 6-12
water supply, 6-11
Utilities (Use Category), 4-17
Variances, 9-16
from floodplain regulations, 9-21
Vehiclar Use Areas
screening requirement for, 7-19
Vehicle Sales and Service (Use Category), 4-21
Violations
liability for, 11-1
penalties for, 11-1
Violations of Code, 11-1
Warehouse and Freight Movement (Use Category), 4-23
Waste-Related Service (Use Category), 4-24
Water Features, 6-9
Water Supply, 6-11
Wholesale Trade (Use Category), 4-24
Yards (Setback) Requirements
front yards, 1-8
rear yards, 1-9
side yards, 1-9
Zoning Commission, 8-1
Zoning Districts
dimensional standards for nonresidential districts, 4-27
dimensional standards for residential districts, 4-26
purpose statements for nonresidential districts, 4-3

purpose statements for overlay and special purpose districts, 4-5
purpose statements for planned districts, 4-5
purpose statements for residential districts, 4-3
Zoning Map and Ordinance (Text) Amendments, 9-2, 9-4