

ORDINANCE NUMBER 2023-1

AN ORDINANCE OF THE TOWN OF ST. FRANCISVILLE CREATING THE COMMERCE STREET DESIGN OVERLAY (CSDO)

WHEREAS, St. Francisville, Louisiana is empowered to adopted amendments and revisions to its ordinances,

WHEREAS, the Town of St. Francisville has submitted an application for such amendments and revisions to the Comprehensive Zoning Ordinance of the Town of St. Francisville, State of Louisiana (hereinafter referred to as "CZO"),

WHEREAS, the Mayor and Board of Alderman are desirous of exercising said power, now therefore

BE IT ORDAINED by the Mayor and Board of Alderman of the Town of St. Francisville, Louisiana and is hereby ordained by the same, as follows:

ARTICLE IV, Sections 4.4 and ARTICLE III, Section 3.9, and related tables regarding the creation of the Commerce Street Design Overlay District is hereby added to the CZO as follows (additions are underlined, deletions, if any, are struck-through):

SECTION 4.4 COMMERCE STREET DESIGN OVERLAY DISTRICT OVERLAY (CSOD)

- A. *Purpose* – The purpose of the Commerce Street Design Overlay District is to provide for compatibility and continuity of design and development along Commerce Street within the historic district and surrounding areas.

- B. *District Boundaries* –The district is bounded by, and shall include all property within the area of, the following limits: the area adjacent to the Commercial Highway (CH) base zoning district and bounded on the North by the CH district, extending from Wilcox Street to South Commerce Street approximately 300 feet south of its intersection with US Highway 61, and extending south then southwest along South Commerce Street to the City Town Center (CTC) base zoning district, then along the southern and then the western boundary of the CTC district, then along the western boundary of the town limits to a point forming a corner of a right angle to Wilcox Street, then in an easterly direction to the intersection of Wilcox Street and the CH district.

- C. *Application of District Regulations* – The regulations of this section shall be in addition to and shall overlay all other zoning districts and other Ordinance requirements regulating the development of land so that any parcel of land lying within the overlay district shall also lie within one or more of the underlying zoning districts subject to the following conditions:
 - 1. All exterior modifications will be reviewed by the Architectural Design Review Board (ADRB) for properties not located within the Historic District boundaries.
 - 2. Those properties located within the boundaries of the Historic District will be reviewed by the Historic District Commission (HDC).
 - 3. The following aspects will be reviewed:
 - a. All Exterior lighting
 - b. Parking
 - c. Landscaping
 - d. Signage
 - e. Building design and compatibility to the corridor

- D. *Uses*. The permitted uses for this overlay district shall be the same as for the underlying zoning district in which it is located, with the following exception:
 - 1. All properties zoned BMX in the overlay district shall comply with the CTC permitted, conditional and prohibited uses and all other use standards for CTC in this ordinance.

- E. *Property Development Standards*.
 - 1. All properties zoned BMX in the overlay district shall comply with the CTC property development standards in Article 3 and all other property development standards for CTC in this ordinance.

SECTION 3.9 COMMERCIAL ZONING DISTRICTS – PURPOSE AND INTENT

CTC COMMERCIAL TOWN CENTER DISTRICT – The purpose and intent of the CTC Commercial Town Center district is to accommodate the diverse mix of business, commercial, office, institutional, residential, and cultural and entertainment uses for residents and visitors that has developed in the core of St. Francisville. This district will encourage appropriate development and redevelopment, the efficient use of small tracts, innovative and imaginative planning, and conservation of natural resources -that will result in the development of unique, attractive, and pedestrian friendly places. Control of vehicular access, circulation, landscaping, and signs should soften the impact of development on any nearby residential neighborhoods and assure minimum adverse effects on the street system and other public services.

Table 3.7B – changes in red

TABLE 3.7B: PROPERTY DEVELOPMENT STANDARDS – MINIMUM HISTORIC DISTRICT STANDARDS FOR EXISTING RESIDENTIAL LOTS			
STANDARDS	DISTRICTS		
	RS-2	RM-1, BMX	CTC
BULK REGULATIONS			
Minimum Lot Area	RES: 5,000 sq ft Townhouse ¹ : 2,400 sq ft lot area/unit	SF, 2F: 5,000 sq ft MF: 2,500 sq ft lot area/unit 2,400 sq ft lot area/townhouse ²	SF, 2F: 3,500 sq ft lot area/unit MF: 3,500 sq ft lot area/unit 2,400 sq ft lot area/townhouse ² Non-Residential: 4,000 sq ft
Maximum Building Height ³	35 ft	35 ft	35 ft
Maximum Commercial Total Floor Area			Up to 8,000 sq ft of total floor area; Conditional use approval required for over 8,000 sq ft of total floor area
Maximum Building Coverage	60%	60%	N/A
YARD REQUIREMENTS			
Lot Width	SF: 50 ft 2F, MF: 60 ft NON-RES: 50 ft	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft
Front Yard ⁴	15 ft	15 ft	N/A
Minimum Interior Side Yard	3 ft	3 ft	3 ft
Total Side Yard	6 ft	6 ft	6 ft
Minimum Rear Yard	20 % of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less
¹ Not to exceed 3 attached dwellings ² Not to exceed 6 attached dwellings ³ No building or structure shall exceed thirty-five (35) feet above the base flood elevation as established in the current FEMA maps and guidelines, unless outlined in Section 6.7 of this ordinance. ⁴ On through lots the minimum front yard shall be provided on both streets.			

Table 3.11 – changes in red

TABLE 3.11: PROPERTY DEVELOPMENT STANDARDS			
*Additional Property Development Standards for lots and structures in the St. Francisville Historic District Overlay and the Highway 61 Scenic Corridor Overlay are located in Article 4.			
STANDARDS	DISTRICTS		
	BMX	CTC	CH ⁵
BULK REGULATIONS			
Minimum Lot Area	SF, 2F: 5,000 sq ft MF: 2,500 sq ft lot area /unit 2,400 sq ft lot area/townhouse ²	SF, 2F: 3,500 sq ft lot area /unit MF: 5,000 sq ft lot area /unit 2,400 sq ft lot area/townhouse ² Non-Residential: 4,000 sq ft	2,400 sq ft lot area /townhouse ^{2,5} Other Uses: No Minimum lot area
Maximum Building Height ³	35 ft	35 ft	45 ft
Maximum Commercial Total Floor Area		Up to 8,000 sq ft of total floor area; Conditional use approval required for over 8,000 sq ft of total floor area	Up to 20,000 sq ft of total floor area; Conditional use approval required for over 20,000 sq ft of total floor area
Maximum Building Coverage	60%	60%	60%
MINIMUM YARD REQUIREMENTS			
Lot Width	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft	SF ⁵ : 50 ft 2F ⁵ , MF ⁵ : 60 ft Townhouse ⁵ : 24 ft NON-RES: 50 ft
Front Yard ⁴	15 ft	N/A	25 ft
Minimum Interior Side Yard	3 ft	3 ft	3 ft
Total Side Yard	6 ft	6 ft	6 ft
Minimum Rear Yard	20 % of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less
¹ Not to exceed 3 attached dwellings ² Not to exceed 6 attached dwellings ³ No building or structure shall exceed thirty-five (35) feet above the base flood elevation as established in the current FEMA maps and guidelines, unless outlined in Section 6.7 of this ordinance. ⁴ On through lots the minimum front yard shall be provided on both streets. ⁵ CH residential standards apply to existing residential development in district.			

An ordinance introduced by Gigi Robertson and seconded by James “Rucker” Leake on the 14th day of March 2023.

Adopted on a motion by Gigi Robertson and seconded by James “Rucker” Leake on the 14th day of March 2023.

A roll was called on the adoption thereof, and the ordinance as adopted by the following votes:

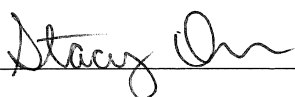
YEAS: Abby T. Cochran, Andrew D’Aquila, James “Rucker” Leake, Al Lemoine & Gigi Robertson

NAYS: 0


ABSTAINED: 0

ABSENT: 0

Ordinance approved this 14th day of March 2023.



Town Clerk, Stacy Orr



Mayor, Robert P. Leake