



SECTION 4.2 HIGHWAY 61 SCENIC CORRIDOR OVERLAY DISTRICT

- A. *Purpose and Intent* - A Highway 61 Scenic Corridor Overlay is hereby established, pursuant to the authority granted under Section 4.1 of this Ordinance allowing overlay zoning districts. The purpose of this district is to protect and enhance the visual character of the land surrounding Highway 61 in the Town of St. Francisville. In particular the purposes of this overlay district is as follows:
1. To protect and enhance the scenic quality of the Highway 61 corridor by providing for sensitive developments that maximize the natural foliage and terrain while also providing planted buffer and landscaped areas.
 2. To allow land use and development patterns compatible with present and future traffic capacity for Highway 61.
 3. To create a distinctive parkway atmosphere along Highway 61 by encouraging substantial building setbacks, extensive landscaping and uniform tree planting.
 4. To identify Highway 61 as an attractive and healthy corridor for existing and new businesses and developments that provides both social and economic value to the community.
 5. To facilitate transition of areas from less to more intense land uses along the highway without the undesired effects of small lot strip development.
 6. To create standards for signage and parking lot lighting that are in keeping with the intent of this article.
 7. To establish development considerations including building setback and placement and the demarcation of important gateways in St. Francisville.
- B. *District Boundaries* - This district encompasses all land with Highway 61 frontage lying within three hundred feet (300') of the centerline of Highway 61.
- C. *Application of District Regulations* – The regulations of this article 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. Unless modified by the overlay district regulations, the regulation of the base zoning district apply.
 2. In the case of conflicting standards between this article and any other Town of St. Francisville Ordinances, the overlay requirements shall apply.
 3. All freestanding signs in the overlay shall comply to the regulations of the overlay district outlined in Section 4.2.F.5.
 4. These regulations apply to all new development with the exception of single-family and duplex development under residential zoning districts.
 5. Normal maintenance and repair may be performed without compliance with the overlay regulations.



6. Any redevelopment, renovation, expansion, or change in use that does not meet the non-conforming use, lot, and structures standards in Section 6.1 shall comply with these regulations.
 - D. *Permitted Uses* – The permitted uses for this overlay district shall be the same as for the underlying zoning district in which it is located.
 - E. *Conditional Uses* – The conditional uses for this overlay district shall be the same as for the underlying zoning district in which it is located.
 - F. *Site Design and Development Standards*
 1. *Lot Size* – The minimum lot area for this overlay district shall be the same as for the underlying zoning district in which it is located.
 2. *Lot Width and Depth* – The minimum lot width and depth shall be the same as for the underlying district in which it is located.
 3. *Minimum setbacks for principal and accessory buildings shall be specified as below. The setback requirements along the corridor shall at a minimum conform to the following:*
 - a. *Front Yard: Fifty feet (50').*
 - b. *Side Yard: Twenty-five feet (25').*
 - c. *Rear Yard: Twenty-five feet (25') plus five feet (5') for every one hundred fifty feet (150') of lot depth, not to exceed forty feet (40').*
 4. *Landscaping Treatment* – Landscaped areas shall attempt to 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. *All Live Oak trees measuring eight inches (8") in dbh or greater on the development site shall be protected. The Building Official may adjust setbacks and parking requirements to facilitate the preservation of a Live Oak regulated by this overlay. Live Oak trees will only be removed as a last resort when all other efforts to save the tree(s) by redesign of the building placement and site plans have failed.*
 - d. *While retention of existing mature trees is encouraged, 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.*



5. Signage – Signage shall comply with the provisions of Part VII (Sign Regulations) of this Ordinance, except as follows:
 - a. When more than one (1) freestanding and/or building sign is proposed on a multiple occupancy structure, a Master Sign Plan must be submitted for review and approval by the Building Official (see Section 7.5).
 - b. Non-Residential Signage
 - i. The size and placement of each sign must be proportional to, and visually balanced with, the building façade and the side of the building where it is located.
 - ii. Freestanding signs
 - a. Sign height shall not exceed whichever is greater, twelve (12) feet in height or the height of the building for which it is associated. In no case shall the sign height exceed twenty-four (24) feet.
 - b. Sign area shall not exceed seventy-two (72) square feet.
 - c. Freestanding signs are encouraged, but not required to be monument signs (see Table 7.1 Sign Types). These signs may be installed in the landscaped area of the front and side yards. Additionally, all freestanding signs should have landscaping at the base of the sign.
 - iii. Building Signage
 - a. Building signage shall not extend higher than the building surface upon which they are mounted.
 - b. Permitted sign area shall be a minimum of twenty (20) square feet and a maximum of one (1) square foot for each one (1) square foot of linear street frontage, not to exceed seventy-two (72) square feet.
 - c. Amortization of non-conforming signs
 - i. All freestanding signs in the Highway 61 corridor that become non-conforming by the provisions of this Ordinance shall be removed, altered or repaired to conform to the provisions of this Ordinance within an amortization period of three (3) years after the effective date of this Ordinance.
 - ii. Any non-conforming sign that has been granted a variance from the Town of St. Francisville Comprehensive Zoning Ordinance prior to the effective date of this Ordinance shall be exempt from amortization unless a change in occupancy, tenant and/or signage. Upon request to change the signage, the site shall be subject to the provisions of this Ordinance. Repair and maintenance may be permitted to ensure signage is maintained in a safe, neat and orderly condition and appearance.
6. Lighting – Parking lot lighting shall be designed and located in such a manner so as not to detract from the scenic appearance preserved and created in the corridor. Lighting should be directed to the parking areas and not reflected into the adjacent street and neighborhoods.



- G. *Commercial Developments and Multiple Building Sites* - In the case of a commercial development or other development involving multiple building sites, whether on one (1) or more platted lots, the regulations outlined in Section 4.2.D shall apply to the development as an entire tract rather than each platted lot. The Building Official will review these types of developments through a site plan review process (See Section 8.1.E) to ensure compliance with this article.

- H. *Exceptions* - Property, due to topography, size, irregular shapes or other constraints such as adjacent structures or features that significantly affect visibility, and thus cannot be developed without violating the standards of this article shall be reviewed through the Planned Unit Development Process (See Section 8.1.J)

SECTION 4.3 ST. FRANCISVILLE HISTORIC DISTRICT OVERLAY

- A. *Purpose and Intent* - A St. Francisville Historic District Overlay is hereby established, pursuant to the authority granted under Section 4.1 of this Ordinance allowing overlay zoning districts. The purpose of this district is to protect and enhance the visual character of St. Francisville National Register Historic District. In particular the purposes of this overlay district is as follows:
 - 1. The protection and stewardship of all structures in the designated historic districts in the Town of St. Francisville.
 - 2. The protection of those structures that have architectural and historical value and that should be preserved for the benefit of the people of the municipality and the state.
 - 3. Encouraging preservation, restoration and rehabilitation of structures, areas and neighborhoods to prevent future blight.
 - 4. Fostering civic pride in the beauty of, and accomplishments in, St. Francisville's past.

- B. *District Boundaries*
 - 1. The St. Francisville Historic District Overlay shall be delineated as follows: Begin at the intersection of Commerce Street and Burnett Road, then east along the centerline of Burnett Road to the eastern property line of the apartment complex; then north to a point 300 feet from Burnett Road; then east approximately 1,000 feet to the property line that delineates zoning categories on the *Official Zoning Map*; then south to LA Hwy. 3057 (Commerce Street) and continue south to the municipal boundary; then west to Gaspers Creek; then northwest to the centerline of Weevil Street; then northwest to the centerline of Pecan Grove Street; then south to the property line that is parallel to Commerce Street; then west until it intersects with a property line perpendicular to Ferdinand Street; then north to a point 340 feet south of the centerline of Ferdinand Street; then west to the centerline of Feliciana Street; then south to the centerline of Princeville Road; then west to the municipal boundary; then west, north, west, north, and east along the municipal boundary to the corner of the municipal boundary; then southeast to the property line that appears to be an extension of Burnett Road; then east to the intersection of Commerce Street and Burnett Road (point of beginning).



2. Within the St. Francisville Historic District shall be an area designated as the Historic Commercial District, which shall begin at the intersection of Commerce Street and Burnett Road, then east along the centerline of Burnett Road to the eastern property line of the apartment complex; then north to a point 300 feet from Burnett Road; then east approximately 1,000 feet to the property line that delineates zoning categories on the *Official Zoning Map*; then south to LA Hwy. 3057 (Commerce Street) and continue south to the municipal boundary; then west to Gaspers Creek; then northwest to the centerline of Weevil Street; then northwest to the centerline of Pecan Grove Street; then south to the property line that is parallel to Commerce Street; then west until it intersects with a property line perpendicular to Ferdinand Street; then north to a point 340 feet south of the centerline of Ferdinand Street; then west to Leonard Street; then north to the centerline of Ferdinand Street; then east to the property line that divides Lots 18 and 19; then north to the property line that appears to be an extension of Burnett Road; then east to the intersection of Commerce Street and Burnett Road (point of beginning).
- C. *Application of District Regulations* – The regulations of this article 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. Therefore, all property within this overlay district will have the requirements of both the underlying and overlay zoning district in addition to other Ordinance requirements regulating the development of land, unless otherwise specified. In the case of conflicting standards between this article and any other Town of St. Francisville Ordinances, the overlay requirements shall control. These regulations apply to all development, redevelopment or expansion of existing development within the historic district.
- D. *Permitted Uses*
- a. Historic Residential
 - i. All of the permitted uses of R-1 Single-Family Residential shall apply.
 - ii. Dwelling, Two-family.
 - iii. Bed and Breakfast establishments (see Section 6.4).
 - b. Historic Commercial: All of the permitted uses of CTC Commercial Town Center shall apply.
- E. *Prohibited Uses*
- a. Animal Hospital with overnight boarding of animals.
- F. *Site Design and Development Standards*
- a. Buildings
 - i. Due to the unique nature of the Historic District, all new construction or reconstruction of existing structures shall be made to conform to the architectural periods or styles prevalent in the Historic District, specifically the neighboring structures. Conformance with this intent shall be at the discretion of the Historic District Commission.
 - ii. No building within the Historic District shall be moved from the Historic District.



- iii. The Historic District Commission shall refer to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, & Reconstruction Historic Buildings* in considering all proposals for rehabilitation and/or new construction. Copies of the guidelines shall be available at the Historic District Commission office.
 - iv. The Historic District Commission may develop its own set of detailed design guidelines for the construction, reconstruction, removal, alteration, and demolition of structures in a Historic District. These guidelines shall be published and be available at the Historic District Commission office.
- b. General District Characteristics
- i. *Suitable Colors and Color Combinations* - The Historic District Commission shall prepare and maintain a book of historic colors suitable for use. This book shall be available at the Historic District Commission office. All construction, including new construction, reconstruction, partial renovations, or refurbishing of existing structures or construction of new or refurbishment of existing signs shall conform with this book of historic colors and shall be compatible with the neighboring properties.
 - ii. *Fences* - All fence designs must be in harmony with the nature of the District. A list of fencing materials that are generally acceptable, including composite material fencing, shall be maintained at the Historic District Commission office. The following fencing materials are not acceptable: barbed wire, chain-link, concrete block, stockade, plastic, plywood, hardboard, or asbestos board.
 - iii. *Porches and Overhanging Balconies* - No porches, galleries, or overhanging balconies may be removed, but new or additional balconies may be constructed if they conform to the distinctive architecture of the building and of the Historic District. The application for a *Certificate of Appropriateness* for all such new construction or any renovation shall be subject to the requirements of this Chapter.
 - iv. *Aerials, Antenna, Telecommunication Towers, etc.* - The placement or construction of aerials, antennas, satellite dishes of any type, or other forms of objects not in keeping with the presentation of the Historic District shall not be located where they can be seen by casual observance by the general public. Applications and plans for the discreet placement or construction of any of these items shall be submitted to the Historic District Commission for its approval.
 - v. *Commercial Vehicles* - No heavy duty or highway duty vehicles (such as semi-trailers or large travel trailers), except in the case of deliveries or repairs, shall be parked in plain view of the general public in the residential areas of the Historic District. Any existing authorized use as of the effective date of this Ordinance shall be allowed as a non-conforming use.
- c. New Construction: Proposals for new construction in a Historic District will seek compatibility with existing structures through the appropriate use of site planning, materials, decorative details, architectural elements and scale. A proposal should not draw unnecessary attention to itself in any one of these characteristics. The architectural context is of primary concern.



- i. *Scale* - The relationship of the building and its elements, including doors and windows, to other structures in the District. It is important in considering scale that a careful study be made of the height, width, and mass of buildings in the immediate neighborhood and Historic District as a whole. This study should serve to confirm or deny the appropriateness of the height, width, and mass of the proposed building. Maximum height of any new structure shall conform to the proportion and scale of the building, but in no case shall a new structure exceed a height of thirty (30) feet above the street. [For additional information see *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.*]
 - ii. *Building Site* - The positioning of a building on a lot. This process includes determining the setback of a building, the spacing of the building from adjacent buildings, and the location of the walls, fences, walks, drives, and landscaping, as any of these are used in the overall design. The setback of any new construction shall correspond to those of the adjacent properties, but shall not be in conflict with zoning Ordinance setback requirements.
 - iii. *Building Materials* - The surface building fabric that contributes to the exterior character and appearance of a building. The materials used in the new construction should conform to the style of the structure, the neighborhood and the Historic District.
 - iv. *Decorative Details* - The ornamentation or embellishment of the structure, including cornices, lintels, arches, balustrades, chimneys, shutters, columns, and other common details. When used, these details should create a unifying effect on a building and should be compatible with the context of the neighborhood.
 - v. *Architectural Elements* - The parts of a building that are integral to its composition, including balconies, roofs, porches, chimneys, dormers, parapets, and other parts of a building that contribute to its overall shape and silhouettes. The choice and arrangement of elements of a proposed building should reflect those of other buildings in the neighborhood. The building should not draw unnecessary attention to itself by failing to relate to neighboring styles. The object is to compliment the context of the Historic District.
- d. *Landscaping Treatment* - Where a Historic Commercial district abuts any adjacent existing residential district, buffer zones shall be provided as per Section 5.2.F. Landscaping requirements for this overlay district shall be in accordance with the provisions of Section 5.2 of this Ordinance, except in the following cases:
- i. All yard ornamental statuary, fixtures, amenities, gazebos, etc. shall be compatible with the scale and proportion of the structure(s) and lot size. The context of these items shall be appropriate to the Historic District.
- G. *Signage* - Signage shall comply with the provisions of Part VII (Sign Regulations) of this Ordinance, except as follows:
- 1. When more than one (1) freestanding and/or building sign is proposed on a multiple occupancy structure, a Master Sign Plan must be submitted for review and approval by the Building Official (see Section 7.5).
 - 2. *Placement of Signs* - No signs shall be displayed from the parapets or roofs of any building in the historic district overlay. No sign shall be placed or displayed so as to disfigure or conceal any significant architectural feature or detail of any building.



3. Surface Area of Signs
 - a. Historic Residential or BMX Zones – The sign area of a building sign shall not exceed nine (9) square feet and the total sign area of multiple signs shall not exceed twenty (20) square feet.
 - b. Historic CTC or CH Zones
 - i. Building signage, including painted wall signs, shall not exceed thirty (30) square inches of sign area to each foot of lot frontage.
 - ii. The sign area of an individual sign shall not exceed twenty-four (24) square feet and the total sign area of all signs on a property shall not exceed forty-eight (48) square feet.
4. Secondary Signs – In addition to the primary sign(s) referred to in Section 4.3.G.b, small secondary signs not to exceed one (1) square foot may be used to identify entrance doors and operation hours.
5. Portable and Changeable Letter Signs – No portable, flashing or changeable letter signs shall be permitted in the historic district.
6. Illuminated Signs
 - a. No illuminated signs may be constructed or placed within the historic district without a certificate of appropriateness from the Historic District Commission.
 - b. Concealed lighting for signage is recommended. Light bulbs shall be concealed and should enhance the sign as well as the building on which it is mounted.
7. Conformance of Signage to Historic Character - In addition to the prohibitions contained within this Section, approval of the display of a sign in the historic district shall be granted by the Historic District Commission only when such sign and the plans, as they related to the appearance, color, size, position, method of attachment, texture of materials and design conform to the character of the historic district or do not injuriously affect it or impair the value of the building within it having historical worth.
8. Building Code Applicable to Signs – All signs under this section shall further be governed by existing regulations of the Town of St. Francisville building code not in conflict with this Section.

SECTION 4.4-4.10 RESERVED