

**SECTION 2.12 C-2 HIGHWAY COMMERCIAL DISTRICT**

2.1201 Purpose

The C-2 District is intended to provide adequate space in appropriate locations along major streets and thoroughfares for various types of business uses, thereby protecting and strengthening the economic base of the Parish. These uses should include the retailing of major goods and services, general office facilities, and public functions that would serve a community area of several neighborhoods. Development of uses in this District characteristically occupies a larger area than in the Neighborhood District because it is intended to serve a greater population and to offer a wider range of services. Orientation and expansion of this District should desirably occur as an increase in depth rather than as a strip-like extension along the street or thoroughfare.

2.1202 Permitted Uses

Only the following permitted uses shall be allowed in the C-2 Highway Commercial District and no structure or land shall be erected, structurally altered, or enlarged for any use other than a use permitted hereunder with the exception of (a) uses lawfully established prior to the effective date of this ordinance; (b) conditional uses in compliance with the provisions of Sections 2.1203; or (c) accessory uses in compliance with the provisions of Section 5. See Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

A. Retail and Service Uses

1. Any retail or service use which is a permitted use in the C-1 District. ✓
2. Automotive Service, Stations, Centers, and Sales
3. Automotive Parts Stores
4. Business College or Business Schools operated as a business enterprise
5. Catering Establishments
6. Department Stores
7. Convenience Stores
8. Drive-in Restaurants
9. Drive-in Banks
10. Funeral Homes and mausoleums
11. Indoor Recreations Establishments, such as bowling alleys, skating rinks and movie theaters.
12. Instruction of Fine Arts
13. Mobile Home Sales
14. Physical Culture & Health Establishments
15. Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes
16. Printing, lithography and publishing establishments
17. Public or Private Auditoriums
18. Restaurants and Restaurants with Lounges
19. Wholesale merchandise broker/agent including associated offices and storage facilities. Any warehousing uses provided shall not exceed 3,000

square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000 square feet gross floor area.

20. Drug Stores
21. Dry Cleaning, Laundries and Self-Service Laundries
22. Food stores
23. Liquor Stores
24. Car Wash
25. Public parking lots and garages (See Section 3.03 - Minimum Standards and Section 4 - Parking Regulations)
26. Marinas
27. Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area.
28. Research and testing laboratories

B. Offices

1. Any private office use which is a permitted use in the C-1 District ✓
2. Medical Clinics ✓
3. General, multi-use office buildings of less than forty thousand (40,000) square feet. ✓

C. Residential Uses

1. Single family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height.
2. Single Family Detached residence with a maximum of two (2) dwelling units per 45,000 square feet or a two-family attached units (Duplex) per 45,000 square feet.

D. Public Educational Facilities (Amended 1/10/2002 OCS# 02-0426)

1. Public Elementary Schools
2. Public Secondary Schools

E. Miscellaneous

1. Post Office
2. Radio and Television Studios and Broadcasting Stations
3. Clubs, Lodges, Fraternal & Religious Institutions, Meeting Halls
4. Public Service Facilities, including electric distributing substations, fire or police stations, telephone exchange and similar uses
5. Veterinary Clinics
6. Day-Care Centers, Nursery schools, pre-schools and kindergartens (See Section 3.03 - Minimum Standards)
7. Parcel post delivery stations
8. Mobile homes or modular buildings designed for business uses

F. Similar and Compatible Uses

Other uses which are similar and compatible with the Permitted Uses of the C-2 Highway Commercial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1203 Conditional Uses

Conditional Uses are prohibited unless application for the use has been processed by the Department of Development and such use has been favorably approved by the Zoning Commission. See Section 3.02 - Conditional Uses for the procedures and requirements that apply to Conditional Uses and Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

A. Retail and Service Uses

1. Nightclubs, bars and lounges
2. Farmer's Market
3. Funerary Crematoriums, Cemeteries
4. Entertainment which typically consists of live or programmed performances
5. Drive-in Movie Theaters
6. Bus, Truck or other transportation terminals
7. Any other retail establishment not specifically permitted herein but which has economic compatibility with established uses on adjoining premises and which meets the intent and purpose of this District
8. Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (Minimum standards apply)
9. Commercial Recreation - excluding riverboat gaming and associated facilities
10. Passengers Transportation Terminals
11. Autobody Shops (Minimum Standards apply)
12. Mini-Warehouses
13. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation. Minimum standards for contractor's yards apply.
14. New construction of uses which have an area of over 20,000 Square Feet.  
(Amended 07/11/2002 ZC#02-06-037 OCS# 02-0497-A)
15. Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses between 9,000 square feet and 20,000 square feet of gross floor area. (Amended 10/16/2003 OCS# 03-0772)

B. Public Uses

1. Museums and Libraries
2. Governmental Offices
3. Police and Fire Stations

4. Public Utility Facilities

C. Public Cultural and Recreational Uses

1. Horse Riding and Training Stables
2. Kennels

D. Educational

1. Private or Charter Elementary Schools (Amended 1/10/2002 OCS# 02-0426)
2. Private or Charter Secondary Schools (Amended 1/10/2002 OCS# 02-0426)
3. Institution of Fine Arts
4. Adult Education Classes
5. Vocational Schools

E. Medical

1. Veterinary Hospitals
2. Hospitals
3. Out-Patient Surgical and Treatment Centers
4. Psychiatric, Mental Health and similar centers
5. Hospices
6. Methadone Centers and Clinics not operated wholly within a public or private hospital. (Amended 10/19/2000 OCS# 00-0206)

F. Accessory Uses

1. Any use normally and customarily incidental to any use permitted under Section 2.1202
2. Temporary Buildings for Construction Purposes

G. Miscellaneous Uses.

1. Outdoor Advertising (Billboards)
2. Heliports
3. Light welding shops less than 3,000 square feet
4. Mobile Homes designed for residential purposes but utilized for non-residential purposes
5. Internally illuminated signs which blink, flash or change intensity of color

H. Residential Uses

1. Single Family Residences with densities greater than two (2) dwelling units per 45,000 square feet.
2. Dwelling units that exceed one story in height located above any first floor designed for business uses.

3. Mobile Homes used for residential purposes.
4. Institutional housing
5. Hotels and Motels of 150 or less rooms
6. Apartment-Hotels
7. Bed & Breakfast (Amended 7/11/02 ZC02-05-028 OCS#02-0503)

I. Similar and Compatible Uses

Other uses which are similar and compatible with the Conditional Uses of the C-2 Highway Commercial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1204 Administrative Permits

Purpose

This Section is designed to allow flexible seasonal uses. A Staff review will be required to oversee hours of operation, parking requirements.

1. Snowball Stands between April 1 and September 30
2. Christmas Tree Sales between November 1st and January 1st
3. Firework Sales during periods established by ordinance of the Police Jury except where prohibited by ordinance.
4. Outdoor Amusement Facilities
  - a. Carnivals
  - b. Circuses
  - c. Outdoor Concerts
5. Seasonal Seafood Peddlers using temporary structures. State of Louisiana inland waters shrimping season(s) shall be considered as the seasons during which the seasonal permits may be issued. Board of Health regulations shall apply and inspectors may periodically check for conformance; including temperature of seafood storage and waste disposal.
6. Seasonal Produce stands other than seafood peddlers and Christmas tree sales, provided that the use is temporary and valid for a period not greater than 6 months. Concurrent permits for a single site may not extend this a six month limit. Signs are allowed provided they are professionally rendered and approved by the Department of Development.
7. Fairs, festivals and assemblies associated with churches, schools, public lands or non-profit organizations.
  - a. Fairs, festivals and assemblies that are limited to a maximum - three day period annually.
  - b. Total building area is limited to 5,000 square feet.
  - c. No more than 200 vehicle trips per day are permitted.
8. Off-premise directional signs
9. Stands other than Seasonal Seafood and Christmas tree sales, provided

the use is a seasonal temporary and valid for a period not greater than six (6) months

10. Similar and Compatible uses which are similar and compatible with the C-2 Highway Commercial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

Fees are as set forth in Section 9.01.

2.1205 Site and Structure Regulations

A. Minimum Lot Area

The lot area for each zoning lot shall be not less than thirty thousand (30,000) square feet.

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B. Minimum Area Regulations

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1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than seventy-five (75) feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be one hundred (100) feet.
2. Front Yard - Front building lines shall conform to the average building lines in a developed block, but in no case shall it be less than fifteen (15) feet from the property line and to the rear of the street planting area, plus one (1) additional foot for each foot in building height over twenty-five (25) feet above Base Flood Elevation. On corner or through lots, the required front yard will be provided on both streets. Where off-street parking facilities are provided in the front yard, the minimum building set-back shall be determined in accordance with the following table. All set-backs shall be measured from the right-of-way line of the street or road.

MINIMUM SETBACK IN ADDITION TO LANDSCAPE REQUIREMENTS FOR COMMERCIAL BUILDINGS WITH OFF-STREET PARKING BETWEEN THE FRONT FACADE AND THE STREET RIGHT-OF-WAY LINE.

	Type of Parking				
	Parallel	30°	45°	60°	90°
Sidewalk plus one row of parking and one driving lane	28'	32'	37'	44'	48'
Sidewalk plus two rows of parking and one driving lane	40'	45'	50'	59'	79'

Sidewalk plus two rows of parking and two driving lanes	50'	55'	60'	69'	89'
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3. Side Yard - No side yard shall be required, except as outlined under Section 2.1206, when common or party walls adjoin buildings on two zoning lots. However, when a side yard is provided, it must be a minimum of three (3) feet.
4. Rear Yard - No rear yard is required except as outlined under Section 2.1206. However, when a rear yard is provided, it must be a minimum of three (3) feet.

C. Maximum Lot Coverage

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

D. Height Regulation

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No building or structure shall exceed forty-five (45) feet in height above Base Flood Elevation as set forth in Flood Hazard Ordinance 791.

E. Off-Street Parking & Loading Zone

Off-Street Parking & Loading Zones shall be provided as put forth in Section 4.

2.1206 Transitional Yards

Where a C-2 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations.

- A. Where lots in a C-2 District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district, or as in Section 2.1205, whichever is greater.
- B. In a C-2 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.

- C. In a C-2 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- D. In a C-2 District, where the extension of a front or side lot line coincides with the front lot line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

2.1207 District Standards

All uses of land structures in the C-2 Highway Commercial District are subject to the general standards and regulations of this ordinance. In addition, all uses located in this District shall be subject to the following standards:

- A. Environmental Quality
  - 1. Flood Zones - Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
  - 2. Tree Preservation, Landscaping and Screening - All uses shall apply to the requirements as set forth in Section 5.16.
- B. Signs, Lighting and Landscaping (Amended 2/13/03 ZC02-06-040 OCS#03-0607)
  - 1. Signs shall be subject to the provisions of Section 5.03.
  - 2. Lighting shall be subject to the provisions of Section 5.05.
  - 3. Landscaping shall be subject to the provisions of Section 5.16.
- C. Utilities
  - 1. Sewer - If an available public central system adjoins the property and is within 300 feet of the proposed use, the system must be utilized. All private systems must be approved by the State Health Department before issuance of a building permit.
  - 2. Water - Any private water well must be located a minimum of fifty (50) feet from any sewer disposal system.
  - 3. Street Improvements - Any road or street construction to serve any zoning lot for any use must meet standards set forth in the Subdivision Regulations.
- D. Fire Marshall Approval

A certification attesting to the State Fire Marshall's approval of plans for all construction and improvements as per the State Fire Code must be provided to the Department of Permits and Inspections prior to issuance of a building permit.

E. Impact on Natural and Scenic Rivers (Amended 4/16/04 ZC03-0-062 OCS#04-0848)

Whenever application is made for rezoning of property, to be granted a conditional use of property, or for a building permit for property that is situated along a waterway included in the Natural and Scenic Rivers System, or for the rezoning of property, conditional use of property or for a building permit application for property which has been determined to have the potential for an adverse impact on such waterways, or on any property situated thereon, in addition to complying with all other applicable provisions of the St. Tammany Parish Land Use Ordinance, the following provisions and requirements shall apply:

- 1) The applicant for rezoning shall comply with all rules and regulations governing the applicable zoning district.
- 2) The applicant for a conditional use permit shall comply with the minimum standards for conditional uses in Section 3.02.
- 3) The applicant for a building permit shall comply with all rules and regulations governing the permitted use.
- 4) All applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
- 5) Prior to any final decision on any application for a rezoning or for a permit for those activities that may have the potential for significant impact on such waterways or property, an evaluation shall be made of the impact that the activities may have on the unique character and value of such waterways and properties.
- 6) The evaluation and final determination on any such application by the reviewing authority should insure compatible uses and development of such property, so as to maintain the natural and physical features of the waterways that are included in the Natural and Scenic Rivers system and the aesthetic values of the property situated along and accessible to the natural and scenic rivers in St. Tammany Parish.

