

ORDINANCE 2024-2

AN ORDINANCE OF THE TOWN OF ST. FRANCISVILLE FOR A TEXT AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ST. FRANCISVILLE, STATE OF LOUISIANA IN ACCORDANCE WITH APPLICATION SUBMITTED BY THE TOWN OF ST. FRANCISVILLE, RELATING TO DEFINITIONS, BULK REGULATIONS, LANDSCAPING, BUFFER YARDS, AND MISCELLANEOUS ITEMS.

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

WHEREAS, the Town of St. Francisville has submitted an application for a text amendment to the Comprehensive Zoning Ordinance of the Town of St. Francisville, State of Louisiana (sometimes herein, the "CZO");

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

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

- I. Article 2 of the CZO is changed, modified, amended, revised, and/or updated to include or delete the following definitions (underlined terms are additions, stricken words are deletions):

Buildable Area – The area of a lot or parcel proposed for development that is available for development after setbacks, buffer yards, required open spaces, landscaped areas, stormwater detention and treatment areas, and right-of-way dedications are provided.

~~*Carport*~~— A shelter for an automobile consisting of a roof extended from the side of a building, similar to a garage but that has a part of the wall area open to the outside.

Carport – A canopy-like structure, open on at least two (2) sides, for the purpose of providing shelter for one (1) or more vehicles.

Garage – An enclosed space designed or used for storage of motor vehicles that does not contain habitual space. Garages may be either attached to the principal building or detached accessory structures. The word "garage," alone, does not include the phrase "parking garage."

~~*Impervious Coverage*~~—The square footage or other area measurement by which all buildings and impervious surfaces cover a lot as measured in a horizontal plane to the limits of the impervious area(s), such as surface areas, walkways, patios and plazas. All parking spaces and lots, buildings, roads, driveways, walkways, tennis courts, patios, decks and any other structure or on-site material or ground condition that does not permit the natural absorption of water shall be included in the computation.

~~*Impervious Materials*~~—Materials that prevent precipitation from contacting the existing soil and do not allow water to penetrate the soil.

Impervious Surface – A type of ground cover that represents the portions of a site that are occupied by structures, pavement, and other impervious surfaces that do not allow for the infiltration of rainwater into the ground. Types of impervious surface include but are not limited to rooftops, traditional asphalt and concrete parking lots, driveways, roads, sidewalks, patios, pedestrian plazas, and any other surface that does not permit the natural infiltration of rainwater into the ground.

Permeable Open Space – Those areas of a lot open and unobstructed at grade level upward, unless otherwise permitted by this Ordinance. The required permeable open space area shall be substantially covered with grass, live groundcover, shrubs, plants, trees, or permeable outdoor hardscape features or amenities, such as seating areas, un-roofed decks constructed of wood slats over undisturbed ground, pools, permeable patios and permeable terraces. Off-street parking and loading areas, driveways or required landscape for parking lots and screening may satisfy permeable open space requirements if permeable paving is used.

Permeable Paving – A pavement system designed to allow movement of stormwater through the pavement surface and into an aggregate base. Concrete bases and mortar are prohibited. Materials include but are not limited to pervious concrete and asphalt, aggregate if stabilized with a grid-system that prevents compaction and washout; and permeable pavement, such as open-jointed blocks, pavers, or bricks that provide void spaces between to allow stormwater infiltration.

- II. Article 3, Sections 3.2.F, 3.7, and 3.11 of the CZO are changed, modified, amended, revised, and/or updated as follows:

The word “such” is added to Section 3.2.F so that it now reads:

Boundaries indicated as parallel to or extensions of features indicated in Section 3.2 subsections A through F above, shall be construed as such. The scale of the map shall determine distances not specifically indicated on the official zoning map.

The following is added to BULK REGULATIONS found in Table 3.7A:

Minimum Permeable Open Space	25% of area	25% of the lot area	25% of the lot area	25% of the lot area
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The following is added to BULK REGULATIONS found in Table 3.7B:

Maximum Total Floor Area for Non-Residential Use		Up to 4,000 sq ft of total floor area; Conditional use approval required for over 4,000 sq ft of total floor area	Up to 6,000 sq ft of total floor area; Conditional use approval required for over 6,000 sq ft of total floor area
Minimum Permeable Open Space	25% of lot area	25% of lot area	25% of lot area

The following is added to BULK REGULATIONS found in Table 3.11:

Maximum Total Floor Area for Non-Residential Use		Up to 6,000 sq ft of total floor area; Conditional use approval required for over 6,000 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
Minimum Permeable Open Space	25% of lot area	25% of lot area	25% of lot area

III. Article IV, Section 4.2.F of Article 4 of the CZO is changed, modified, amended, revised, and/or updated (additional language in red) such that it reads as follows:

4. *Landscaping Treatment* – Landscaped areas shall incorporate existing on-site trees and shrubbery into the landscape scheme and the plans shall indicate such incorporation.
 - a. Erosion retardant vegetation shall be used on all cuts and fills.
 - b. Highway 61 frontage (front yard) shall consist of a minimum of twenty feet (20') of landscaped area exclusive of right-of-way. The landscaped area shall contain natural and/or combined natural and man-made features such as berms, brick walls and dense plantings such that vehicular use areas are screened up to at least eighteen inches (18) along the adjacent street. The Building Official must approve alternative screening methods and designs. Landscaped areas shall follow a meandering line where trees and shrubs are varied in height, species, spacing, color and shape.
 - c. Perimeter Parking Lot Landscaping – A single hedge row is required, planted with one (1) shrub every thirty-six (36) inches on center to form a continuous visual buffer. At the time of planting, the shrubs shall be at three (3) to five (5) gallons in size or twenty- four (24) inches in height and a minimum of thirty-six (36) inches to a maximum of forty-eight (48) inches in height at maturity.
 - d. While retention of existing mature trees is required (per Ordinance 2023-8 AN ORDINANCE BY THE TOWN OF ST. FRANCISVILLE, LOUISIANA, PROVIDING FOR THE REGULATION OF PRESERVATION AND REMOVAL OF CERTAIN TREES IN THE USE DISTRICTS CTC (COMMERCIAL TOWN CENTER) AND CH (COMMERCIAL HIGHWAY) AND ANY PROPERTY OWNED BY A POLITICAL SUBDIVISION THAT DOES NOT CONFLICT WITH THE EXISTING TREE ORDINANCE WITHIN THE TOWN OF ST. FRANCISVILLE CORPORATE LIMITS), planting new trees into the landscaping of the site adds interest to the corridor and helps to soften the impact of rooflines and pavement. For every two (2) building facades that are greater than twenty feet (20') in length, one (1) tree that will grow to a height of at least one and one quarter (1.25) the height of the structure shall be incorporated into the project. Each of the required trees shall be planted on any side of a building other than the side that is opposite Highway 61.

- IV. Article V, Sections 5.1.B, 5.2.B, 5.2.D.2, 5.2.E.3.g.2, TABLE 5.3, TABLE 5.6, TABLE 5.7 of Article 5 of the CZO relating to GENERAL PROVISIONS are changed, modified, amended, revised, and/or updated, as follows:

The word “those” is added to the first sentence of Section 5.1.B so that it now reads:

B. *Parking Space Requirements* – The off-street parking spaces required for each use permitted by this code shall not be less than those found in Table 5.1, provided that any fractional parking space be computed as a whole.

Section 5.2.B. now reads:

A. Scope

1. The provisions of this section shall apply to the following:
 - a. All new non-residential and multi-family residential developments and uses.
 - b. Any substantially remodeled non-residential and multi-family uses.
 - c. Any newly created or added parking facilities for existing non-residential and multi-family.
 - d. Any parking facilities associated with newly created bed and breakfasts.
2. Only height requirements for sight triangles and visibility at intersections shall apply to single-family and two-family residential uses.
3. The standards and requirements of this ordinance shall apply to all trees in the Town of St. Francisville in addition to Ordinance 2023-8 AN ORDINANCE BY THE TOWN OF ST. FRANCISVILLE, LOUISIANA, PROVIDING FOR THE REGULATION OF PRESERVATION AND REMOVAL OF CERTAIN TREES IN THE USE DISTRICTS CTC (COMMERCIAL TOWN CENTER) AND CH (COMMERCIAL HIGHWAY) AND ANY PROPERTY OWNED BY A POLITICAL SUBDIVISION THAT DOES NOT CONFLICT WITH THE EXISTING TREE ORDINANCE WITHIN THE TOWN OF ST. FRANCISVILLE CORPORATE LIMITS. No tree shall be planted, treated, and/or removed in any manner that violates Ordinance 2023-8.

Section 5.2.D.2. now reads:

2. Trees
 - a. New trees shall be a minimum of four inches (4") dbh for Class A trees and a minimum of two inches (2") dbh for Class B trees.
 - b. Additionally, parking lot trees shall have a minimum height of 12 feet with a minimum of 6 feet of trunk clearance.

The word "Shrubs" is added to the first sentence of Section 5.2.E.g.2. so that it now reads:

2. Shrubs shall be planted within the parking island to provide another layer of planting for visual interest.

The following Tables and provisions are revised and/or otherwise added relating to screening and shading requirements:

Common Name	Scientific Name
Ginkgo	Ginkgo biloba
Oak, Sawtooth	Quercus acutissima
Oak, White	Quercus alba
Oak, Southern	Red Quercus falcata
Oak, Willow	Quercus phellos
Oak, Shumard	Quercus shumardii
Oak, Nuttall	Quercus nuttalli
Tulip Tree	Liriodendron tulipifera
Sweetbay Magnolia	Magnolia virginiana
Sycamore	Platanus occidentalis
Bald Cypress	Taxodium disticum
Pond Cypress	Taxodium ascendens
Elm, Cedar	Ulmus crassifolia
Elm, Allee	Ulmus chinensis 'Allee'

B. Screening and Buffer Yards

1. Buffer yards - When a buffer is required, as outlined in Table 5.6, the minimum buffer yard and screening requirements must be provided along with the minimum of one (1) Class A tree or two (2) Class B trees for every forty (40) linear feet or fraction thereof.

Buffer Yard Categories	Width	Planting per 40 linear feet		Shrubs	Opaque Wall or Fence
		Class A Trees	Class B Trees		
A	10 ft	1	2	NR	N/R
B	20 ft	1	3	20 ft.	N/R
C	40 ft	2	3	20 ft.	6 ft high

Adjacent Land Use or Zoning	Adjacent Land Use or Zoning				
	RLL, RS-1, or RS-2	RM-1	MX or CTC	CH	LI
RLL, RS-1, or RS-2	NR	A	B	C	C
RM-1	A	NR	B	C	C
MX or CTC	B	B	NR	B	C
CH	C	C	C	NR	C
LI	C	C	C	C	NR

- V. Unless specifically changed, modified, amended, revised, and/or updated as shown hereinabove, the Comprehensive Zoning Ordinance is and shall otherwise remain in full force and effect.

BE IT ORDAINED that this ordinance shall take effect on the 30th day after the meeting in which it is adopted.

An ordinance introduced by Abby T. Cochran and seconded by James “Rucker” Leake the 26th day of March, 2024.

Adopted on a motion Abby T. Cochran and seconded by Al Lemoine on this 23rd day of April, 2024.

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

YEAS: Abby T. Cochran, Andrew D’Aquila, James “Rucker” Leake, Al Lemoine and Gigi Robertson
NAYS: none
ABSTAINED: none
ABSENT: none

Ordinance Approved this 26th day of April, 2024.

ATTEST:



Stacy Orr, Clerk



Robert P. Leake, Mayor