

ORDINANCE 2022-1

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.

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. Each respective ”Part” of the CZO is and shall be now designated, identified, and otherwise known as an “Article”.
- II. Article 2 (formerly Part 2) of the CZO is changed, modified, amended, revised, and/or updated to include the following definitions (underlined terms are additions, stricken words are deletions):

Alcohol Beverage Sales Outlet - ~~An establishment for the primary purpose of which is the service of and on- premises consumption of alcoholic beverages~~The sale of Alcoholic Beverages for on-premise consumption.

Bar – An establishment where the principal function or business is alcoholic beverages sales for on-premises consumption.

Brewery – A facility listed as a “manufacturer or brewer” as defined in Title 26, Section 241 of the Louisiana Revised Statutes. The facilities may include on-site tasting facilities with retail sales of alcohol and alcoholic beverage sales of only those alcoholic beverages produced at that facility. On-site tasting facilities shall be subject to the use and parking standards of a bar and any limitations provided for in state and/or local law.

Design Review Board – The term “Design Review Board” ~~shall mean the St. Francisville Design Review Board created by St. Francisville Ordinance 2004—9, which~~ shall exist to review building, remodeling and/or alteration activity as specified in Part VIII of this ordinance. Any opinions or advice provided by the Design Review Board are in no way binding with respect to any official action the Planning Commission or Board of Alderman may take on the subsequent formal application.

Distillery – A facility listed as a “manufacturer” as defined in Title 26, Section 2 of the Louisiana Revised Statutes. The facilities may include on-site tasting facilities with retail sales

of alcohol and alcoholic beverage sales of only those alcoholic beverages produced at that facility. On-site tasting facilities shall be subject to the use and parking standards of a bar and any limitations provided for in state and/or local law.

Drive-Through Establishment – A portion of a structure Premises used to provide or dispense products or services through an attendant, window or automated machine to persons remaining in their vehicle. A drive-through establishment is typically constructed in combination with other uses such as a “financial institution,” a “retail goods establishment” or “restaurant.” A “car wash,” “gas station” or “motor vehicle service and repair” shall not be considered a drive-through facility.

Gas Station - A business where flammable or combustible liquids or gases used as fuel for motor vehicles are stored and dispersed from fixed equipment into the tanks of motor vehicles. Accessory activities shall be permitted to include automotive repair and maintenance and car wash service, and food sales.

Planned Unit Development (PUD) – A development planned under a unified site plan with the goals of: encouraging flexibility, innovation and variety in the development of land in order to promote its most appropriate use; improving the design, character and quality of development; facilitating the adequate and economic provision of streets, utilities and services; achieving beneficial land use relationships with the surrounding area; preserving the unique natural and scenic features of the landscape; and preserving open space as development occurs. A residential or commercial development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, shall be permitted to be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines.

Restaurant, Fast Food – An establishment, which may be part of a chain of fast food outlets, that is oriented around the quick-service of meals for on-premise or off-premise consumption and no table service by restaurant employees. Typically, a fast-food restaurant’s design or principal method of operation includes three (3) or more of the following characteristics: 1) a permanent menu board is provided from which to select and order food; 2) standardized floor plans, architecture and/or sign design are used over several locations; 3) customers pay for food before consuming it; 4) a self-service condiment bar is provided; 5) trash receptacles are provided for self-service bussing; 6) furnishing plan indicates hard-finished, stationary seating arrangements; 7) drive-through service is offered; and 8) most main course food items are prepackaged rather than made to order. **Alcoholic beverage sales are not permitted.** An establishment that sells food already prepared for consumption, packaged in paper, Styrofoam or similar materials, and may include drive-in or drive-up facilities for ordering.

Restaurant, Full-service - An establishment where food and/or beverages are prepared to order, served by wait staff, and usually consumed on-premises. A standard restaurant’s principal method of operation includes ordering by customers from an individual menu or menu board and the service of food and beverages by a restaurant employee at the same table or counter where the items are consumed. **A full-service restaurant may have Alcoholic Beverage Sales if licensed by the Town and State of Louisiana unless Alcoholic Beverage Sales are specifically prohibited in the zoning district in which the restaurant is located.** A restaurant with table service (order placement and delivery on-site) provided to patrons, also including cafeterias; carryout service, if any, shall be a limited portion of the facility and activity.

Restaurant, ~~Limited-service~~Specialty - An establishment whose primary business is the sale of one or more specialty types of food or beverage that is or are not considered a complete meal (e.g., candy, coffee, or ice cream). **Alcoholic beverage sales are not permitted.** ~~A restaurant without table service provided to patrons; walk-up counter and carryout trade is a primary portion of the facility; includes food delivery, carryout, public snack bars and delicatessens, but not specialty food or fast food stores.~~

Social Club or Lodge – Buildings and facilities or premises used or operated by an organization or association for some common purpose, such as, but not limited to, a fraternal, social, educational or recreational purpose, but not including clubs organized primarily for profit or to render a service that is customarily carried on as a business. Such organizations and associations shall be incorporated under the laws of the State of Louisiana as a non-profit corporation or registered with the Secretary of State of Louisiana. Food and alcoholic beverages may be served on the premise for members only, unless the facility is also legally permitted and licensed as a use that allows these activities.

- III. Sections 3.6, 3.7, 3.8, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, and 3.19 of Article 3 (formerly Part 3) of the CZO is changed, modified, amended, revised, and/or updated as follows:

SECTION 3.6 RESIDENTIAL ZONING DISTRICTS PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table XXX as permitted uses or conditional uses are allowed within a zoning district. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section XXX (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

TABLE XXX: RESIDENTIAL DISTRICTS PERMITTED AND CONDITIONAL USES					
TABLE					
<i>*Additional Use District Regulations and Standards for lots and structures in the St. Francisville Historic District Overlay and Highway 61 Scenic Corridor Overlay are located in Article 4.</i>					
USE	DISTRICTS				USE STANDARDS
	RLL	RS-1	RS-2	RM-1	
RESIDENTIAL USES					
<u>Accessory Dwelling Unit</u>	P	C	C	P	<u>Section 5.3.C</u>
Bed & Breakfast	P		PC	P	Section 6.4
Dwelling, Multi-Family				P	
Dwelling, Single-Family	P	P	P	P	
Dwelling, Two-Family			C	P	
Dwelling, Townhouse			P	P	
Group Home, Small	P	P	P	P	Section 6.5
Group Home, Large				P	Section 6.5
Manufactured Housing					
COMMERCIAL USES					
Day Care, Small				P	
Day Care, Large				C	
Funeral Home or Mortuary				PC	
Hotel				CP	
INSTITUTIONAL USES					
<u>Cemetery</u>	P	C			
<u>Educational Facility</u>	C	C	C	C	
<u>Hospital</u>				C	
<u>House of Worship</u>	P	P ¹ ,C ¹	P ¹ ,C ¹	P ¹ ,C ¹	
<u>Parks/Playgrounds</u>	P	P	P	P	
Public Buildings	P	P	P	P	
<u>Public Utilities</u>	P	P	P	P	
<u>Social Club or Lodge</u>	C	C	C	C	
OPEN SPACE USES					
<u>Agriculture/Horticulture/Forestry</u>	P				
Community Garden	P	P	P	P	<u>Not defined? ____</u>
Open Space and Recreational Uses	P	P	P	P	
<u>Trails and Trailheads</u>	P				<u>Not defined?</u>
ACCESSORY USES					

<u>Home Occupations</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>1. If use is larger than 4,000 sq ft of floor area shall only be allowed as a Conditional Use _____</u>					

SECTION 3.7 RESIDENTIAL ZONING DISTRICTS – PROPERTY DEVELOPMENT STANDARDS
The following tables establish the bulk and yard regulations for these zoning districts.

TABLE XXX: 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	RESIDENTIAL DISTRICTS				
	RLL	RS-1	RS-2	RM-1	
BULK REGULATIONS					
Minimum Lot Area ¹	3 acres	12,000 sq ft	7,500 sq ft Townhouse ² : 2,400 sq ft <u>lot area ft/unit</u>	SF, 2F: 5,000 sq ft MF: 5,000 sq ft <u>lot area/</u> unit Townhouse ³ : 2,400 sq ft <u>lot</u> <u>area/unit</u> <u>Non-Residential: 45,000 sq</u> <u>ft</u>	
Maximum Building Height ⁴	35 ft	35 ft	35 ft	35 ft	
MINIMUM YARD REQUIREMENTS⁵					
Lot Width	100 ft	100 ft	75 ft <u>Townhouse: 24 ft</u>	SF: 50 ft 2F, MF: 60 ft <u>Townhouse: 24 ft</u> NON-RES: 50 ft	
Front Yard ⁶	30 ft	30 ft	20 ft	20 ft	
Minimum Interior Side Yard	10 ft	10 ft	5 ft	5 ft	
Total Side Yard	20 ft	20 ft	10 ft	10 ft	
Minimum Rear Yard	25 ft	25 ft	20% of the lot depth or 20 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less	
¹ Public utilities do not have a minimum lot area requirement ² Not to exceed <u>3</u> 2 attached dwellings ³ Not to exceed <u>6</u> 4 (four) attached dwellings ⁴ 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. ⁵ Additional bufferyards may be required for new development located adjacent to a different zoning district per Section 5.2.F. ⁶ On through lots the minimum front yard shall be provided on both streets.					

TABLE XXX: 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 <u>lot area/unit</u>	SF, 2F: 5,000 sq ft MF: 2,500 sq ft <u>lot area/unit</u> 2,400 sq ft <u>lot area/townhouse</u> ²	SF, 2F: 3,500 sq ft <u>lot area/unit</u> MF: 3,500 sq ft <u>lot area/unit</u> 2,400 sq ft <u>lot area/townhouse</u> ² Non-Residential: 4,000 sq ft
Maximum Building Height ³	35 ft	35 ft	35 ft
MINIMUM 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 2 3 attached dwellings ² Not to exceed 4 (four) 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.			

Note: This only applies to existing lots in the historic district. Any new lots created in the town of St. Francisville would have to meet the minimum standards in Table 5A and Table 5C.

SECTION 3.8 RESIDENTIAL ZONING DISTRICTS ADDITIONAL STANDARDS

- A. Parking Requirements - Parking requirements for this district shall be in accordance with the provisions of Section 5.1 of this land use regulations Ordinance.
- B. Landscape Requirements - Landscaping requirements for this district shall be in accordance with the provisions of Section 5.2, Landscaping and Screening.
- C. Off-street Loading Requirements - Off-street loading requirements for this district shall be in accordance with the provisions of Section 5.1.N of this Ordinance.

SECTION 3.10 COMMERCIAL ZONING DISTRICTS PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table XXX as permitted uses or conditional uses are allowed within a zoning district. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in

Section XXX (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

TABLE XXX: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES					
USE	DISTRICTS				USE STANDARDS
	BMX	CTC	CH	-----	
RESIDENTIAL USES					
<u>Accessory Dwelling Unit</u>	<u>P</u>				<u>Section 5.3.C</u>
<u>Bed & Breakfast</u>	<u>P</u>	<u>P</u>			<u>Section 6.4</u>
<u>Dwelling, Multi-Family</u>	<u>P</u>	<u>PC</u>	<u>P</u>		
<u>Dwelling, Single-Family</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Dwelling, Two-Family</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Dwelling, Townhouse</u>		<u>C</u>	<u>P</u>		
<u>Group Home, Small</u>	<u>P</u>				<u>Section 6.5</u>
<u>Group Home, Large</u>	<u>P</u>				<u>Section 6.5</u>
<u>Manufactured Housing</u>					
<u>Residential Care Facility</u>					
COMMERCIAL USES					
<u>Animal Hospital</u>		<u>P</u>	<u>P</u>		
<u>Automotive Repair, Major</u>			<u>P</u>		
<u>Automotive Repair, Minor</u>			<u>P</u>		
<u>Cultural Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Day Care, Small</u>	<u>P</u>	<u>P</u>			
<u>Day Care, Large</u>	<u>P</u>	<u>P</u>	<u>C</u>		
<u>Financial Institution</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Funeral Home or Mortuary</u>	<u>P</u>	<u>P</u>			
<u>Gas Station</u>			<u>P</u>		
<u>Heavy Sales, Rental and Service</u>			<u>P</u>		
<u>Hotel</u>	<u>C</u>	<u>P</u>	<u>P</u>		
<u>Kennel</u>			<u>P</u>		
<u>Medical and Dental Clinics</u>	<u>P¹,C¹</u>	<u>P</u>	<u>P</u>		
<u>Mini-Warehouse</u>			<u>C</u>		
<u>Motor Vehicle Dealership</u>			<u>P</u>		
<u>Personal Service Establishment</u>	<u>P¹,C¹</u>	<u>P</u>	<u>P</u>		
<u>Office</u>	<u>P¹,C¹</u>	<u>P</u>	<u>P</u>		
<u>Recreational Facility, Indoor</u>			<u>P</u>		
<u>Recreational Facility, Outdoor</u>			<u>P</u>		
<u>Restaurant, Fast Food</u>		<u>C</u>	<u>P</u>		
<u>Restaurant, Full Service</u>		<u>P</u>	<u>P</u>		
<u>Restaurant, Specialty</u>		<u>P</u>	<u>P</u>		
<u>Retail Sales Establishment</u>	<u>P¹,C¹</u>	<u>P</u>	<u>P</u>		
<u>Truck Stop</u>			<u>C</u>		
<p><u>1. If use is larger than 4,000 sq ft of floor area shall only be allowed as a Conditional Use</u></p>					

TABLE XXX: COMMERCIAL PERMITTED AND CONDITIONAL USES

<u>USE</u>	<u>DISTRICTS</u>				<u>USE STANDARDS</u>
	<u>BMX</u>	<u>CTC</u>	<u>CH</u>	<u>----</u>	
<u>INSTITUTIONAL USE</u>					
<u>Cemetery</u>	<u>C</u>				
<u>Educational Facility</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<u>Hospital</u>		<u>C</u>	<u>P</u>		
<u>House of Worship</u>	<u>P¹,C¹</u>	<u>P</u>	<u>P</u>		
<u>Nursing Home</u>		<u>C</u>	<u>P</u>		
<u>Parks/Playgrounds</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Public Buildings</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Public Utilities</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Social Club or Lodge</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<u>ACCESSORY USES</u>					
<u>Home Occupations</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Retail Sales of Alcohol</u>		<u>C</u>	<u>P</u>		
<u>OPEN SPACE USES</u>					
<u>Agriculture/Horticulture/Forestry</u>	<u>P</u>				
<u>Community Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>Not defined?</u>
<u>Open Space and Recreational Uses</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Trails and Trailheads</u>	<u>P</u>				<u>Not defined?</u>
<u>ACCESSORY USES</u>					
<u>Retail Sales of Alcohol</u>		<u>C</u>	<u>P</u>		
<u>P = Permitted</u>					
<u>C = Conditional</u>					
1. If use is larger than 4,000 sq ft of floor area shall only be allowed as a Conditional Use					

SECTION 3.11 COMMERCIAL ZONING DISTRICTS – PROPERTY DEVELOPMENT STANDARDS

The following tables establish the bulk and yard regulations for these zoning districts.

TABLE XXX: PROPERTY DEVELOPMENT STANDARDS			
<i>*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.</i>			
STANDARDS	DISTRICTS		
	BMX	CTC	CH⁵
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: 43,000 sq ft	2,400 sq ft lot area /townhouse ^{2,5} MF: 5,000-sq-ft/unit Other Uses: No Minimum lot area
Maximum Building Height ³	35 ft	35 ft	35 ft
Maximum Commercial 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 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 Townhouse⁵: 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 32 attached dwellings ² Not to exceed 64 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.			

SECTION 3.12 COMMERCIAL ZONING DISTRICTS ADDITIONAL STANDARDS

A. Parking Requirements - Parking requirements for this district shall be in accordance with the provisions of Section 5.1 of this land use regulations Ordinance.

A.B. Landscape Requirements - Landscaping requirements for this district shall be in accordance with the provisions of Section 5.2, Landscaping and Screening.

B.C. Off-street Loading Requirements - Off-street loading requirements for this district shall be in accordance with the provisions of Section 5.1.N of this Ordinance.

C.D. Traffic Impact Study – Depending on size and location, some developments may be required to complete a Traffic Impact Study.

SECTION 3.13 INDUSTRIAL DISTRICTS – PURPOSE AND INTENT

A. LI LIGHT INDUSTRIAL DISTRICT - The purpose of the Light Industrial district is to accommodate a wide range of enterprises, including those engaging in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembling of goods, merchandise or equipment. Other more intense industrial or manufacturing uses may also be permitted under specific conditions so as to limit the impact on adjacent areas especially in terms of lighting, signage, traffic, odor, noise, airborne particles and hours of operation.

SECTION 3.14 INDUSTRIAL ZONING DISTRICTS PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table XXX as permitted uses or conditional uses are allowed within a zoning district. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section XXX (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

TABLE XXX: INDUSTRIAL DISTRICTS PERMITTED AND CONDITIONAL USES		
USE	DISTRICT	USE STANDARDS
	LI	
RESIDENTIAL USES		
Caretaker dwellings, including houses for faculty and watchmen.	P	Section 6.4
COMMERCIAL USES		
Adult Uses	C	Section 6.8
Contractor companies and storage yards	P	
Heavy Sales, rental and service	P	
Office	P	
Tattoo Parlor	P	
Warehouse, wholesale or storage	P	
INDUSTRIAL USES		
Junkyard or other auto wrecking yard	C	
Major utility transmission, including but not limited to electrical distribution centers and transformer stations, radio and television broadcasting tower facilities, telecommunication facilities and the like.	P	
Manufacturing, Heavy	C	
Manufacturing, Light	P	
Truck Repair	P	
Vehicle Storage Yard	P	
Wholesale or storage of petroleum products and gas, provided that all above ground storage tanks are located a minimum of one hundred fifty feet (150') from all property lines.	C	
INSTITUTIONAL USES		
Public Buildings	P	
Public Utilities	P	

SECTION 3.15 INDUSTRIAL DISTRICTS – PROPERTY DEVELOPMENT STANDARDS

A. All development in an industrial district shall meet the CH Commercial Highway Lot standards in Table XXX with the following exceptions:

SECTION 3.16 INSTITUTIONAL DISTRICTS – PURPOSE AND INTENT

A. **IS INSTITUTIONAL DISTRICT** - The purpose of the IS Institutional district is to accommodate uses of a civic, religious, educational or public nature in areas that provide maximum accessibility for the public to utilize the facilities, and to eliminate the ambiguity of maintaining public uses in unrelated districts.

SECTION 3.17 INSTITUTIONAL ZONING DISTRICTS PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table XXX as permitted uses or conditional uses are allowed within a zoning district. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section XXX (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

TABLE XXX: INSTITUTIONAL DISTRICTS PERMITTED AND CONDITIONAL USES		
USE	DISTRICT IS	USE STANDARDS
RESIDENTIAL USE		
Caretaker dwellings, including houses for faculty and watchmen.	P	Section 6.4
COMMERCIAL USE		
Day Care Center	P	
Hospital	P	
Office	P	
Recreational Facility	P	
INSTITUTIONAL USE		
Alcohol and drug treatment centers;	C	
Community Center	P	
House of Worship	P	
Parks/Playgrounds	P	
Penal and correctional institutions provided the site is not less than three (3) acres in area and does not abut a residential district;	C	
Public Buildings	P	
Public Fairgrounds	P	
Public Utilities	P	
Rehabilitative Care Centers	C	
School	P	
Social Club or Lodge	P	

SECTION 3.18 INSTITUTIONAL DISTRICTS – PROPERTY DEVELOPMENT STANDARDS

A. All development in an industrial district shall meet the CH Commercial Highway Lot standards in Table XXX with the following exceptions:

1. Height Requirements – No building or structure shall exceed thirty-five feet (35') above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher, except when a building abuts a residential district, in which case it shall not exceed the maximum height permitted in the residential district unless it is set back from all yard lines (abutting residential areas) by one foot (1') for each foot of additional height in excess of the height so permitted.
2. Required Front Yard – 10 feet.
3. Required Side Yard and Rear Yard -- No side or rear yard is required for industrial uses except on the side(s) of a lot abutting any adjacent existing dwelling, residential area or commercial district, in which case side buffer zones shall be provided as in Section 5.2.F.
4. All outdoor activity facilities, such as playgrounds, swimming pools, basketball courts, tennis courts, or baseball fields must be set back fifty feet (50') from any residentially zoned property.

A.B. Standard Yard Requirements and Development Standards – see Table 5B and Table 5C.

B.C. Parking Requirements - Parking requirements for this district shall be in accordance with the provisions of Section 5.1 of this land use regulations ordinance.

C.D. Fire Marshal Approval - As provided for in the Town of St. Francisville Code of Ordinances.

D.E. Off-street Loading Requirements - Off-street loading zone requirements for this district shall be in accordance with the provisions of Section 5.1.N of this Ordinance.

E.F. Traffic Impact Study – Depending on size and location, some developments may be required to complete a Traffic Impact Study.

SECTION 3.19 PUD PLANNED UNIT DEVELOPMENT

- A. *Purpose and Intent* – The purpose of the Planned Unit Development (PUD) is to encourage flexibility, innovation and variety in the development of land in order to promote its most appropriate use; to improve the design, character and quality of development; to facilitate the adequate and economic provision of streets, utilities and services; to achieve beneficial land use relationships with the surrounding area; to preserve the unique natural and scenic features of the landscape; and to preserve open space as development occurs.
- B. *PUD Objectives* – The following criteria represent the objectives of the planned district:
 1. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.
 2. Diversification and variation of uses, infrastructure, open spaces and lot developments.
 3. Functional and beneficial uses of open space areas.
 4. Preservation of natural features of a development site such as ponds, lakes, creeks, streams, wetlands, animal habitats, etc.
 5. Creation of a safe and desirable living environment for residential areas characterized by a planned building and site development program.
 6. Efficient and effective circulation for various means of transportation, both within and adjacent to the development site.
 7. Creation of a variety of architectural styles and housing types compatible with surrounding neighborhoods to provide greater housing choice.
- C. *PUD Application and Approval Process* – Any authorized agency of the town, parish, state, or federal government or the private owner of any tract of land, may submit to the Town of St.

Francisville an application for a Planned Unit Development. The PUD application and approval process shall consist of the following steps:

1. PUD Overlay and Conceptual Plan recommendation by Planning Commission and approval by Board of Aldermen (Part VIII. Administration and Enforcement).
2. PUD Preliminary Plan recommendation by Planning Commission and approval by Board of Aldermen (Chapter 17 Subdivisions. Article VI. Special Developments).
3. PUD Final Plan and Final Plat approval by Planning Commission (Chapter 17 Subdivision. Article VI. Special Developments).

IV. Subsection 4.3 of Article 4 (formerly Part 4) of the CZO is changed, modified, amended, revised, and/or updated as follows:

A. Permitted Uses in Historic District

1. Accessory Dwelling Unit
2. Bed and Breakfast

B. Conditional Uses in Historic District

3. XXXX

C. Prohibited Uses in Historic District

1. Animal Hospital with overnight boarding of animals.

D. Site Design and Development Standards

1. No building within the Historic District shall be moved from the Historic District.
2. 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.

E. St. Francisville Historic District Design Guidelines

1. The St. Francisville Historic District Design Guidelines, as adopted by the Board of Alderman and maintained by the Town, shall apply to all development, re-development, modification, renovation or expansion of existing development within the historic district. Additionally, the guidelines shall also apply to any structures or land officially designated as historic by the Town of St. Francisville.

F. Historic District Development Standards.

1. 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.

2. 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 case of an historic yard or accessory feature where compatibility with the historic district guidelines conflicts with this ordinance.

G. Signage in Historic District – 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.

V. Article 2 (formerly Part 2) of the CZO is changed, modified, amended, revised, and/or updated to include the following new definitions:

- Playground-means any outdoor facility intended for recreation, open to the public, which as on the location three or more separate children play apparatus intended for the recreation of children including, but not limited to, sliding boards, swing sets and teeterboards. A public park not containing such children apparatus is not to be considered a “playground”.
- Manufacturer – (a) LSA-RS 26:2 Manufacturer means any person, other than a wine producer, who personally or through any agent whatever engages in the making, blending, rectifying, or processing of any alcoholic beverage in Louisiana; engages in the making, blending, rectifying, or processing of any alcoholic beverage outside Louisiana for sale in Louisiana; or engages in the business of supplying alcoholic beverages to licensed wholesale dealers in Louisiana. A manufacturer who engages in the making, blending, rectifying, or processing of any alcoholic beverage in a facility entirely located in the state of Louisiana may sell or serve only those products that are made, blended, rectified, or processed at that facility to the public only at that facility for consumption on or off the premises but not for resale. The total amount of such sales to the public for any given month shall not exceed one case per person for each thirty-day period. Any manufacturer who sells its products to the public pursuant to this Paragraph shall remit all state and parish or municipal sales and excise taxes to the proper tax collecting authority for all products sold to the public. A manufacturer who sells or serves its products to the public pursuant to this paragraph shall comply with all local zoning laws and regulations. (b) Notwithstanding Subparagraph (a) of this Paragraph and R>S> 26:359(B), wine producers shall be considered manufacturers for the purposes of R.S. 26:348 and 354.
- Microdistiller- means any person who operates a microdistillery.
- Microdistillery- means a retail outlet where a microdistiller engages in the distilling, making, blending, rectifying, or processing of any alcoholic beverage in Louisiana in quantities of not more than twelve thousand gallons per year for retail sale for consumption on or off the licensed premises in accordance with the provision of this Chapter and regulations, if any, promulgated by the commissioner.
- Microvintner – means any person who operates a microwinery.
- Microwinery – means a retail outlet where a microvintner imports the juices of grapes, fruits, berries, honey, or vegetables for the purpose of fermenting such juices to produce and bottle wine in Louisiana in quantities of not more than twelve thousand gallons per year for retail sale only at that location where the wine vinification takes place for consumption on or off the licensed premises in accordance with the provisions of this Chapter and regulations, if any, promulgated by the commissioner.
- Microbrewer- means any person who, directly or indirectly, personally or through any agency, engages in the making, blending, rectifying, or other processing of beer or other malt beverages for retail sale in an amount not to exceed twelve thousand five hundred barrels per year.
- Microbrewery- means a retail establishment wherein beer and other malt beverages are brewed in small quantities, not to exceed twelve thousand five hundred barrels per year, and where such beverages are sold at retail for consumption on or off the licensed premises.

VI. Subsection 3.10 of Article 3 (formerly Part 3) of the CZO is changed, modified, amended, revised, and/or updated to include, in the Table or otherwise, “Microbrewery”, “Microvintner”, and “Microdistillery” as Permitted and Conditional Uses in the CTC and CH Zones.

VII. Articles (formerly Parts) 2, 3, and 4 are changed, modified, amended revised, and/or updated to include the following:

- 1) Article 2- Definitions and Rules of Interpretation, Section 2.2 Definitions, regarding the definition of Social Club, which shall be changed to be defined and read as:

Food and alcoholic beverages may be served on the premise for members and guests only unless the facility is also legally permitted and licensed as a use that allows these activities.

- 2) Article 3-Use Districts, Section 3.18A (formerly 3.17.A) - Institutional Districts-Property Development Standards, shall be changed to read as:

All development in an institutional district shall meet the CH Commercial Highway Lot standards in Table XXX with the following exceptions:

- 3) Article 4-Special Districts, Section 4.3.H – St Francisville Historic District Design Guidelines, shall be changed to read as:

The St. Francisville Historic District Design Guidelines, as adopted by the Board of Alderman and maintained by the Town, shall apply to all development within the historic district.

VIII. 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.

An ordinance introduced by Abby T. Cochran and seconded by Andrew D’Aquila the 11th day of January 2022.

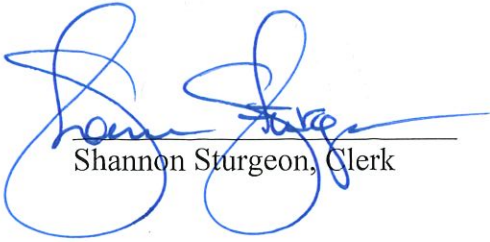
Adopted on a motion, by James R. Leake and seconded by Al Lemoine on this 8th day of February, 2022.

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


YEAS: Abby T. Cochran, James R. Leake, Al Lemoine & Gigi Robertson
NAYS: none
ABSTAINED: none
ABSENT: Andrew D’Aquila

Ordinance Approved this 8th day of February, 2022.

ATTEST:



Shannon Sturgeon, Clerk



Robert P. Leake, Mayor