

NOTICE OF INTRODUCTION OF ORDINANCE

NOTICE IS HEREBY GIVEN that the following entitled ordinance was introduced in writing in the form required for adoption at a meeting of the Parish Council of the Parish of Livingston, State of Louisiana, on December 5, 2024, and laid over for publication of notice:

LIVINGSTON PARISH ORDINANCE NO. 24-35

AN ORDINANCE TO AMEND AND REENACT CHAPTER 117 OF THE LIVINGSTON PARISH CODE RELATED TO ZONING OF LAND TO PROVIDE FOR ADDITIONAL ZONING DEFINITIONS AND CLASSIFICATIONS, TO ENACT ZONING MAPS FOR COUNCIL DISTRICTS WHICH DO NOT HAVE ZONING MAPS, TO AMEND AND REENACT ZONING MAPS FOR COUNCIL DISTRICTS WHICH HAVE ZONING MAPS, TO UPDATE AND IMPROVE THE ENFORCEMENT AND ADMINISTRATION OF THE PARISH ZONING PROGRAM AND TO PROVIDE FOR NONCONFORMING USES AND REQUIRE CONDITIONAL USE PERMITS, CREATE A ZONING CLASSIFICATION FOR LANDFILLS AND HAZARDOUS WASTE AND ESTABLISH A PROCEDURE FOR WAIVERS

NOTICE IS HEREBY FURTHER GIVEN that the Parish Council of said Parish will meet on February 27, 2024, at six (6:00) o'clock p.m., at the Parish Council Chambers located in the Governmental Building at 20355 Government Boulevard, Livingston, Louisiana, at which time there will be a public hearing on the adoption of the aforesaid ordinance.

1/2 *Sandy C. Teal*

Sandy C. Teal, Council Clerk

1/2 *John Wascom*

John Wascom, Council Chairman

(As per rules of the Council, copies of the proposed ordinance shall be made available for public inspection in the Office of the Livingston Parish Council.

The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Livingston Parish Council on December 5, 2024, a summary thereof having been published in the Official Journal together with a notice of public hearing which was held in accordance with said public notice, was brought up for final passage _____, on Motion of _____ and seconded by _____:

LIVINGSTON PARISH ORDINANCE NO. 24-35

AN ORDINANCE TO AMEND AND REENACT CHAPTER 117 OF THE LIVINGSTON PARISH CODE RELATED TO ZONING OF LAND TO PROVIDE FOR ADDITIONAL ZONING DEFINITIONS AND CLASSIFICATIONS, TO ENACT ZONING MAPS FOR COUNCIL DISTRICTS WHICH DO NOT HAVE ZONING MAPS, TO AMEND AND REENACT ZONING MAPS FOR COUNCIL DISTRICTS WHICH HAVE ZONING MAPS, TO UPDATE AND IMPROVE THE ENFORCEMENT AND ADMINISTRATION OF THE PARISH ZONING PROGRAM AND TO PROVIDE FOR NONCONFORMING USES AND REQUIRE CONDITIONAL USE PERMITS, CREATE A ZONING CLASSIFICATION FOR LANDFILLS AND HAZARDOUS WASTE AND ESTABLISH A PROCEDURE FOR WAIVERS

WHEREAS in Chapter 117 of the Livingston Parish Code of Ordinances Livingston Parish has adopted a zoning program, and;

WHEREAS the parish has not completed the adoption of zoning maps for all council districts, and;

WHEREAS there have been legal challenges to some of the zoning maps which have been adopted, and:

WHEREAS there have also been legal challenges to the procedures by which parts of the zoning program were adopted, and;

WHEREAS the existing zoning program has not met the expectations of residents of the parish, and;

WHEREAS The Livingston Parish Council desires to amend and reenact the zoning program to meet the expectations of parish residents and to readopt the entire program using both the authority granted the parish by its Plan of Government and the zoning authority granted all parishes by the La. Constitution of 1974 including zoning maps for all council districts.

THEREFORE, BE IT ORDAINED by the governing authority of the Parish of Livingston, State of Louisiana that Code of Ordinances of Livingston Parish, Chapter 117 be amended and as amended reenacted to read as follows:

PART III
LAND DEVELOPMENT CODE
CHAPTER 117 ZONING
ARTICLE I. IN GENERAL

Sec. 117-1. General provisions.

[Reserved.]

Sec. 117-2. Legislative intent.

- (1) The citizens of Livingston Parish, after completing a detailed planning process, have determined:
 - a. Livingston Parish is experiencing unprecedented growth in new residential and commercial development in the future. This growth far exceeds historical trends.
 - b. As a rural parish, Livingston Parish does not have an extensive infrastructure public investment to support development. If development is not carefully planned, the costs of roads, water systems, and sewer systems can quickly accelerate the pressure to raise taxes.
 - c. Livingston Parish occupies an extensive floodplain which can create serious construction and public safety problems with concentrated development.
 - d. If growth is not carefully managed, development may destroy the rural character of the parish. This character represents a valuable property right to the residents of the parish.
- (2) To protect property rights and manage public investments, the Parish Council has enacted this ordinance to establish a clear plan for growth in the parish.
- (3) (3)The purpose of this ordinance is to protect public health and safety, increase property values, promote orderly development consistent with the character of the parish, and provide for the careful management of public investment and taxes.

Sec. 117-3. Enactment.

Be it ordained by the Livingston Parish Council, pursuant to the authority of the Home Rule Charter powers granted by Louisiana Constitution article 6, section 5, wishes to exercise all its power allowed under the United States Constitution, the Louisiana Constitution, and R.S. 33:1236, as amended.

Sec. 117-4. Jurisdiction.

- (1) The provisions of this ordinance shall apply to the unincorporated areas in Livingston Parish, Louisiana.
- (2) This ordinance shall be administered by the Livingston Parish Planning and Zoning Commission, established under Section 125-5: Livingston Parish Planning and Zoning Commission.

Secs. 117-5—117-29. Reserved.

ARTICLE II. ADMINISTRATION AND ENFORCEMENT

DIVISION 1. GENERALLY

Sec. 117-30. Administrative official.

The administrative official shall be director of the planning and zoning department, or his designee as appointed by the Parish Council. He may be provided with the assistance of such other persons as necessary. If the director of the planning and zoning department finds that any of the provisions of these regulations are being violated, he shall notify in writing the persons responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures, or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take other action authorized by these regulations to ensure compliance with or to prevent violation of its provisions.

Secs. 117-31—117-49. Reserved.

DIVISION 2. AMENDMENT OF REGULATIONS.

Sec. 117-50. Amendments or changes to the development regulations or district map.

- a) The Parish Council may, from time to time, amend, supplement or change the regulations, restrictions, zoning districts, or boundaries as subsequently established in accordance with the provisions of this division.
- b) No amendment, supplement or change of the development regulations shall become effective unless and until there shall have been held a public hearing in relations thereto before the planning and zoning commission at which parties in interest and citizens shall have had an opportunity to be fully heard.
- c) Notice of such public hearings by the planning and zoning commission shall give the time and place of hearing and shall be published once a week in three (3) different weeks in the official journal of the Parish, together with a similar publication in a newspaper of general circulation in the area wherein the property is located, as determined by the Director of Planning and Development. At least thirty (30) days' notice of time and date of the public hearing shall be published in the official journal.

Sec. 117-51. Amendments, changes, or variances.

Amendments, changes, or variances shall be initiated in the following ways:

- (1) By action of the Parish Council itself by introduction of an ordinance or by adoption of a resolution or motion;
- (2) Upon recommendation by the Planning and Zoning Commission, after determination by the Planning and Zoning Department Director that the amendment, or supplement or change to the regulations, restriction, zoning district or boundaries should be made.

Sec. 117-52. Notice requirements.

- a) Posted notice. For all proposed changes, except comprehensive zoning changes and text changes, a printed notice in bold type shall be posted for not less than ten (10) consecutive days prior to the public hearing conducted by the Parish Planning and Zoning Commission on signs not less than one (1) square foot in area, prepared, furnished, and placed by the director of planning and zoning or his designated appointee upon the principal and accessible rights-of-way adjoining the area proposed for a zoning change. Said signs shall contain the case number, the time and place of the public hearing as provided above. The Parish Council shall take no action until it has received the final reports of the Planning and Zoning Commission.
- b) No such posting is required of the area within or adjoining an area to be affected by any proposed changes provided there is compliance with the publication requirement set above.
- c) Comprehensive rezoning proposals need be posted under the requirements set out above only within the area to be affected in general geographic terms and need not list the specific zone proposed for all land within that area. The Planning and Zoning Commission may then adopt the final map after a public hearing on a ward of comprehensive rezoning area zoning change.
- d) Mailed "abutter notice".
 - (1) In addition to the above posted notice, notice setting forth the date, time, place and purpose of the public hearing, a general description of the proposal, and location of the subject property shall be mailed to all property owners by regular mail within three hundred (300') feet, measured radially from the lot lines of the subject property (as depicted in the figure below), as listed in the online GIS Parcel Viewer records of the Parish Assessor, at least twenty (20) calendar days before the public hearing by the Department of Planning and Development.



- (2) A door hanger type notice setting forth the date, time, place and purpose of the public hearing, a general description of the proposal, and location of the subject property shall be placed at said property at least ten business days prior to the public meeting on all properties located within one hundred (100') feet measured radially from the lot lines of the subject property as listed in the online GIS Parcel Viewer records of the Parish Assessor.
- (3) No amendment, supplement, or change to any zoning classification, regulation, map, district or boundary or denial by the Livingston Parish planning and zoning commission or Parish Council of any application, petition or other matter requiring notice shall be declared invalid by reason of any defect in the abutter notice described above. No further research, other than that provided for within this section shall be necessary, and no mistake in the assessor's records shall cause any action by the Livingston Parish Planning and Zoning Commission or Parish Council to be declared invalid.

Sec. 117-53. Voting.

- a) Any amendment that has failed to receive the approval of the Planning and Zoning Commission shall not be passed by the Parish Council except by the affirmative vote of a simple majority of the legislative body.
- b) A final ye and nay vote shall have been taken on the proposal by the Parish Council within one hundred twenty-five (125) days dated from the introduction of an ordinance in correct form.
- c) In case, however, of a protest against such change signed by the owner of twenty (20) percent or more either of the area of the lots included in such proposed change, or in those immediately adjacent, extending two hundred (200') feet from said lot, or those directly opposite thereto extending five hundred (500') feet from the street frontage of such opposite

lots, such amendments shall not become effective except by the favorable vote of at least a simple majority of the governing body.

- d) After published notice, the parish council may hold any public hearing required by this article or the state statutes pertaining to land use jointly with any public hearing required to be held by the Parish Planning Commission, but the Parish Council shall not take action until it has received the final report of the Zoning Commission.
- e) Whenever a petition or application for a site or cumulative acreage of less than twenty (20) acres is filed requesting or proposing a zoning change to these regulations and said petition or application has been received, officially advertised and subsequently a public hearing has been held, the Parish Council shall not consider any further petition or application requesting or proposing such change for the same property within one (1) year from the date of the Parish Council's final action on said petition or application. The provisions of this subsection shall not apply in cases where the Parish Council wishes to consider a comprehensive zoning revision of an area.
- f) Whenever a proposed change has been forwarded to the Parish Council with a recommendation for approval, and no protest or appeal has been filed with the Department of Planning and Development and permits as outlined in these regulations, the proposed change shall be placed upon the consent agenda for final adoption at the next appropriate Parish Council meeting.

Secs. 117-54—117-69. Reserved.

DIVISION 3. VIOLATIONS

Secs. 117-70—117-79. Reserved.

DIVISION 4. "AFTER THE FACT" BUILDING PERMITS

Secs. 117-80—117-84. Reserved.

ARTICLE III. NONCONFORMITIES

DIVISION 1. GENERALLY

Sec. 117-85. Definition.

The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Nonconformities: A nonconformity shall be defined as any existing use, lot, or structure that was established, but as a result of the adoption of, or amendments to this zoning ordinance and a Livingston Parish zoning map, does not meet the current standards of the ordinance or the adopted zoning map.

Sec. 117-86. Nonconforming uses.

- (a) Nonconforming uses shall be those established existing uses of property that do not conform with the requirements of the zoning district in which they are located.
- (b) Existing and established nonconforming uses may be allowed to continue and be transferred.
- (c) Non existing non established nonconforming uses must meet the requirements of the zoning ordinance and zoning map.

Secs. 117-87. Conditional uses.

Conditional uses are land uses permitted within a zoning district only with approval from the zoning authority, subject to conditions that mitigate potential impacts. Conditional uses are typically appropriate in the district but may create adverse effects on by-right uses if overly concentrated or situated improperly. For instance, while R-1 districts are primarily for single-family residential use, a convenience store (without gas) may be permitted as a conditional use to support nearby residents. This designation balances community needs with protections against disruptions such as noise, traffic, or activities incompatible with residential areas.

Secs. 117-88~~7~~—117-94. Reserved.

DIVISION 2. TYPES OF NONCONFORMITIES

Sec. 117-95. Nonconforming lots.

Nonconforming lots may be subdivided, developed, and permitted to conform to the requirements of the zoning district in which they are located.

Sec. 117-96. Nonconforming structures.

Existing nonconforming structures, established previous to the adoption of this Division and Livingston Parish Zoning Map may be allowed to continue, be transferred, and may be permitted to be enlarged, extended, reconstructed, or structurally altered.

New structures must adhere to the zoning ordinance and/or zoning map.

Secs. 117-97—117-114. Reserved.

DIVISION 3. ABANDONMENT OF OR RESTORATION AFTER DAMAGE

Secs. 117-115—117-119. Reserved.

DIVISION 4. EXPANSIONS

Secs. 117-120—117-124. Reserved.

ARTICLE IV. ZONING DISTRICTS

DIVISION 1. GENERALLY

Sec. 117-125. Definitions.

Accessory dwelling unit (ADU). A secondary, self-contained residential unit located on the same lot as a primary dwelling. Accessory dwelling units may be attached to the primary home, such as a garage apartment, or detached, as a separate structure. ADUs are typically smaller in size than the main residence and include independent living facilities, such as a kitchen, bathroom, and sleeping area. They are intended to provide additional housing options, often for family members, tenants, or caregivers, while maintaining the residential character of the property. In order to protect the character of the zones where ADUs are allowed, strict site requirements are in place in this code to ensure an appropriate density and setbacks are established for ADUs.

Accessory use. A secondary use of a building, structure, or parcel of land incidental to the primary use. Example: A single-family dwelling on a residential lot where the primary use is housing for a family, as opposed to an accessory use such as a home office.

Adult membership club. See gentlemen's club.

Adult video/book store/gift shop. A commercial establishment which has significant or substantial portion of its stock-in trade or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising, or maintains a substantial section of its sales or display space to books, magazines, movies, and other visual representations or paraphernalia characterized by an emphasis on explicit sexual content. The terms "adult video store," "adult gift shop," and "adult bookstore" shall also include a commercial establishment which regularly maintains one (1) or more "adult arcades."

Airbnb. See Small-scale overnight lodging.

Apartment. See Multi-family dwelling.

Attached house. A residential dwelling unit that shares one or more common walls with adjacent units, typically in the form of townhouses, condominiums, or row houses. Each attached home is individually owned, but the structure is designed with shared walls or other architectural features, often within a planned development or community. Attached houses may have their own private entrance, yard, or garage, and typically offer a higher density than detached single-family homes. For the purposes of this code, "attached houses" are one- or two-stories, and are typically more in line with the development style of "single-family" than "multi-family" residential, as defined below.

Bank. See Financial institution.

Bed and breakfast. A small, owner-occupied or owner-managed lodging establishment offering overnight accommodations and breakfast to guests, typically within a residential-style building. Bed and breakfasts provide a limited number of guest rooms and are intended for short-term stays, often in a home-like setting, with guest services that may include meals, housekeeping, and local hospitality. Bed and breakfasts are included in "small-scale overnight lodging."

Business services. A category of commercial establishments that provide support services to other businesses and individuals, typically involving professional, administrative, or technical assistance rather than retail sales of goods. Business services may include printing and copying centers, mailing and shipping services, equipment rental, staffing agencies, and business consulting. These establishments primarily serve local businesses and residents and may include limited on-site customer interactions.

Canning and bottling plants. Facilities involved in the production, preservation, and packaging of food and beverage products for commercial distribution. Food and beverage processing facilities often include moderate-scale industrial operations with a focus on health and safety standards and are typically suitable for medium- to high-intensity industrial zones.

Cemetery. A parcel of land designated and used for the burial of the deceased, including interment of human remains and cremains. Cemeteries may include graveyards, columbaria, mausoleums, memorial gardens, and other related structures or spaces.

Church. See House of worship. Civic and municipal uses. Facilities or land used for government functions and public services that are essential to the operation of the community. Civic and municipal uses include city halls, courthouses, police and fire stations, libraries, and community centers.

Clinic. See Hospital.

Commercial parking lots and garages. See Parking lots and garages, commercial.

Commercial self-storage. See Self-storage, commercial.

Conditional use. A land use or structure that is permitted within a zoning district under specific conditions or restrictions and subject to review and approval by **the zoning authority**. Conditional uses are intended to ensure compatibility with surrounding uses and to mitigate any potential impacts.

Convenience store. A retail establishment offering a limited range of everyday items, including groceries, snack foods, beverages, and other convenience goods, typically located in a single building of relatively small size. Convenience stores may not include fuel pumps.

Day care facility. A licensed facility providing care, supervision, and early childhood education for children, typically during standard working hours. Day care facilities may include indoor and outdoor play areas and are regulated by state and local standards for health and safety. For the purposes of this code, day care operations as accessory uses to a home are governed as “small businesses.”

Distribution center. See Warehousing and distribution center.

Educational facility see School.

Filling station. A commercial establishment where fuel, primarily gasoline or diesel, is sold and dispensed for motor vehicles. Filling stations may include accessory services such as vehicle maintenance, car washes, and retail sales of automotive products.

Financial institution. A business establishment primarily engaged in financial transactions, including the management, investment, lending, and safekeeping of money. Financial institutions include banks, credit unions, savings and loan associations, and other entities offering services such as deposits, loans, investments, and currency exchange. These facilities may also provide automated teller machine (ATM) services and other customer banking amenities.

Garage, commercial. See Parking lots and garages, commercial.

Gas station. See Filling station.

Gentlemen's club. A commercial establishment where adult entertainment is provided in the form of live performances, typically involving partial or full nudity.

Hazardous material storage. Facilities designated for the bulk storage and handling of hazardous materials, including flammable, corrosive, or toxic substances. Hazardous material storage requires strict environmental and safety controls due to potential risks and impacts, and such facilities are typically located in high-intensity industrial zones with specific regulatory oversight. Examples include petroleum storage facilities, liquid propane storage tanks, chemical storage facilities, and bulk fuel storage depots.

Heavy manufacturing and processing. Facilities focused on large-scale manufacturing, processing, or treatment of raw materials or goods, often involving heavy machinery and substantial environmental or operational impacts. Heavy industrial uses typically require zoning that can accommodate high levels of noise, emissions, and waste byproducts and are generally located in areas separated from residential or commercial zones. Examples include smelters (metal melting and purification), concrete plants (manufacturing of concrete products), chemical processing facilities, and large-scale manufacturing plants. Home occupation. A business or professional service conducted entirely within a residential dwelling by its occupants, secondary to the use of the dwelling for residential purposes. Home occupations may include services such as online sales, tutoring, small-scale arts and crafts production, and professional consulting, provided they do not substantially change the character of the dwelling or create disturbances for neighbors. Home occupations are generally limited in scope to avoid high levels of customer traffic, noise, or other impacts that could affect the residential nature of the area.

Hospital. A facility providing medical, surgical, psychiatric, and other health services for the treatment of individuals requiring inpatient or outpatient care. Hospitals are equipped with specialized staff, diagnostic equipment, and facilities for both acute and long-term medical care. This category includes clinics, which are facilities that offer similar medical services but may operate on a smaller scale, primarily providing outpatient care.

Hotel. A commercial establishment offering accommodations, dining, and other guest services on a larger scale, typically with a significant number of rooms available for rent. Hotels are generally managed by dedicated staff and may provide a range of amenities, including restaurants, event spaces, fitness centers, and concierge services. Hotels are designed to accommodate a higher volume of guests and often serve as both short-term and long-term lodging options.

House of worship. A building or structure primarily used for religious ceremonies, worship services, and other activities associated with faith-based gatherings. A house of worship includes churches, temples, synagogues, mosques, parish houses, rectories, and similar places intended for communal religious practice. It may also include accessory uses such as fellowship halls, classrooms, offices for clergy, and areas for social outreach programs.

Indoor recreation facility. An enclosed facility designed for recreational, fitness, or entertainment activities that take place entirely indoors. Indoor recreation facilities may include amusement and activity centers such as trampoline parks, laser tag arenas, escape rooms, miniature golf courses, indoor climbing walls, and similar attractions. These facilities are typically open to the public or available for private rentals and are designed to accommodate groups of participants in a controlled, climate-protected environment.

Landfill. A site designated for the disposal of waste materials by burial, regulated to prevent environmental contamination and adverse health impacts. Landfills may be used for the disposal of municipal solid waste, construction debris, and other approved types of waste.

Large-scale overnight lodging. See Hotel.

Light manufacturing and processing. Facilities engaged in small- to medium-scale industrial activities involving the manufacturing, processing, assembly, or repair of goods or equipment, typically with moderate environmental impacts. Light industrial uses are generally compatible with lower-intensity industrial zones and may include activities that generate limited noise, traffic, or emissions. Examples include machine shops (where metal parts are cut and shaped), equipment and machinery repair shops, small-scale assembly plants, and custom fabrication shops.

Livestock. Domesticated animals raised for agricultural purposes, including but not limited to cattle, horses, sheep, goats, poultry, and swine. Livestock are typically housed and cared for on farms or ranches and may be subject to specific zoning restrictions in residential areas.

Major utility. Large-scale infrastructure systems and facilities that provide essential services to the public. Major utilities serve broad geographic areas and are generally located in designated zoning districts to minimize impacts on residential areas. Major utilities include electricity generation plants, water treatment facilities, and regional wastewater treatment facilities.

Manufactured homes. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis. For the

purposes of this code, references to “manufactured” or “mobile” homes indicate structures constructed according to the U.S. Department of Housing and Urban Development (HUD) Code. This federal code requires manufactured homes to be built on a permanent chassis, allowing them to be transported and potentially relocated. Unlike modular homes, manufactured homes follow HUD regulations and are not subject to state or local building codes. See Sec. 117-196 for site and structure provisions for manufactured/mobile homes.

Material storage yards. Outdoor or partially enclosed facilities dedicated to the storage, sale, or distribution of construction materials, equipment, or other goods. Material storage yards typically have moderate operational impacts and involve heavy vehicle traffic due to loading and unloading activities. These yards are compatible with medium-intensity industrial zones and are often located near construction or commercial areas. Examples include lumber yards (storage and sale of wood products), contractor yards (storage of construction equipment and materials), non-hazardous storage yards for building materials, and metal yards for bulk metal storage and distribution.

Memorial garden. See Cemetery.

Metal works and salvage operations. Facilities that specialize in metal processing or the dismantling and repurposing of various materials. These operations often include activities that produce noise, dust, or emissions and may involve the recycling of metals and other reusable materials. Metal works and salvage operations generally require specific environmental controls and are suitable for medium- to high-intensity industrial zones. Examples include metal fabrication shops (cutting, welding, and assembling metal structures), salvage yards (dismantling vehicles or appliances for parts), and recycling facilities specializing in metal processing.

Microbrewery. A small-scale brewery focused on producing limited quantities of craft beer, often for local distribution or on-site sales and consumption. Microbreweries typically have a production capacity of fewer than 15,000 barrels annually and may include a taproom or tasting area for direct customer sales. Unlike large-scale breweries, microbreweries emphasize unique or experimental brews and community-oriented operations, generally without large distribution networks or mass-market production.

Minor utility. Small-scale utility structures and facilities that provide essential services to local areas or neighborhoods. Minor utilities include neighborhood wastewater treatment facilities, electric substations, and telecommunications relay facilities, which are generally located close to the communities they serve.

Modular homes or modulares. Modular homes are factory-built residential structures constructed in sections, or modules, within a controlled manufacturing environment and assembled on-site. Unlike manufactured homes, modular homes are built to comply with the same state, local, or regional building codes as traditional site-built homes. Modular homes may be transported with or without a chassis, depending on installation requirements, and are generally intended to be

permanently placed on a foundation. This distinction recognizes modular homes as structurally comparable to site-built homes, though they benefit from the efficiencies of off-site construction. See Sec. 117-196 for site and structure provisions for modular homes.

Multi-family dwelling. A building or complex consisting of multiple residential units, typically for rental purposes, where each unit is self-contained with its own living spaces, such as bedrooms, bathrooms, and kitchen. Apartments are usually located in larger buildings with shared common areas, and residents do not own their individual units. Multi-family dwellings may include both low-rise and high-rise buildings designed for high-density residential use, often with amenities like parking, laundry facilities, and recreational spaces.

Office. A building or portion of a building used for conducting business, professional, or administrative activities. Offices may include spaces for corporate headquarters, professional services (such as legal, accounting, or consulting), administrative functions, and other non-retail operations. Office facilities are generally designed to accommodate employees and clients in a setting that may include individual workspaces, meeting rooms, and reception areas.

Parking lots and garages, commercial. Facilities designed for the parking and temporary storage of vehicles, operated as a business that charges a fee for usage. Commercial parking lots and garages may include surface parking areas, multi-level parking structures, and automated parking systems. These facilities are generally open to the public or leased for specific users, such as employees or customers, and do not include vehicle maintenance or repair services as part of their primary function.

Primary use. The main or predominant use of a building, structure, or parcel of land. Example: A single-family dwelling on a residential lot where the primary use is housing for a family, as opposed to an accessory use such as a home office.

Restaurant. An establishment where food and beverages are prepared, served, and consumed primarily on-site by customers. Restaurants may include a variety of dining formats, such as full-service, fast-casual, and quick-service, with seating areas for patrons. Some restaurants may also offer takeout, delivery, or drive-through services as secondary functions. This category may encompass establishments with or without alcohol service, depending on zoning regulations.

Retail. A category of establishments primarily engaged in the sale of goods and merchandise directly to consumers for personal or household use. Retail businesses may include stores, shops, and outlets offering a range of products such as clothing, electronics, groceries, furniture, and other consumer goods. These establishments typically involve direct, on-site customer interactions and may include ancillary services such as delivery or minor repairs associated with the goods sold.

School. A public or private institution that provides education, instruction, and training to children, adolescents, and/or adults. Schools include primary and secondary schools, colleges,

universities, and vocational training centers, but do not include home schools or daycare facilities.

Self-storage, commercial. A facility offering secure, individual storage units or spaces rented to the public for personal or business use on a short- or long-term basis. Commercial self-storage facilities are typically used for storing personal belongings, furniture, equipment, and inventory, and are not intended for residential occupancy, manufacturing, or retail sales. Access to units may be provided via interior hallways or exterior doors, with varying levels of security and climate control.

Single-family dwelling, detached. For the purposes of this code, a single-family dwelling is a building designed for and occupied exclusively as a single residential unit by one family built on-site or in sections off-site (modular construction) to comply with state, local, and/or regional building codes applicable to traditional site-built homes. Single-family dwellings are permanently affixed to a foundation and do not include mobile or manufactured homes constructed on a chassis, nor do they adhere to the federal HUD Code for manufactured housing.

Small business. A commercial enterprise that operates on a small scale but is not restricted to a residential dwelling. A small business may be located in any appropriately zoned districts, allowing it a larger operational scope than a home occupation, with potential for moderate customer traffic, signage, and visible business activities. Small businesses may include retail stores, service providers, small offices, and other enterprises that contribute to local commerce while adhering to zoning restrictions on size, impact, and use.

Small-scale overnight lodging. A category of lodging facilities that offer short-term accommodations in a smaller, often more personalized setting. Small-scale overnight lodging includes bed and breakfasts, boutique hotels, and short-term rentals (such as those available through platforms like Airbnb). These establishments typically have a limited number of guest rooms, are often owner-operated or managed on-site, and may provide minimal guest services compared to larger hotels, focusing on a home-like or unique hospitality experience. This category does not include hotels.

Synagogue. See House of worship.

Temple. See House of worship.

Truck Stop. A facility which sells fuel, lubricating oil, and other vehicular merchandise, such as batteries, tires, or vehicle parts for eighteen-wheel tractor-trailers.

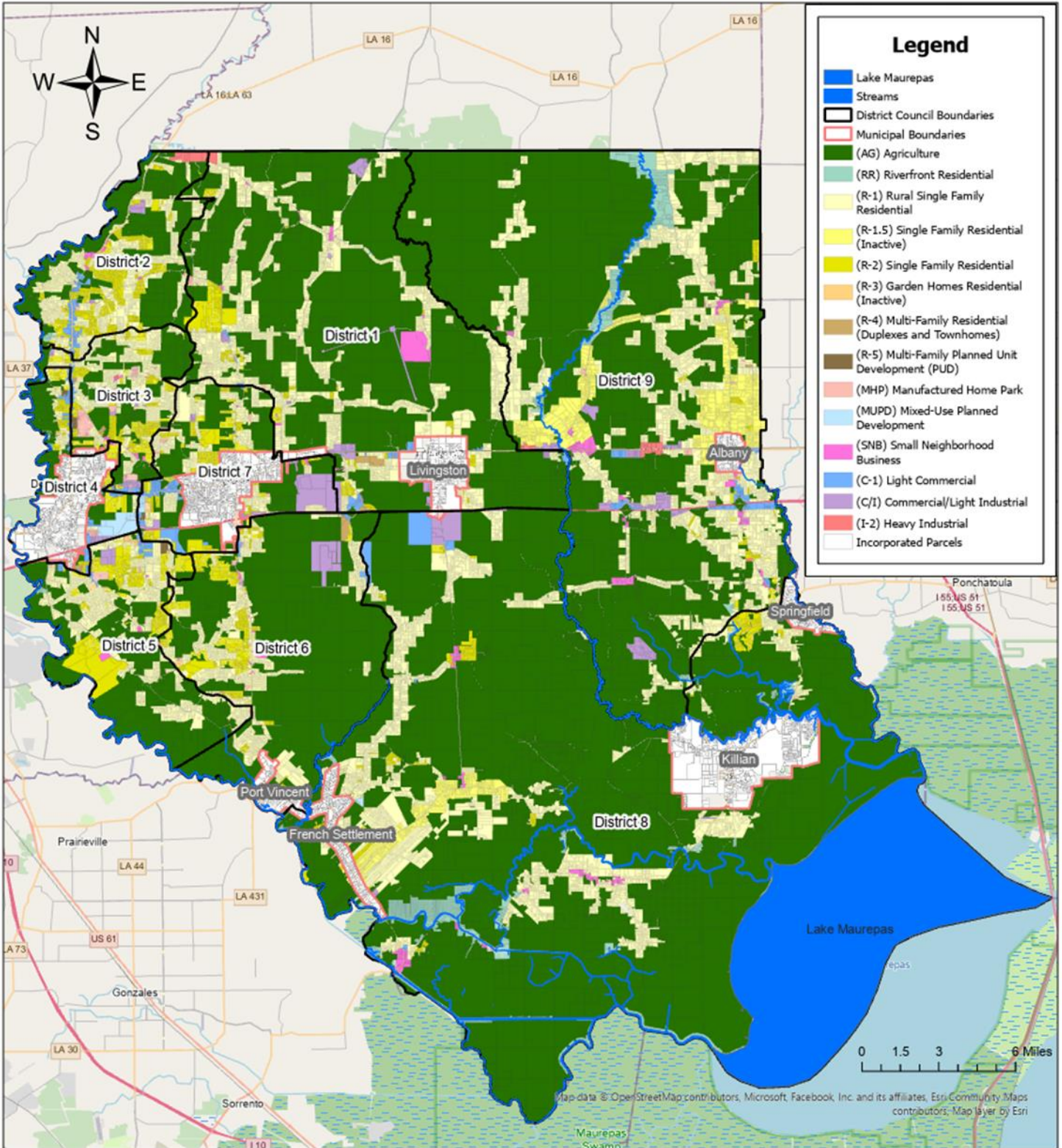
Transportation facilities. Facilities designated for the storage, transfer, or maintenance of transportation vehicles and goods. Transportation facilities play a critical role in logistics and distribution networks and are often located near transportation corridors. They may accommodate high vehicle traffic and loading activities and are generally situated in industrial or high-intensity commercial zones. Examples include railroad yards (storing and sorting train

cars), transportation terminals for trucks or buses, shipping and distribution hubs, and intermodal freight terminals.

Upper-story living. Residential units located on the upper floors of a mixed-use building, with commercial or non-residential uses occupying the ground floor. Upper-story living provides housing above retail, office, or other commercial spaces, allowing for a combination of residential and commercial activities within a single structure. This arrangement is designed to support walkable, mixed-use areas by integrating residential and commercial uses in close proximity.

Warehousing and distribution center. A facility primarily used for the storage, handling, and distribution of goods, products, or materials. Warehousing and distribution centers are designed to receive, store, and ship large quantities of goods, often supporting logistics and supply chain operations. These facilities may include loading docks, storage racks, and space for packaging or sorting items but do not typically engage in on-site retail sales to the general public.

LIVINGSTON PARISH ZONING MAP



Secs. 117-127—117-134. Reserved.

DIVISION 2. (AG) AGRICULTURAL

~~—RESIDENTIAL, COMMERCIAL, INDUSTRIAL~~

Sec. 117-135. Purpose.

The purpose of (AG) is to promote the growth of agricultural development and is intended to protect farming, ranching and timberland harvesting. This district ~~also promotes the growth of~~ allows for low-density residential ~~development use, and~~ as well as select commercial and industrial ~~development which uses that promotes~~ and are compatible with agricultural uses. All lots ~~will~~ created by subdivision in AG shall be a minimum of three (3) acres.

Sec. 117-136. Permitted uses.

(a) Allowed primary uses:-

- (1) Detached ~~s~~Single-~~f~~Family ~~d~~Dwellings ~~(including mobile/manufactured homes)~~
- (2) Manufactured/mobile homes and modular homes~~Modular with or without chassis~~
- ~~(3) —Vegetable and flower gardens (commercial and noncommercial)~~
- (45) Growing of crops (commercial and noncommercial)
- (56) Timberland harvesting
- (67) Livestock (commercial and noncommercial)
- (78) Major ~~and~~ /Minor utilities ~~(wastewater treatment facilities/electrical sub-stations)~~
- (89) Civic, ~~school and and~~ municipal uses ~~(see definition)~~
- (910) Schools
- ~~(1011)~~ Cemeteries and/or memorial gardens
- ~~(1112)~~ Day ~~c~~Care ~~f~~Facilities
- ~~(1213)~~ Convenience stores ~~(with/without gas)~~
- ~~(1314)~~ Churches, temples, rectories, Parish houses, and synagogues-Houses of worship
- ~~(13) —Guest houses~~
- ~~(14) —Water wells~~
- ~~(15) —Communication towers~~ (15) Public parks, playgrounds, playfields, and parkways

(16) Country clubs/golf courses

(b) ~~Permitted~~ Conditional primary/~~accessory~~ uses:

(1) Filling stations

~~(b)~~ Permitted ~~a~~ Accessory uses:.

(1) Home ~~o~~ Occupations and small business (see definitions)

(2) Garages

~~(3)~~ ~~Small business~~

(43) Tennis courts, swimming pools, garden homes, tool sheds

~~(5)~~ ~~Raising and keeping of domestic animals~~ (45) Public parks, playgrounds, playfields, and parkways

~~(56)~~ Minor utilities

~~(67)~~ Microbreweries

~~(73)~~ Individual boat or camping trailer storage

(84) Accessory dwelling units (ADUs): one ADU may be placed either within the principal building or an accessory building provided the ADU shall not exceed 800 square feet ~~consistent with additional site requirements described by xxxx.~~

~~(e)~~ ~~Recreational uses:~~

~~(1) Public parks, playgrounds, playfields, parkways, etc. including uses accessory to their incidental operations.~~

~~(2) Country club/Golf courses~~

(d) Not allowed.

(1) Landfills

(2) Gentlemen's clubs/private adult membership clubs

(3) Adult video/book stores and adult gift shops

Sec. 117-137. Site and structure provisions.

Minimum Lot Size (new subdivision): three (3) acres

Required Minimum Building Line Setbacks:

Front Yard: twenty-five (25') feet.

Rear Yard: twenty (20') feet.

Side Yard: All lots shall have a minimum seven (7') foot setback.

Lot width: one hundred sixty (160') feet at road frontage.

Manufactured and Mobile Homes: see standards of Sec. 125-181

Secs. 117-138—117-144. Reserved.

DIVISION 3. (R-1) RESIDENTIAL - RURAL SINGLE FAMILY

Sec. 117-145. Purpose.

The purpose of (R-1) is to permit low-density single family residential development on individual lots. This District also allows for small business and some agricultural uses. All lots ~~in the development~~ created by subdivision in R-1 shall be a minimum of one (1) acre.

Sec. 117-146. Permitted uses.

(a) ~~Permitted~~ ~~Allowed~~ primary ~~u~~Uses:

(1) Detached ~~s~~Single-f ~~F~~amily ~~h~~Homes (~~including mobile/manufactured homes~~)

(2) Manufactured/mobile homes and modular homes

~~(32) —Vegetable and flower gardens (commercial and noncommercial)~~

(43) Minor ~~u~~Utilities (~~neighborhood wastewater treatment facility~~)

~~(54) Civic ,educational and municipal uses (see definitions)~~

(5) Schools

~~(5) —Guest House~~

~~(786) Cemeteries and/or m~~Memorial ~~g~~Gardens

~~(897) Day c~~Care ~~f~~Facilities

~~(8) —Convenience stores (with/without gas)~~

~~(9) —Small Business (see definitions)~~

~~(910108)~~ Hospitals and clinics

~~(10119)~~ Churches, temples, rectories, parish houses and synagogues Houses of worship

~~(12) — Water wells~~

~~(13) — Communication towers~~ (11410) Public parks and open spaces, playgrounds, playfields, and parkways

~~(12511)~~ Country clubs/golf courses

(b) Conditional primary/~~accessory~~ uses.

(1) Convenience stores

(2) Small businesses

~~(c)~~ ~~A~~ Permitted accessory ~~u~~Uses:

(1) Home ~~o~~Occupations (see definitions)

(2) Vegetable and flower ~~g~~Gardens (commercial and noncommercial)

(3) Individual boat or camping trailer storage

(4) Tennis court, swimming pools, ~~garden homes~~, tool sheds, pergolas, barbecue ovens and similar accessory structures and uses customary to residential uses

(5) Public parks and open spaces, playgrounds, playfields, and parkways

(6) Accessory dwelling units (ADUs): one ADU may be placed either within the principal building or an accessory building provided the ADU shall not exceed 800 square feet. ~~consistent with additional site requirements described by xxx.~~

~~(c) — Recreational Uses:~~

~~(1) — Public parks and open spaces, playgrounds, playfields, parkways, etc. including accessories incidental to their operations~~

~~(2) — Country club/Golf courses~~

(d) Not Allowed:

(1) Landfills.

(2) Gentlemen's clubs/private adult membership clubs.

(3) Adult video/book stores and adult gift shops.

Sec. 117-147. Site and structure provisions.

Minimum Lot Size (new subdivisions): one (1) acre

Minimum Lot Width: eighty (80') feet

Required Minimum Building Line Setbacks:

Front Yard: twenty-five (25') feet

Rear Yard: thirty (30') feet

Side Yard: seven (7') foot setback

Building Height: maximum thirty-five (35') feet.

Manufactured and Mobile Homes: see requirements of Sec. 125-181

DIVISION 3.1 (R-1.5) RESIDENTIAL - RURAL SINGLE FAMILY (INACTIVE)

Sec. 117-148. Purpose.

The purpose of (R-1.5) is to permit low-density single family residential development on individual lots. This District also allows for small business and some agriculture uses. All lots in the development shall have a ~~minimum~~ maximum density of two and a half (2.5) housing units per acre.

Inactive status continues regulations for properties already zoned R-1.5 but does not allow any new rezonings to R-1.5 ~~until/if reactivated~~. The higher density residential development allowed by R-1.5 is not consistent with the rural character of unincorporated Livingston Parish.

~~Haphazard~~ Higher density development in the more rural parts of the Parish will stretch the Parish's limited road, police and fire service capacity without additional infrastructure investment.

Sec. 117-149. Permitted uses.

(a) Permitted primary ~~Allowed~~ ~~u~~Uses:

- (1) Detached ~~s~~Single- ~~f~~Family ~~h~~Homes (including mobile/manufactured homes)
- (2) Vegetable and flower ~~g~~Gardens (noncommercial)
- (3) Minor ~~u~~Utilities (~~neighborhood wastewater treatment facility~~)
- (4) Civic ~~, educational~~ and municipal ~~u~~Uses (~~see definitions~~)
- (5) Schools
- ~~(5) — Guest House~~
- (6) Cemeteries and/or ~~M~~memorial ~~G~~gardens

- (7) Day ~~c~~Care ~~F~~Facilities
- (8) Convenience stores ~~(with/without gas)~~
- ~~(9) — Small Business (see definitions)~~
- (9~~10~~) Hospitals and clinics
- (10~~11~~) ~~Churches, temples, rectories, parish houses and synagogues~~ Houses of worship
- ~~(12) — Water wells~~
- (13~~14~~) ~~Communication towers~~ (11~~14~~) Public parks and open spaces, playgrounds, playfields, and parkways
- (12~~15~~) Country clubs/golf courses
- (13~~16~~) Small-scale maintenance and storage facilities for activities necessary for the upkeep of residential areas
- (b) Conditional primary/~~accessory~~ uses:
 - (1) Convenience stores
 - (2) Small businesses
- (c~~b~~) Permitted ~~a~~Accessory ~~U~~Uses:
 - (1) Home ~~o~~Occupations ~~(see definitions)~~
 - (2) Vegetable and flower ~~g~~Gardens (commercial and noncommercial)
 - (3) Individual boat or camping trailer storage
 - (4) Tennis courts, swimming pools, tool sheds, pergolas, barbecue ovens and similar accessory structures and uses customary to residential uses ~~Tennis court, swimming pools, garden homes, tool sheds~~
 - (5) Public parks and open spaces, playgrounds, playfields, and parkways
- ~~(c) — Recreational Uses:~~
 - ~~(1) — Public parks and open spaces, playgrounds, playfields, parkways, etc. including accessories incidental to their operations~~
 - ~~(2) — Country club/Golf courses~~
- (d) Not Allowed:
 - (1) Landfills
 - (2) Gentlemen's clubs/private adult membership clubs

- (3) Adult video/book stores and adult gift shops

Sec. 117-150. Site and structure provisions.

Maximum Density: 2.5 housing units per acre

Minimum lot width: seventy (70') feet

Required Minimum Building Line Setbacks:

Front Yard: twenty-five (25') feet

Rear Yard: thirty (30') feet

Side Yard: seven (7') foot setback

Building Height: maximum thirty-five (35') feet.

Manufactured and Mobile Homes: see standards of Sec. 125-181

Secs. 117-151—117-154. Reserved.

DIVISION 4. (R-2) RESIDENTIAL - SINGLE FAMILY

Sec. 117-155. Purpose.

The purpose of (R-2) is to permit ~~low~~ medium-density development of single family detached residential ~~development~~ units in non-rural locations where supportive community infrastructure is available. All ~~lots~~ subdivision developments will have a maximum overall density of no more than four (4) ~~lots~~ housing units per one (1) acre.

Sec. 117-156. Permitted uses.

(a) ~~Allowed~~ Permitted primary uses:

(1) Detached ~~s~~Single-f ~~F~~Family ~~h~~Homes

(2) Flower and ~~v~~Vegetable ~~g~~Gardens (noncommercial)

~~(3) Parks and open spaces~~

(34) Minor ~~u~~Utilities (~~neighborhood wastewater treatment facility~~)

~~(45) Civic, school and municipal uses (see definitions)~~

(5) Schools

~~(6) Guest House~~

~~(67) Cemeteries and/or memorial parks~~

~~(78) Day care facilities~~

~~(9) — Convenience stores (with/without gas)~~

~~(10) — Communication towers~~ (810) Public parks and open spaces, playgrounds, playfields, and parkways

~~(911)~~ Country clubs/golf courses

~~(1012)~~ Small-scale maintenance and storage facilities for activities necessary for the upkeep of residential areas

~~(1113)~~ Hospitals and clinics

(b) Conditional primary/~~accessory~~ uses:

(1) Convenience stores

(2) Small businesses

~~(c)~~ ~~A~~ Permitted accessory uses:-

(1) Home ~~o~~ Occupations

(2) Vegetable and ~~f~~ Flower ~~g~~ Gardens (noncommercial)

(3) Individual boat or camper trailer storage

(4) Tennis courts, swimming pools, tool sheds, pergolas, barbecue ovens and similar uses customary to residential uses

~~Tennis Court, swimming pools, Garden Homes, tool sheds~~ (5) Public parks and open spaces, playgrounds, playfields, and parkways

~~(e) — Recreational uses.~~

~~(1) — Public parks and open spaces, playgrounds, playfields, parkways, etc. including accessories incidental to their operations~~

~~(2) — Country club/Golf courses~~

(d) Not allowed.

(1) Landfills

(2) Gentlemen's clubs/adult private membership clubs

(3) Adult video/book stores and adult gift shops

Sec. 117-157. Site and structure provisions.

Minimum Lot Area (~~new subdivisions~~): seven thousand two hundred (7,200 sq. ft.) square feet

Minimum Width: sixty (60') feet

Minimum Length: one hundred twenty (120') feet

Required Minimum Building Line Setbacks:

Front Yard: twenty-five (25') feet

Rear Yard: twenty (20') feet

Side Yard: A lot width of sixty-five (65') feet or less shall have a six (6') foot setback

A lot width of sixty-five (65') feet or more shall have a seven (7') foot setback

Building Height: maximum thirty-five (35') feet

Secs. 117-158—117-164. Reserved.

DIVISION 5. (R-3) GARDEN HOMES (INACTIVE)

Sec. 117-165. Purpose.

All lots in (R-3) will consist of standalone detached garden style homes on a reduced lot that orients outdoor activity to the rear patio. The garden home cannot be in a zero (0) lot-line configuration. All ~~lots developments~~ will have a maximum of no more than seven (7) ~~lots housing units~~ per acre.

Inactive status continues regulations for properties already zoned R-3 but does not allow any new rezonings to R-3 ~~until/if reactivated~~. The higher density residential development allowed by R-3 is not consistent with the rural character of unincorporated Livingston Parish. ~~Haphazard~~ Higher density development in the more rural parts of the Parish will stretch the Parish's limited road, police and fire service capacity without additional infrastructure investment.

Sec. 117-166. Permitted uses.

(a) ~~Allowed~~ Permitted primary uses:-

(1) Detached single-family homes

(2) Flower and vegetable gardens (non-commercial)

~~(3) — Parks and open spaces~~

~~(34) Minor utilities (neighborhood wastewater treatment facility)~~

~~(45) Civic, school and municipal uses (see definitions)~~

(5) Schools

(6) Cemeteries and/or memorial parks

(7) Day care facilities

- ~~(8) — Convenience stores (with/without gas)~~
- (8) Public parks and open spaces, playgrounds, playfields, and parkways
- (9) Country clubs/golf courses
- (10) Small-scale maintenance and storage facilities for activities necessary for the upkeep of residential areas
- (11) Hospitals and clinics
- (b) Conditional primary/~~accessory~~ uses:
 - (1) Convenience stores
 - (2) Small businesses
- ~~(c)~~ Permitted ~~a~~Accessory uses:
 - (1) Tennis courts, swimming pools, tool sheds, pergolas, barbecue ovens and similar uses customary to residential uses ~~Swimming pools, tool sheds~~
 - (2) Home occupations
 - (3) Public parks and open spaces, playgrounds, playfields, and parkways
 - ~~(4)~~ Individual boat or camper trailer storage
- ~~(e) — Recreational uses:~~
 - ~~(1) — Public parks and open spaces, playgrounds, playfields, parkways, etc. including accessories incidental to their operations~~
 - ~~(2) — Country club/golf courses~~
- (d) Not allowed.
 - (1) Landfills
 - (2) Gentlemen's clubs/adult private membership clubs
 - (3) Adult video/book stores and adult gift shops

Sec. 117-167. Site and structure provisions.

Minimum Lot Area: four thousand (4,000 sq. ft.) square feet

Minimum Width: forty (40') feet

Minimum Length: one hundred (100') feet

Required Minimum Building Line Setbacks:

Front Yard: twenty-five (25') feet

Rear Yard: twenty (20') feet

Side Yard: A lot width of sixty-five (65') feet or less shall have a six (6') foot setback

A lot width of sixty-five (65') feet or more shall have a seven (7') foot setback

Building Height: maximum thirty-five (35') feet

Secs. 117-168—117-174. Reserved.

DIVISION 6. (R-4) RESIDENTIAL - MULTI-FAMILY (DUPLEXES, ROW HOUSES AND TOWNHOMES)

Sec. 117-175. Purpose.

The purpose of (R-4) is to permit medium-density two-family (duplex) and ~~multi~~single-family attached (row houses or townhomes) ~~homes~~ residential structures. R-4 allows for buildings up to two (2) stories in height. These individual attached buildings are usually structured in a row and often share a common roof and foundation. Each individual attached building will have its own outdoor space. Buildings must be compatible with surrounding residential developments. R-4 parcels should be sited in areas with appropriate infrastructure (e.g. utilities, sufficient roadway capacity, etc.) to support the density allowable so as not to induce negative impacts to the surrounding area.

Sec. 117-176. Permitted uses.

(a) ~~Allowed~~ Permitted primary uses:-

- (1) Attached houses including duplexes, townhomes and row houses
- (2) Vegetable and flower ~~Flower and vegetable~~ gardens (noncommercial)
- ~~(3) — Parks and open spaces~~
- (34) Minor utilities (~~neighborhood wastewater treatment facility~~)
- (45) Civic, ~~school~~ and municipal uses (~~see definitions~~)
- (56) Schools
- ~~(6) — Guest house~~
- (67) Cemeteries and/or memorial gardens
- (78) Day care facilities

~~(9) — Convenience stores (with/without gas)~~

(89) Public parks and open spaces, playgrounds, playfields, and parkways

~~(94)~~ Country clubs/golf courses

(104) Small-scale maintenance and storage facilities for activities necessary for the upkeep of residential areas

~~(112)~~ Hospitals and clinics

(b) Conditional primary/~~accessory~~ uses:

(1) Convenience stores

(2) Major utilities

~~(bc)~~ Permitted ~~a~~Accessory uses:-

(1) Bed and breakfasts and similar small-scale overnight lodging

~~(2) — Major utilities~~

~~(23)~~ Home occupations

~~(34)~~ Flower and vegetable gardens (noncommercial)

~~(54)~~ Private garages

~~(56)~~ Tennis courts, swimming pools, tool sheds, pergolas, barbecue ovens and similar uses customary to residential uses ~~Tennis courts, swimming pools, tool sheds~~

(6) Public parks and open spaces, playgrounds, playfields, and parkways

~~(c) — Recreation uses.~~

~~(1) — Public parks, playgrounds, playfields, parkways etc. including uses accessory to their incidental operations~~

~~(2) — Golf courses~~

(d) Not allowed.

(1) Landfills

(2) Gentlemen's clubs/adult private membership clubs

(3) Adult video/book stores and adult gift shops

Sec. 117-177. Site and structure provisions.

A minimum buffer zone of twenty-five (25') feet shall be established and maintained between a multi-family development and adjacent property or as approved by the Parish Council. No building or permanent structure shall be located within this buffer zone. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access.

The buffer zone shall also have an eight (8') foot-high solid wood, brick, or masonry fence between the R-4 multifamily unit(s) and any adjacent residential development.

A maximum of six (6) townhomes may be include in a single structure with units separated by fire walls. Landscaping and pedestrian paths must be provided between townhome structures.

Minimum Lot Area: two thousand (2,000 sq. ft.) square feet

Minimum Width: twenty (20') feet

Minimum Length: one hundred (100') feet

Minimum Building Line Setbacks:

Front Yard: twenty feet (25') feet (may be used for parking)

Rear Yard: twenty-five (25') feet

Side Yard: seven (7') feet for duplex residential and between structures of multiple townhomes or row houses

Building Height: maximum thirty-five (35') feet

Secs. 117-178—117-184. Reserved.

~~DIVISION 7. (R-5) RESIDENTIAL -- MULTI-FAMILY (MULTI-LEVEL CONDOMINIUMS AND APARTMENTS)~~ MULTI-FAMILY PLANNED UNIT DEVELOPMENT

Sec. 117-185. Purpose.

The purpose of (R-5) is to permit the use of multi-family high density residential developments. R-5 allows for a the development of multi-level building structures divided into multiple units or dwellings with a minimum of three (3) acres per development. These buildings are surrounded by a common outdoor area or green space shared by tenants. Buildings must be compatible with surrounding residential developments. Zoning approval for R-5 development is

site-specific, requiring detailed site concept plan review prior to zoning approval per the process and requirements of section 127-10.

Sec. 117-186. Permitted uses.

(a) ~~Allowed~~ Permitted primary uses:

- (1) Attached home (see definition for clarity)
- (2) ~~M~~Apartments (~~multi~~-family dwelling) (see definition for clarity)
- (3) Flower and vegetable gardens (noncommercial)
- ~~(4) — Parks and open spaces~~
- ~~(45)~~ Minor utilities (~~neighborhood wastewater treatment facility~~)
- ~~(56)~~ Civic, ~~school~~ and municipal uses (~~see definitions~~)
- (6) Schools
- (7) Cemeteries and/or memorial gardens
- (8) Day care facilities
- (9) Convenience stores (~~with/without gas~~)
- (10) Bed and breakfasts and similar small-scale overnight lodging
- ~~(11) — Major utilities (Parish water treatment facilities and electrical sub-stations)~~
- (11) Public parks and open spaces, playgrounds, playfields, and parkways
- (12) Country clubs/golf courses
- (13) Small-scale maintenance and storage facilities for activities necessary for the upkeep of residential areas
- (14) Hospitals and clinics

(b) Conditional primary/~~accessory~~ uses:

- (1) Convenience stores
- (2) Major utilities
- (3) Filling stations

~~(c)~~ Permitted ~~a~~Accessory uses:-

- (1) Home occupations
- (2) Flower and vegetable gardens (noncommercial)

- (3) Private garages
- (4) Tennis courts, swimming pools, tool sheds, pergolas, barbecue ovens and similar uses customary to residential uses
- (5) Coin- operated laundry rooms
- (6) Public parks and open spaces, playgrounds, playfields, and parkways
- (710) Bed and breakfasts and similar small-scale overnight lodging

~~(e) — Recreation uses-~~

~~(1) — Public parks, playgrounds, playfields, parkways, etc. including uses accessory to their incidental operation~~

~~(2) — Golf courses~~

(d) Not allowed:-

- (1) Landfills
- (2) Gentlemen's clubs/adult private membership clubs
- (3) Adult video/book and adult gift shops

Sec. 117-187. Site and structure provisions.

A minimum buffer zone of twenty-five (25') shall be established and maintained between a multifamily development and adjacent property or as approved by the Parish Council. No building or permanent structure shall be located within this buffer zone. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access. Site-specific ~~M~~master plan approval is required for all future multi-family zoning. See section 127.10 ~~with~~ for detailed planned unit development concept and final plan standards and requirements.

The buffer zone shall also have an eight (8') foot-high solid wood, brick, or masonry fence between any residential and multifamily unit.

Multi-story units shall have a minimum buffer zone of fifty (50') feet or as approved by the Parish Council.

Required Building Line Setbacks:

No building shall be less than twenty-five (25') feet from any accessory structure or street

Building Height: maximum forty (40') feet

Secs. 117-188—117-1934. Reserved.

DIVISION 8. (MHP)-~~MOBILE~~ MANUFACTURED HOME PARK

Sec. 117-1945. Purpose.

The purpose of the manufactured home park district (MHP) is to provide minimum standards to safeguard public health, property, and public welfare in Livingston Parish by establishing standards for the placement of manufactured housing and mobile homes on individual lots or subdivision development lots in the parish and distinguishing between manufactured and mobile homes. is to permit the use of mobile home parks. A minimum of three (3) acres is required for each ~~mobile~~ manufactured home park with a minimum frontage of two hundred (200') feet. A maximum density of seven ~~point-five~~ and one-half (7.5) mobile home sites per one (1) acre shall be allowed.

Sec. 117-195. Permitted uses.

(a) Permitted primary uses:

(1) ~~X~~Single-family residential use in manufactured or mobile home units.

(b) Conditional primary uses:

Reserved.

(c) Permitted accessory uses:

(1) Home occupations (see definitions)

~~(2) Vegetable and flower gardens (noncommercial)~~

(3) Individual boat or camping trailer storage

(4) Tennis court, swimming pools, tool sheds, pergolas, barbecue ovens and similar accessory structures and uses customary to residential uses

(5) Public parks and open spaces, playgrounds, playfields, and parkways

(d) Not allowed:

(1) Landfills

(2) Gentlemen's clubs/adult private membership clubs

(3) Adult video/book and adult gift shops

Sec. 117-196. Site and structure provisions.

See Parish Ordinance; Article ~~HXVI~~, Secs. 125-~~49~~176—125-~~52~~180

Secs. 117-197—117-204. Reserved.

**DIVISION 9. ~~(MU) MIXED-USE--RESIDENTIAL/COMMERCIAL-(MUPUD)~~
MIXED-USE PLANNED-UNIT DEVELOPMENT**

Sec. 117-205. Purpose.

The purpose of Mixed-Use (MU) ~~(ex. Juban Crossing)~~ is to promote the use of hotels/motels, multi-family residential, retail, service and commercial development ~~within this district~~ areas appropriately planned to accommodate such uses. ~~(e.gx. Juban Crossing)~~. This district should serve as a transition between Commercial/Industrial and Residential districts. Zoning approval for MU development is site-specific, requiring detailed site master plan review prior to zoning approval per the process and requirements of section 127-10.

Sec. 117-206. Permitted uses.

(a) Permitted primary ~~Allowed~~ uses.

- (1) Detached ~~living~~ ~~(single~~ single-family dwelling (see definition for ~~clarify~~clarity)
- (2) Attached homes (see definition for ~~clarify~~clarity)
- ~~(3) — Apartments (multi-family dwelling)~~
- (34) All overnight lodging (including ~~H~~hotels/motels)
- (45) Civic, school and municipal uses
- (56) Parks and open spaces
- (67) Major ~~and~~/minor utilities ~~(water treatment/electrical sub-stations)~~
- (78) Day care facilities
- (89) Country clubs/golf courses
- (109) ~~All medical~~ Hospitals and clinics
- (1011) All ~~O~~offices
- (112) Financial institutions
- (1213) ~~R~~All restaurants
- (1314) Retail (except businesses whose primary revenue is derived from the sale of alcohol and/or tobacco)
- ~~(145) — Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business (ex. Furniture, micro breweries)~~
- (154) Convenience stores ~~(with/without gas)~~

- (156) Cemeteries and/or memorial gardens
- (b) Conditional primary uses:
 - (1) Filling stations
- (bc) ~~A~~ Permitted accessory uses.
 - (1) Gardens (non-commercial)
 - (2) Storage garages and parking lots solely ~~by~~ for the use of occupants and guest of the premises
 - (3) ~~Communication towers~~ Minor utilities
 - (4) Home occupations
 - (5) Tennis courts, swimming pools, tool sheds, pergolas, barbecue ovens and similar accessory structures and uses customary to residential uses
 - (6) Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business (e.g. furniture, microbreweries)

~~Sale of alcohol (when not primary revenue of business)~~
- ~~(e) Recreational uses.~~
 - ~~(1) Indoor recreation (ex. jump parks, laser tag, paintball, escape rooms, golf)~~
 - ~~(2) Country club/golf course~~
 - ~~(3) Public parks, open spaces, playgrounds, playfields and parkways including uses accessory to their incidental operations~~
- (d) Not allowed.
 - (1) Landfills
 - (2) Gentlemen's clubs/adult private membership clubs
 - (3) Adult video/book stores and adult gift shops
 - ~~(4) Liquor store~~

Sec. 117-207. Site and structure provisions.

A minimum buffer zone of twenty-five (25') feet shall be established and maintained when adjacent to any other land use or as approved by the Parish Council. No building or permanent structure shall be located within the buffer zone. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access.

The buffer zone shall also have an eight (8') foot-high solid wood, brick, or masonry fence between any multi-family, commercial, institutional, religious, educational or public property adjacent to any residential development and maintained by property owner. [Site-specific master plan approval is required for all future multi-family zoning. See section 127-10 for detailed planned unit development concept and final plan standards and requirements. The following standards apply specifically to development in MU.](#)

Mixed-use Development (hotels/motels)

Minimum Lot Area: nine thousand (9,000 sq. ft.) square feet

Minimum Width: seventy-five (75') feet

Minimum Length: one hundred twenty (120') feet

~~Required Building Line Setbacks:~~

~~Duplex and Townhome: see R-4 residential~~

~~Multi-family: see R-5 residential~~

~~Building Height: see R-4 and R-5 residential~~

~~Commercial Development:~~

~~Minimum Lot Size: see C-2 commercial~~

~~Minimum Parking Setbacks: see C-2 commercial~~

~~Building Height: see C-2 commercial~~

Secs. 117-208—117-2214. Reserved.

~~DIVISION 10. (PDD) PLANNED DOWNTOWN DEVELOPMENT -- MIXED-USE COMMERCIAL/RESIDENTIAL MIXED-USE PLANNED UNIT DEVELOPMENT~~

~~Sec. 117-215. Purpose.~~

~~The purpose of (PDD) (ex. Perkins Rowe on a smaller scale) is to promote new construction for a planned downtown mixed-use development. The downtown district allows flexible planning and design of land uses, circulation and open spaces. This district promotes an active, walkable mixed-use center while promoting vertical growth with active ground floor commercial spaces and upper floor residential units. Business fronts should be located along the side walk on the main street on which the building is located. The buildings should be designed to reflect the style and culture of the existing community and architecture. Master plan approval is required for all future multi-family zoning, with detailed PUD standards.~~

~~Sec. 117-216. Permitted uses.~~

~~(a) — Allowed uses.~~

- ~~(1) — Upper story living~~
- ~~(2) — Multi family living~~
- ~~(3) — Office~~
- ~~(4) — Medical~~
- ~~(5) — Civic and municipal~~
- ~~(6) — Parks and open space~~
- ~~(7) — Overnight lodging (boutique hotel, bed and breakfast, air bnb)~~
- ~~(8) — Retail~~
- ~~(9) — Restaurants~~
- ~~(10) — Microbreweries~~
- ~~(11) — Financial institutions~~
- ~~(12) — Convenience store with/without gas~~
- ~~(13) — Cemeteries and/or memorial gardens~~
- ~~(14) — Day care facility~~
- ~~(15) — Home occupations~~
- ~~(16) — Commercial parking~~
- ~~(17) — Off street parking facility~~
- ~~(18) — Places of worship~~
- ~~(19) — Major/minor utilities (water treatment/electrical sub stations)~~

~~(b) — Accessory uses.~~

- ~~(1) — Home occupations~~
- ~~(2) — Private garages~~
- ~~(3) — Tennis courts, swimming pools, garden homes, sheds~~
- ~~(4) — Accessory places of worship~~
- ~~(5) — Gardens (non-commercial)~~

~~(6) — Sale of alcohol (primary revenue of business is alcohol or tobacco)~~

~~(c) — Recreational uses:~~

~~(1) — Public parks, open spaces and playgrounds including uses accessory to their incidental operations~~

~~(2) — Indoor recreation (ex. jump park, laser tag, escape rooms, golf)~~

~~(d) — Not allowed.~~

~~(1) — Landfills~~

~~(2) — Gentlemen's clubs/adult private membership clubs~~

~~(3) — Adult video/book stores and adult gift shops~~

~~(LPO 21-21, 8-26-2021)~~

~~Sec. 117-217. Site and structure provisions.~~

~~Minimum Parking Setbacks:~~

Secs. 117-218—117-224. Reserved.

DIVISION 11. (SNB) SMALL NEIGHBORHOOD BUSINESS - SMALL BUSINESS

Sec. 117-225. Purpose.

The purpose of (SNB) is to permit a limited range of commercial activity, primarily retail shopping, personal services and restaurants in close proximity to residential neighborhoods. Buildings shall be designed at a neighborhood scale and reflect the style and culture of the existing community and architecture.

Sec. 117-226. Permitted uses.

(a) ~~Allowed~~ Permitted primary uses:-

(1) Civic ~~, school~~ and municipal uses

(2) Schools

~~(3)~~ Minor utilities ~~(neighborhood wastewater treatment)~~

~~(4)~~ Day care facilities

~~(5)~~ ~~Medical~~ Hospitals and clinics

~~(6)~~ Offices

- (76) Small-scale overnight lodging (e.g. boutique hotels, bed and breakfasts, ~~air bnb~~)
- (87) Financial institutions
- (98) Business services (~~see definitions~~)
- (109) Retail (except businesses whose primary revenue is derived from the sale of alcohol and/or tobacco)
- (114) Restaurants
- (124) Convenience stores ~~with/without gas~~
- (132) Cemeteries and/or memorial gardens
- (143) Major utilities (~~Parish water treatment facilities and electric sub-stations~~)
- (154) HousePlaces of worship
- (16) Public parks and open spaces, playgrounds, playfields, and parkways
- (172) Country clubs/golf courses
- (183) Small businesses (see definition)
- (194) Coin-operated laundry rooms
- (b) Conditional primary/~~accessory~~ uses:
 - (1) Filling stations
- (c) Permitted ~~a~~Accessory uses.
 - (1) Vegetable and flower ~~G~~gardens (non-commercial ~~uses~~)
 - (2) Tennis courts, swimming pools, tool sheds
 - ~~(2) — Home occupations~~ (4) Public parks and open spaces, playgrounds, playfields, and parkways
 - (5) Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business (e.g. furniture, microbreweries)
- ~~(e) — Recreational uses:~~
 - ~~(1) — Tennis courts, swimming pools, garden homes~~
 - ~~(2) — Parks, playgrounds, play fields, open spaces~~
 - ~~(3) — Country club/golf courses~~
- (d) Not allowed.

- (1) Landfills
- (2) Gentlemen's clubs/adult private membership clubs
- (3) Adult video/book stores and adult gift shops
- (4) Sale of alcohol (primary revenue of business is alcohol/tobacco)

Sec. 117-227. Site and structure provisions.

Minimum Lot Size:

Area: eleven thousand two hundred (11,200 sq. ft.) square feet

Width: eighty (80') feet

Minimum Building Line Setbacks:

Front Yard: forty (40') feet or consistent with adjacent property front yard setbacks

Rear Yard: forty (40') feet

Side Yard: twenty (20') feet

Building Height: maximum two stories or thirty-five (35') feet

Secs. 117-228—117-234. Reserved.

DIVISION 12. (C-1) ~~COMMERCIAL~~- LIGHT COMMERCIAL

Sec. 117-235. Purpose.

The purpose of C-1 is to provide a variety of light commercial activities including warehousing and distribution. This promotes major retail, office and services that generate high traffic volume and require easy access to a major highway or interstate roads.

Sec. 117-236. Permitted uses.

(a) ~~Allowed~~ Permitted primary uses:-

- (1) Civic ~~, school~~ and municipal uses
- (2) Schools
- (32) Major and/-minor utilities (~~Parish/neighborhood water treatment facilities/electric sub-stations~~)
- (43) Day Care facilities
- (54) ~~Medical~~ Hospitals and clinics

- (65) Offices
- (76) All overnight lodging (small-scale and hotels)
- (87) ~~Service~~ Business services ~~es (see definitions)~~
- (98) Financial institutions
- (109) Retail (except businesses whose primary revenue is derived from the sale of alcohol and/or tobacco; see conditional use)
- (110) Restaurants
- (121) Convenience stores ~~with/without gas~~
- (13) Filling stations
- (142) Commercial self-storage
- (153) Warehousing and distribution centers
- (164) All automobile and boat ~~vehiele~~ sales, rentals and services
- ~~(15) — All boat sales, rentals and services~~
- (176) Cemeteries and/or ~~m~~Memorial parks
- (187) Commercial parking lots and garages
- (198) Microbreweries
- (20) Indoor recreation facilities
- (21) Public parks and open spaces, playgrounds, playfields, and parkways
- (22) Country clubs/golf courses
- (23) Small businesses (see definition)
- (24) Coin-operated laundry rooms
- (b) Conditional primary/~~accessory~~ uses:
 - (1) Businesses whose primary revenue is derived from the sale of alcohol and/or tobacco
- (cb) ~~A~~Permitted accessory uses:
 - (1) Vegetable and flower ~~g~~Gardens (non-commercial)
 - (2) ~~Communication towers~~ Minor utilities
 - (3) Public parks and open spaces, playgrounds, playfields, and parkways

- (4) Tennis courts, swimming pools, tool sheds, pergolas
- (5) Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business (e.g. furniture, microbreweries)
- ~~(3) — Sale of alcohol (primary revenue of business is alcohol/tobacco)~~
- ~~(e) — Recreational uses:~~
 - ~~(1) — Tennis courts, swimming pools, garden homes,~~
 - ~~(2) — Parks, play grounds, play fields, open spaces~~
 - ~~(3) — Country club/golf courses~~
 - ~~(4) — Indoor recreation facilities (ex. jump parks, laser tag, escape rooms, golf)~~
- (d) Not allowed.
 - (1) Landfills
 - (2) Gentlemen's clubs/adult private membership clubs
 - (3) Adult video/book stores and adult gift shops

Sec. 117-237. Site and structure provisions.

A minimum buffer zone of twenty-five (25') feet shall be established and maintained between the commercial, residential, light industrial, institutional, religious, educational or public property developments or as approved by the Parish Council. No building or permanent structure shall be located within this buffer zone. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access.

The buffer zone shall consist of an eight (8') foot solid wood, brick or masonry fence between the residential, commercial, light industrial, institutional, religious, educational or public developments adjacent to any residential development and maintained by property owner.

Minimum Lot ~~Size~~:

Area: six thousand five hundred (6,500 sq. ft.) square feet

Width: sixty-five (65') feet

Max Height:

Three (3) stories or forty-five (45') feet

Secs. 117-238—117-244. Reserved.

**DIVISION 13. ~~(C-2) COMMERCIAL-HEAVY COMMERCIAL~~ (C/I) -
COMMERCIAL/LIGHT INDUSTRIAL**

Sec. 117-245. Purpose.

The purpose of ~~C-2~~ C/I is to promote a variety of heavy commercial and light industrial activities along with warehousing and distribution. ~~Because of~~ Due to high commercial traffic typically involved with these uses, properties in this district should be located on a major artery with easy access to interstate ~~roads~~ highways.

Sec. 117-246. Permitted uses.

(a) ~~Allowed~~ Permitted primary uses:-

- (1) Civic, ~~school~~ and municipal uses
- (2) Schools
- (32) Major and ~~minor~~ utilities (~~Parish/neighborhood water treatment plants/electrical sub-stations~~)
- (43) Day Care ~~facilities~~
- (54) ~~Medical~~ Hospitals and clinics
- (65) Offices
- (76) All Overnight Lodging (small-scale and hotels)
- (87) Financial Institutions
- (98) Business Services
- (109) Retail (except businesses whose primary revenue is derived from the sale of alcohol and/or tobacco; see conditional uses)
- (110) Restaurants
- (124) Microbreweries
- (132) Convenience stores ~~with/without gas~~
- (143) Filling stations
- (153) Commercial self-storage
- (1614) Warehousing~~e~~ and distribution centers
- (175) All ~~vehiele~~ automobile and boat sales, rentals and service
- ~~(16) —All boat sales, rental and services~~

- (1876) Commercial parking lots and garages
- (1921) Indoor recreation
- (202) Public parks and open spaces, playgrounds, playfields, and parkways
- (213) Country clubs/golf courses
- (224) Small businesses (see definition)
- (235) Coin-operated laundry rooms
- (246) Light manufacturing and processing (see definition)

~~(18) — All light industrial~~

- ~~a. — Metal fabrication~~
- ~~b. — Lumber/metal yards~~
- ~~c. — Canning and bottling plants~~
- ~~d. — Contractor yards~~
- ~~e. — Equipment repair~~

(b) Conditional primary/~~accessory~~ uses:

- (1) Businesses whose primary revenue is derived from the sale of alcohol and/or tobacco

~~(c)~~ Permitted Accessory uses:-

- (1) Vegetable and flower Gardens (non-commercial)
- ~~2. — Communication towers (3) — Public parks and open spaces, playgrounds, playfields, and parkways~~
- (214) Tennis courts, swimming pools, tool sheds and similar structures associated with property maintenance
- (325) Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business (e.g. furniture, microbreweries)
- ~~3. — Sale of alcohol (primary revenue of business is alcohol/tobacco)~~

~~(e) — Recreational uses.~~

- ~~(1) — Tennis courts, swimming pools, garden homes~~
- ~~(2) — Parks, playgrounds, play fields, open spaces~~

~~(3) Country club/golf courses~~

~~(4) Indoor recreation (ex. Jump parks, laser tag, escape rooms, golf)~~

(d) Not allowed.

(1) Landfills

(2) Gentlemen's clubs/adult private membership clubs

(3) Adult video/book stores and adult gift shops

Sec. 117-247. Site and structure provisions.

A minimum of twenty-five (25') foot buffer zone shall be established and maintained between locations of any residential, commercial, light industrial, institutional, religious, educational or public property developments unless approved by the Parish Council. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access.

The buffer zone shall consist of an eight (8') foot-high solid wood, brick or masonry fence between the residential, commercial, light industrial, institutional, religious, educational or public property developments adjacent to any residential development and maintained by property owner.

Minimum Lot ~~Size~~:

Area: five thousand (5,000 sq. ft.) square feet

Width: sixty-five (65') feet

Max Height:

Five (5) stories or sixty (60') feet

Secs. 117-248—~~117-264~~117-254. Reserved.

~~DIVISION 14. (I-1) INDUSTRIAL – LIGHT INDUSTRIAL (C/I) – COMMERCIAL/LIGHT INDUSTRIAL~~

~~Sec. 117-255. Purpose.~~

~~The purpose of I-1 is to permit non-hazardous light manufacturing, fabricating, processing and wholesale distribution activities that are generally not considered dangerous to nearby areas. Because of high commercial traffic this district should be located on a major artery with easy access to interstate roads.~~

~~Sec. 117-256. Permitted uses.~~

(a) ~~Allowed uses.~~

- ~~(1) Machinery repair~~
- ~~(2) Railroad stations and yards~~
- ~~(3) Guard shack/watchmen quarters~~
- ~~(4) All commercial vehicle sales, rental and service~~
- ~~(5) All vehicle sales, rental and service~~
- ~~(6) Convenience stores with/without gas~~
- ~~(7) Off street parking facilities~~
- ~~(8) Warehouse~~
- ~~(9) Distribution~~
- ~~(10) Lumber/steel yards~~
- ~~(11) Storage yards (non-hazardous)~~
- ~~(12) Salvage yards~~
- ~~(13) Canning and bottling~~
- ~~(14) Transportation terminals~~
- ~~(15) Machine shops~~
- ~~(16) Concrete plants~~
- ~~(17) Light manufacturing and processing~~
- ~~(18) Commercial storage units~~
- ~~(19) Major/minor utilities (Parish water treatment/electrical sub-stations)~~

(b) ~~Accessory uses.~~

- ~~(1) Accessory structures shall be clearly incidental to a principal structure~~
- ~~(2) Accessory structures shall be located on the same or contiguous lot with same ownership~~
- ~~(3) Accessory structures shall be separated from all principle structures by twenty (20) feet~~

(c) ~~Recreational uses.~~

- ~~(1) No recreational uses~~

~~(d) — Not allowed.~~

~~(1) — Landfills~~

~~(2) — Gentlemen's clubs/adult membership clubs~~

~~(3) — Adult video/book stores and adult gift shops~~

~~Sec. 117-257. Site and structure provisions.~~

~~A minimum buffer zone of twenty five (25') feet shall be established and maintained between residential, commercial, light industrial, institutional, public property or any conflicting land use. The buffer zone may be used for parking, underground utilities, drainage, green areas (landscaping and planting) and access.~~

~~Minimum lot size:~~

~~Area: seventeen thousand five hundred (17,500 sq. ft.) square feet~~

~~Width: one hundred twenty five (125') feet~~

~~Secs. 117-258—117-264. Reserved.~~

DIVISION 145. (I-2) INDUSTRIAL - HEAVY INDUSTRIAL

Sec. 117-265. Purpose.

The purpose of I-2 is to permit heavy industrial manufacturing, fabricating, processing and wholesale distribution activities that are generally considered a nuisance or dangerous to nearby areas. All residential and most commercial uses are prohibited in this area. Because of high commercial traffic this district should be located on a major artery with easy access to an interstate road.

Sec. 117-266. Permitted uses.

(a) ~~Allowed~~ Permitted primary uses:-

(1) ~~Machinery repair~~ Light manufacturing and processing (see definition)

(2) Heavy manufacturing and processing (see definition)

(3) Metal works and salvage operations

(4) Material storage yards

(5) Transportation facilities (see definition)

(6) Hazardous material storage

(7) Canning and bottling operations

- ~~(2) — Railroad stations and yards~~
- ~~(3) — Guard shack/watchmen quarters~~
- (84) All commercial ~~vehicle~~ automobile and boat sales, rentals and service
- (95) Convenience stores ~~with/without gas~~
- (106) Filling stations
- ~~(6) — Warehouse~~
- (11) ~~87) Off street parking facilities~~ Commercial parking lots and garages
- ~~(8) — Distribution~~
- ~~(9) — Lumber/steel yards~~
- ~~(10) — Salvage yards~~
- ~~(11) — Storage yards~~
- ~~(12) — Transportation terminals~~
- ~~(13) — Heavy/light manufacturing~~
- ~~(14) — Canning and bottling~~
- ~~(15) — Concrete plants~~
- ~~(16) — Machine shop~~
- ~~(17) — Storage of petroleum or similar products~~
- ~~(18) — Petroleum processing~~
- ~~(19) — Smelters~~
- ~~(20) — Metal processing~~
- (1021) Major and /minor utilities (~~Parish water treatment/electrical sub-stations~~)

(b) Conditional primary/~~accessory~~ uses:

- (1) Gentlemen's clubs/private adult membership clubs (requires Adult Entertainment permit, see Sec. 117-335)
- (2) Adult video/book stores and adult gift shops (requires Adult Entertainment permit, see Sec. 117-335)

(3) Landfills and hazardous waste disposal and storage facilities (requires Landfill permit, see Sec. 117-336)

(4) Commercial Mining (also requiring Commercial Mining permit, see Sec. 117-325)

(5) Solar farms

(6) Carbon capture and storage facilities

(c**b**) Permitted aAccessory uses:.

(1) Any ~~Aecessory~~ structures ~~shall be~~ clearly incidental to a principle structure on the same or contiguous lot with same ownership.

(2) ~~Accessory structures shall be located on the same or contiguous lot with same ownership~~

~~(3) —~~ Accessory structures shall be separated from principle structures by ten (10) feet

~~(e) —~~ ~~Recreational uses.~~

~~(1) —~~ ~~No recreational uses~~

(d) Not allowed.

~~(1) —~~ ~~Landfills~~

~~(2) —~~ ~~Gentlemen's clubs/adult private membership clubs~~

~~(3) —~~ ~~Adult video/book stores and adult gift shops~~ (1) Public parks and open spaces, country clubs/golf courses, playgrounds, playfields, and parkways for the primary purpose of public congregation including recreation.

Sec. 117-267. Site and structure provisions.

A minimum buffer zone of fifty (50') feet shall be established and maintained between any industrial, commercial and public property developments or as approved by the Parish Council. No building or permanent structure shall be located within this buffer zone. The buffer zone may be used as parking, underground utilities, drainage, green areas (landscaping and planting) and access.

Minimum Lot ~~size~~:

Area: forty-three thousand five hundred sixty (43,560 sq. ft.) square feet

Width: two hundred twenty-five (225') feet

Secs. 117-268—117-274. Reserved.

DIVISION 165. (APT) AIRPORT – AIRPORT ~~Airport~~OVERLAY

Sec. 117-275. Purpose.

The purpose of the Airport Overlay (APT) is to promote development, business and growth that corresponds to the air travel industry while also promoting safe practices and procedures ~~inside~~ in the airport vicinity. APT also establishes certain zones and buffers of all land located in and around the airport for aircraft approach and clear zone planning. APT is an overlay, not a zoning district, and its restrictions can be applied ~~to~~ on top of all zoning districts as appropriate for the protection and promotion of safe airport operations. The APT overlay is comprised of different zones with varying levels of restriction as defined in Article II, Sec. 104-23 and copied below:

- (1) Utility Runway Visual Approach Zone
- (2) Utility Runway Non-Precision Instrument Approach Zone
- (3) Runway Larger Than Utility Visual Approach Zone
- (4) Runway Larger Than Utility with a Visibility Minimum Greater Than Three-Fourths Mile Non-Precision Instrument Approach Zone
- (5) Runway Larger Than Utility with a Visibility Minimum as Low as Three-Fourths Mile Non-Precision Instrument Approach Zone
- (6) Precision Instrument Runway Approach Zone
- (7) Heliport Approach Zone
- (8) Transitional Zone
- (9) Heliport Transitional Zones
- (10) Horizontal Zone
- (11) Conical Zone

See Sec. 104-23 for zone descriptions.

Sec. 117-276. Permitted uses.

- (a) ~~Allowed~~ Permitted uses.
 - (1) ~~See Airport Commission for rules and regulations~~ See Sec. 105-44, 105-45, and 105-46 for land use restrictions relating to APT overlay.
- (b) ~~Accessory uses~~ Height limitations.

(1) See ~~Airport Commission~~ Sec. 105-24 for height rules and regulations by zone.

~~(c) — Recreational uses.~~

~~(1) — See Airport Commission for rules and regulations~~

~~(d) — Not allowed.~~

~~(1) — See Airport Commission for rules and regulations~~

~~(2) — Landfills~~

Secs. 117-277—117-284. Reserved.

**DIVISION 167. ~~(H-1) HISTORICAL -- HISTORICAL BUILDINGS (HIST) -~~
~~HISTORICAL BUILDINGS OVERLAY~~**

Sec. 117-285. Purpose.

The purpose of a **Historic Buildings Overlay (HIST)**~~-1~~ is to promote the preservation of historical buildings at least fifty (50) years old or older. HIST-1 also promotes the educational, cultural, economic and general welfare through the preservation and protection of all such buildings, sites, monuments, and structures of historic interest or importance through their protection, maintenance, and development as historic landmarks and their recognition as such in the history and traditions of the state and nation. **Buildings in this district included within a HIST overlay will adhere to the Historical Society's rules and regulations.**

Sec. 117-286. Permitted uses.

(a) Allowed uses.

(1) See Historical Society rules and regulations

(b) Accessory uses.

(1) See Historical Society for rules and regulations

(c) Recreational uses.

(1) See Historical Society for rules and regulations

(d) Not allowed.

(1) See Historical Society for rules and regulations

(2) Landfills

Secs. 117-287—117-294. Reserved.

**DIVISION 178. (UC) UNCLASSIFIED - RESIDENTIAL AND COMMERCIAL –
(RR) RIVERFRONT RESIDENTIAL**

Sec. 117-295. Purpose.

The purpose of RR-UC is to ~~reduce ease~~ provide appropriate regulations in rural specific areas of Livingston Parish and allow for residential and commercial ~~growth~~ use in these areas ~~which are difficult to plan~~ where there are navigable waterways and/or historic patterns of waterfront development. The intent is to allow development of various land use types ~~in rural areas~~ recognizing the unique character of waterfront properties in rural Livingston Parish. ~~to advance to the point where Parish planners can identify patterns and implement appropriate land use principals.~~ This zoning district shall primarily be applied to lots along linear waterways such as the Amite River, Colyell Creek, Blind River, and their associated tributaries and artificial canals/thruways. ~~This zoning will contain a specific list of uses that will not be allowed to help ensure growth is positive and has minimal impact on the quality of life rural residents of Livingston Parish enjoy today.~~ All new lots created by subdivision in this development district shall be a minimum of a **one half (1/2) acre.**

Sec. 117-296. Permitted uses.

- (a) ~~Allowed~~ Permitted primary uses. ~~(list in progress)~~ :
- (1) Detached single-family homes
 - (2) Manufactured/mobile homes and modulars
 - ~~(32) —Vegetable and flower gardens (commercial and noncommercial)~~
 - (43) Minor utilities
 - ~~(54)~~ Civic and municipal uses
 - ~~(65)~~ Schools
 - ~~(77)~~ Cemeteries and/or memorial gardens
 - (8) Day care facilities
 - ~~(9) —Hospitals and clinics~~
 - (910) Houses of worship
 - ~~(103)~~ Public parks and open spaces, playgrounds, playfields, and parkways
 - (114) Country clubs/golf courses
 - ~~(125)~~ Convenience stores

(136) Retail oriented to maritime, residential, and recreational uses

(147) Small-scale maintenance and storage facilities for activities necessary for the upkeep of residential areas

(b) Permitted conditional primary/accessory uses:

(1) Filling stations

(2) Major utilities

(cb) ~~Permitted~~ Accessory uses:-

(1) Bed and breakfasts and similar small-scale overnight lodging

(2) Home occupations

(3) Flower and vegetable gardens (noncommercial)

(4) Private garages

(5) Tennis courts, swimming pools, tool sheds, pergolas, barbecue ovens and similar uses customary to residential uses

(6) Public parks and open spaces, playgrounds, playfields, and parkways

(7) Individual boat or camping trailer storage

(8) Accessory dwelling units (ADUs): one ADU may be placed either within the principal building or an accessory building provided the ADU shall not exceed 800 square feet ~~consistent with additional site requirements described by xxxx.~~

~~(e) Recreational uses.~~

(d) Not allowed.

(1) Landfills

(2) Gentlemen's clubs/adult private membership clubs

(3) Adult video/book stores and adult gift shops

Sec. 117-297. Site and structure provisions.

Required minimum building line setbacks:

Front Yard (street side): ~~thirty~~ twenty-five (35'25') feet

Rear Yard (waterfront side): forty (40') feet

Side Yard: ~~ten~~ seven (10'7') feet

Lot Size: one half (1/2 acre) acre

Width: Seventy-five (705') feet

Secs. 117-298—117-304. Reserved.

DIVISION 198. (CO) CONSERVATION OVERLAY

Sec. 117-298. Purpose.

The CO overlay is meant to provide additional protections on wetlands and other natural areas that serve as important resources for Livingston Parish's coastal protections and stormwater management.

Sec. 117-299. ~~Permitted uses~~ Uses not allowable in Conservation Overlay.

TBD

Sec. 117-300. Site and structure provisions in Conservation Overlay.

TBD

Secs. 117-301~~298~~—117-304. Reserved.

ARTICLE V. SPECIAL USE PERMITS

DIVISION 1. GENERALLY.

Sec. 117-305. Purpose.

All Special Use Permits are subject to perform impact surveys concerning infrastructure (street, traffic, drainage, sewage) and public facilities (schools, parks, transportation and other public facilities) by the O/D/S as determined by the Parish Council. Upon completion of said surveys, the Parish Council will vote as to approve or not approve the specific special use permit.

Secs. 117-306—117-309. Reserved.

DIVISION 2. (SRP) SHOOTING RANGE PERMIT

Sec. 117-310. Purpose.

This Shooting Range Permit is intended to regulate the establishment and operation of Outdoor Shooting Range Facilities. Due to their potential noise impacts and safety concerns, shooting range facilities merit careful review to minimize adverse effects on adjoining properties. This Chapter does not otherwise apply to the general discharge of firearms or the use of bows and arrows in accordance with all other applicable laws or regulations. This Chapter shall not include incidental target practice areas on private property.

Sec. 117-311. Site and structure provisions.

Rules and Regulations; See Parish Ordinance, Amendments Secs. 9-32—9-43

Secs. 117-312—117-324. Reserved.

**DIVISION 3. (CM) COMMERCIAL MINING PERMIT - DIRT, SAND AND GRAVEL
MINING**

Sec. 117-325. Purpose.

The purpose of CM is to permit the commercial mining of dirt, sand and gravel. This permit shall meet the rules and regulations set forth by the Livingston Parish code of Ordinances and approved by the Parish Council.

Sec. 117-326. Site and structure provisions.

Rules and Regulations; See Parish Ordinance, Amendments Secs. 9-111.1—9-111.9

Secs. 117-327—117-334. Reserved.

**DIVISION 4. (AE) ADULT ENTERTAINMENT PERMIT - ADULT STORES,
GENTLEMEN'S CLUBS, PRIVATE ADULT MEMBERSHIP CLUBS**

Sec. 117-335. Purpose.

The purpose of AE is to permit the use of adult book and video stores, adult gift shops, gentlemen's clubs and private adult membership clubs. This is a special use permit that must be overwhelmingly approved by the Parish Council with a unanimous vote and debated within an open meeting. Constituents must be notified one (1) month in advance of debate.

**DIVISION 5. (LF) LANDFILL PERMIT – LANDFILLS AND HAZARDOUS WASTE
DISPOSAL SITES**

Secs. 117-336. Purpose.

The purpose of LF is to permit the use of landfills and hazardous waste disposal and storage. This is a special use permit that must be overwhelmingly approved by the Parish Council with a unanimous vote and debated within an open meeting. Constituents must be notified one (1) month in advance of debate.

Secs. 117-337—117-344. Reserved.

**DIVISION 56. (ERP) EXPEDITED RE-ZONING PERMIT - RESIDENTIAL,
COMMERCIAL, INDUSTRIAL**

Sec. 117-345. Purpose.

The purpose of LRRP is to permit an expedited residential, commercial or industrial development rezoning process within any zoned district for Parish residents and locally owned small businesses only. This is a special use permit that provides a faster, easier process for

rezoning as opposed to the standard rezoning process when there is no opposition against the proposed use inside any particular district. This expedited permit is to be used by Livingston Parish residents and locally owned small businesses only and not for any person, business or entity residing outside the Parish. The permit must be approved by at least a 7-2 margin by the Parish Council and debated within an open meeting. Constituents must be notified in advance of the debate. This expedited permit should be written as an amendment in the zoning ordinance when approved.

THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION.

Upon being submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

And the ordinance was declared adopted on the day of _____, 2024.

John Wascom, Council Chairman

ATTEST:

Sandy C. Teal, Council Clerk

Randy Delatte, Parish President