

6.2.1. Single-Family Residential

The use of a site for only one (1) dwelling unit, other than a mobile or manufactured home.

6.2.2. Cluster Residential

A residential development where a reduction in individual residential lot area and dimensional requirements does not increase the density or total number of units permitted for the tract as a whole and where the remaining land area that results from grouping the dwellings is dedicated to common or public open space or the preservation of environmentally sensitive areas.

6.2.3. Duplex Residential

The use of a site for two dwelling units, other than a mobile homes, within a single building.

6.2.4. Two-Family Residential

The use of a site for two dwelling units, other than mobile homes, each in a separate building.

6.2.6. Condominium Residential

The use of a site for a building or group of buildings forming a series of attached dwelling units constructed with common or abutting walls and located on a commonly owned site, where the units are owned individually and the land, structure(s), common areas and facilities are owned directly or indirectly by all the unit owners on a proportional, undivided basis.

6.3.3. Club or Lodge

A use providing meeting, recreational, or social facilities for a private or non-profit association, primarily for use by members and guests. Typical uses include private social clubs and fraternal organizations but exclude any residential uses or sale of goods or services for profit.

6.3.4. College and University Facilities

The use of land for an educational facility which offers a course of study associated with the issuance of a degree and typically including classroom and lab facilities, research services, housing facilities, parking facilities and recreational amenities.

6.3.7. Community Recreation

The use of a site for public or private recreational, social, or multi-purpose uses typically associated with parks, playfields, golf courses, swimming and tennis facilities and community recreation buildings or public open space.

6.3.8. Convalescent Services

A use providing bed care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services, and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable diseases.

6.3.9. Cultural Services

A library, museum, performing arts center or similar registered non-profit organizational use performing or displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

6.3.10. Day Care Centers, Preschools, Nursery Schools (Public)

A state licensed and non-profit organization operating a facility providing supervisory or day care services to children or adults, excluding overnight care and public or private primary and/or secondary educational facilities. A day care center at a religious institution providing services at times other than in conjunction with the primary use (for religious purposes) of the site shall be considered a public day care center.

6.3.11. Essential Services

Uses which are necessary to support principal development and involve only minor structures such as lines and poles, phone booths, fire hydrants, bus stops, benches, mailboxes and other similar essential facilities.

6.3.12. Guidance Services

A use providing counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition, on a daytime care basis.

6.3.13. Group Care Facilities

The use of a site to provide living accommodations in facilities authorized, certified, or licensed by the state to provide room, board and personal care in a facility with one (1) communal kitchen/dining facility for more than six individuals not defined as a family who are unable to care for themselves due to physical disability, mental disorder or for dependent or neglected children, excluding those uses classified as Major Impact Services and Utilities. Typical uses include nursing homes, alcohol and drug rehabilitation facilities and intermediate care facilities.

6.3.15. Hospital Services (Limited)

A facility providing medical, psychiatric, or surgical services for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, training, administration and services to out-patients, employees or visitors.

6.3.17. Minor Impact Utilities

Municipal or private utilities which have a local impact on surrounding properties and are necessary to provide essential services. Typical uses are sewerage lift stations, electrical and gas distribution substations, and radio, microwave, and telephone transmitters.

6.3.18. Postal and Parcel Delivery Services

Mailing services and processing as traditionally operated or leased by the United States Postal Service and includes United Parcel Service and other similar facilities.

6.3.19. Public and Private Primary Educational Facilities Including Kindergarten, Elementary, Middle and Junior High School

A public, private or parochial school offering instruction at the kindergarten, elementary, middle, and junior high school level in the branches of learning and study required to be taught in the public schools of the state of Louisiana.

6.3.20. Public and Private Secondary Educational Facilities Including Senior High School

A public, private or parochial school offering instructions at the senior high school levels in the branches of learning and study required to be taught in the public schools of the state of Louisiana.

6.3.21. Public Recreation and Park Services

Publicly owned and operated parks, playgrounds, recreation facilities and open space.

6.3.22. Public Safety Services

The providing of public protection by a district or entity pursuant to fire, life, and safety code sections together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, police stations, and ambulance services.

6.3.23. Religious Assembly

Religious services involving public assembly such as customarily occur in synagogues, temples, and churches, but excluding day care facilities except when provided in conjunction with the primary use of the site.

6.4.1. Administrative and Business Offices

Offices or private firms or organizations which are primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

6.4.3. Agricultural Sales and Services

Establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, feed and grain stores, and tree service firms.

6.4.4. Art and Craft Studio (Limited)

A use involving the production of works of art by individuals and their assistants, not to exceed one (1) assistant per individual, and the incidental sale to consumers of these works produced on site. Such use shall be placed and operated in such a manner that the adjoining property owners or tenants are not inconvenienced by external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste runoff.

6.4.5. Art and Craft Studio (General)

A use involving the production of works of art by individuals and the incidental sale to consumers of those works produced, limited to the use of hand tools or domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding 8 kilowatts.

6.4.7. Animal Sales and Services (Limited)

Retail sales, veterinary services, outdoor kennels, grooming, and boarding when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops but excluding outdoor kennels and uses for livestock and large animals.

6.4.20. Building Maintenance Services

Establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

6.4.21. Business Support Services - General

Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to business firms (not individuals), but excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms.

6.4.22. Business Support Services - Limited

Establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to business firms rather than individuals, where the storage of goods other than samples is prohibited, no more than two (2) vehicles are stored over night, where no more than six (6) vehicles are dispatched, and no vehicles greater than two (2) ton rated capacity shall be stored or dispatched. Typical uses include secretarial services, telephone answering services, or blueprint services.

6.4.23. Business or Trade School

A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.

6.4.24. Commercial Recreation - Indoor Sports

Establishments or places of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators within an enclosed building. Typical uses include athletic clubs, bowling alleys, billiard parlors, ice and roller skating rinks, amusement arcades, electronic video games and indoor racquetball courts.

6.4.31. Consumer Repair Services

Establishments primarily engaged in the provision of repair services, conducted entirely within an enclosed area, for individuals and households rather than firms, but excluding Automotive and Equipment Services use types. This use classification does not include any outdoor storage of appliances or equipment. Typical uses include small appliance and washer repair shops, watch or jewelry repair shops, or musical instrument repair shops.

6.4.33. Day Care Centers - Commercial

Private for-profit businesses, whether licensed by the state or not to provide daytime care of children or adults, excluding overnight care and public or private primary and/or secondary educational facilities. Typical uses include child care centers.

6.4.35. Financial Services

Institutions licensed, and regulated by state or federal regulations primarily engaged in providing financial and banking services. Typical uses include banks, homesteads, savings and loan institutions, stock and bond brokers, loan and lending activities, and similar services.

6.4.36. Food Sales

Establishments primarily engaged in the retail sale of food or household products for home consumption. Typical uses include grocery stores (including the sale of alcohol in containers for off-premise consumption) where (a) revenue from the sale of groceries comprises at least 51% of the gross income of the establishment, and (b) at least 51% of the total display or shelf space is devoted to products other than alcohol. Typical uses include grocery stores, delicatessens, meat markets, retail bakeries, and candy stores.

6.4.38. General Retail Sales (Convenience)

An establishment for the sale or rental of commonly used goods and merchandise for personal or household use, but excludes those classified more specifically herein. Typical uses include apparel stores, or establishments providing the following products or services: household cleaning and maintenance products; drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items; apparel, jewelry, fabrics, and like items; cameras, photography services; household electronic equipment, records, sporting equipment, kitchen utensils, small home appliances, art supplies and framing, arts, antiques, interior decorating services, office supplies; and bicycles.

6.4.39. General Retail Sales (General)

An establishment for the sale or rental of commonly used goods and merchandise for personal or household use excluding those uses specifically classified herein. Typical uses include department stores, discount stores, or establishments providing the following products or services: paint, wallpaper, carpeting and floor covering; and automotive parts and accessories, excluding service and installation.

6.4.40. General Retail Sales (Bulk)

A general retail establishment engaging primarily in the sale or rental of large and/or bulky items such as household appliances or home furnishings which require a greater square footage of retail area for display of merchandise than general retail establishment.

6.4.41. Lodging (Transient) – Short Term Rental

Rental of all or any portion thereof of a residential dwelling unit for dwelling, lodging or sleeping purposes with duration of occupancy of less than thirty (30) consecutive days. Hotels, motels, and other land uses explicitly defined and regulated in this ordinance separately from short-term rentals are not considered to be short-term rentals. A short-term rental is further defined as follows:

6.4.42. 1 Lodging (Transient) – Short Term Rental: Bed and Breakfast Residence

An owner-occupied dwelling unit having no more than two guestrooms where short-term lodging is provided for compensation by the owner/operator of the residence who shall be present during the guest's stay.

6.4.42.2 Lodging (Transient)— Short-term Rental: Bed and Breakfast Inn

A dwelling unit, having no more than six guestrooms for short-term lodging, provided for compensation and where the operator of the inn is a resident on the premises and shall be present during the guest's stay.

6.4.42.3 Lodging (Transient)— Short-term Rental: Whole House Rental

A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner's presence on the premises is not required during the guest's stay.

6.4.44. Lodging (Transient) - Hotel/Motel

A facility offering transient lodging accommodations on a daily or weekly rate to the general public with or without providing additional services, such as restaurants, meeting rooms, and recreational facilities available to guests of the facility or the general public. Typical uses include hotels, motels, and transient boarding houses.

6.4.45. Laundry Services - Coin-Operated

Establishments primarily engaged in the provision of coin-operated laundry machines to the general public with or without the incidental provision of laundry processing services for individuals by an attendant in the facility.

6.4.46. Laundry Services - Neighborhood

Establishments primarily engaged in the provision of laundering and pressing services for individuals at the site of a laundry and dry cleaning pick-up station where dry cleaning services are provided at an off-premise dry cleaning plant.

6.4.57. Medical Services

Establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing and analysis services, but excluding those medical services classified as any civic or residential use. Typical uses include medical offices, dental laboratories, or health maintenance organizations.

6.4.60. Personal Improvement Services

Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include secretarial schools, driving schools, health or physical fitness studios, reducing salons, dance studios, personal computer training, handicraft and hobby instruction.

6.4.61. Personal Services

Establishments or places of business primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, seamstress, tailor, shoe repair shops, or dry cleaning and laundry pick-up stations.

6.4.64. 1. Restaurants – Limited Service with Drive Thru

An establishment which offers quick food service, accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not taken at a customers' table and food is generally served in disposable wrapping or containers. Drive Through Service delivers food or beverages to customers in motor vehicles through drive-up windows. Fast food establishments may or may not deliver food or beverages to customers in motor vehicles at drive-up windows.

6.4.64.2 Restaurants – Limited Service

An establishment which offers quick food service, accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not taken at a customers' table and food is generally served in disposable wrapping or containers. Establishments may not deliver food or beverages to customers in motor vehicles at drive-up windows.

6.4.65. Restaurants – Limited Service Outdoor

A fast-food restaurant establishment without indoor seating where prepared food is sold for consumption either off the premises or on the premises in outdoor seating areas provided by the establishment for the use of patrons. Typical uses include snow ball stands and sandwich shops.

6.4.66. Restaurants - Sit-Down

A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, where the customer consumes these foods while seated at tables or counters where alcoholic beverages may be served to dining patrons from a service bar (not accessible to patrons) and where there typically is not a rapid turnover of clientele. Special events center services considered to be allowed accessory uses to sit-down restaurants.

6.4.70.1. Shopping Center - Neighborhood

A Shopping Center consisting of uses permitted within the district in which it is located and a maximum of 15,000 square feet of gross leasable area.

6.7.1. Combined Uses - Residential/Office

A combination of those use classifications separately listed as permitted by right in the district and in accordance with the Special Use Criteria for Combined Uses as provided in Article 8.

6.7.2. Combined Uses - Residential/Commercial

A combination of those use classifications separately listed as permitted by right in the district and in accordance with the Special Use Criteria for Combined Uses as provided in Article 8.

6.8.1. Accessory Uses (General)

Accessory uses shall be those uses incidental to, and on the same lot as, a principal use as defined in Article 3 herein under Accessory Building or Use, and subject to all regulations for accessory uses provided in these regulations or any other regulations of the City or state. Accessory uses may only occur subsequent to the commencement of occupancy of the principal use on the same site.

6.8.2. Accessory Uses (Home Occupation)

The use of a residence for a home occupation as defined, within the guidelines of the requirements for the permitting of Special Use Criteria.

6.8.3. Accessory Uses - Residential

The following activities are specifically regarded as accessory to residential principal uses and may only occur subsequent to the occupancy of the principal structure:

1. Incidental storage of household items or yard maintenance equipment owned by the occupant of the principal structure.
2. Offices or studios for personal use within an enclosed building and used by an occupant of a residence located on the same lot as such building to carry on personal business or artistic activities of a non-commercial nature, so long as such activities do not fall within the definition of a home occupation.
3. Hobbies or recreational activities of a noncommercial nature.
4. The renting out, on a monthly or longer basis, of one (1) room within a dwelling unit to not more than two persons who are not part of the family that resides in the dwelling unit, provided the room is not equipped with cooking facilities.
5. Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than three (3) days (whether consecutive or not) during any 90 day period.

6.8.4. Accessory Use – Outdoor Dining

Outdoor seating and tables for a restaurant that is otherwise allowed within the applicable zoning district and complies with applicable district regulations.