



# CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

**Guy Brame**  
Chair  
**Hal McMillin**  
Vice-Chair

## AGENDA

### PUBLIC WORKS COMMITTEE

Thursday, November 29, 2018

5:30 PM

#### Items for Consideration:

1. Call to order by Mr. Brame.
2. Roll Call.
3. **Receive report** from Planning Staff regarding proposed revisions to Chapter 26 of the Code of Ordinances of the Parish of Calcasieu, Louisiana (Zoning and Development).
4. Consideration of making a recommendation with reference to adopting a resolution approving an amendment to the Professional Engineering Contract with C.H. Fenstermaker & Associates, L.L.C., to revise the scope of work for the *Coach Williams Drive Extension Project*, in Ward Four, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents thereto. (District 14, Mr. McMillin)
5. Consideration of making a recommendation with reference to adopting a resolution approving an Act of Sale Agreement for the purchase of property, in full-fee ownership, between the Police Jury and Brock Services, LLC, for the *Carlyss Drive Extension Project, Phase 2*, in Ward Four, in accordance with criteria established by the Police Jury and the recommendation of the Parish Engineer, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto. (District 15, Mr. Farnum)

6. Consideration of making a recommendation with reference to adopting a resolution approving an Act of Transfer and Acceptance Agreement, in full fee ownership, from the Department of Transportation and Development of the State of Louisiana to the Calcasieu Parish Police Jury, for the *Intersection Improvements of You Winn Road/Gloria Drive at US 171 (State Project No. H.000870)*, in Ward One, in accordance with criteria established by the Police Jury and the recommendation of the Parish Engineer, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto. (District 2, Mr. Collins)
7. Consideration of making a recommendation with reference to adopting a resolution approving a Temporary Construction Servitude Agreement between the Police Jury and Clinton Paul Sanford and Kathryn Crick Sanford, for the *Lincoln Road Bridge Replacement Project*, in Ward Three, in accordance with criteria established by the Police Jury and the recommendation of the Parish Engineer, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto. (District 6, Mr. Scott and District 8 Mr. Brame)
8. Consideration of making a recommendation with reference to adopting a resolution approving Act of Sale Agreements for the purchase of property, in full-fee ownership, between the Police Jury and Le-Ger, Inc. and Sweetlake Land & Oil Company, Limited Liability Company, for the *Rossignol Road Bridge Replacement Project*, in Ward Two, in accordance with criteria established by the Police Jury and the recommendation of the Parish Engineer, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto. (District 10, Mr. Latour)
9. Consideration of making a recommendation with reference to adopting a resolution accepting Calcasieu Parish Project No. 2015-07 (*New Construction and Drainage Improvements of Various Roads in Calcasieu Parish; Wards One - Six*) as substantially complete.
10. Any other matters for consideration.
11. Adjourn.

# **AGENDA**

PUBLIC WORKS COMMITTEE

11/29/2018

5:30 PM

## **AGENDA ITEM:**

**Receive report** from Planning Staff regarding proposed revisions to Chapter 26 of the Code of Ordinances of the Parish of Calcasieu, Louisiana (Zoning and Development).

## **ADDITIONAL INFORMATION:**

## **ATTACHMENTS:**

| Description                             | Type       |
|---|------------|
| ☐ Chapter 26 Amendments 11-15-18 part 1 | Cover Memo |
| ☐ Chapter 26 Amendments 11-15-18 Part 2 | Cover Memo |

## Chapter 26 - Zoning and Development

### ARTICLE I. GENERAL

#### Sec. 26-4. Definitions.

Reception facility: a facility that provides hosting and rental services of a banquet hall or similar indoor facilities or outdoor gathering space for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that may be prepared on- or off-site served to guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

### ARTICLE II. SUBDIVISIONS

#### Sec. 26-16. Administration and violation.

(a) *Administration.*

- (1) These regulations shall be administered by the board whose decisions in all matters arising under this article shall be made by majority vote. ~~Appeals from any board decision may be made to the police jury within thirty (30) days after the developer receives notice of the decision by the board. Such appeals shall be decided by majority vote of the police jury.~~

### ARTICLE III. ZONING

#### DIVISION 1. ZONING DISTRICTS

#### Sec. 26-35. Minimum requirements.

#### CHART A SCHEDULE OF ZONING DISTRICT REGULATIONS

##### ZONING DISTRICT: A-1 (AGRICULTURAL)

*Permitted uses* – Animal hospitals; boat houses and docks; cemeteries; churches; clubs; coastal zone sites; community homes; duplexes; farms and farm-related buildings; gardens; helistops; home occupations; kennels; low-intensive recreational facilities; modular homes; nurseries (horticultural); oil and gas exploration; oil and gas pump transfer stations; ponds; private airstrips; private schools (excluding trade and business); public uses; the sale of products grown on premises; secondary dwelling unit; single-family detached dwellings; single-unit manufactured homes; stables; temporary building used in connection with construction for a period of six (6) months; and wildlife reservations.

*Permitted as exceptions by planning and zoning board* – Airports; bed and breakfast establishments; borrow-pits; communication towers; fourplexes; institutions; off-premises signs; outdoor shooting ranges; public and private schools; railroads; reception facility; solid waste sites, excluding sanitary landfills; tri-plexes; and uses permitted in a C-1 (light commercial) zoning district.



*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Maximum floor area* – None.

*Maximum height of main building* – 35 feet.

*Minimum lot area* –

Within the urban service area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be one-half (½) acre with a minimum of one hundred (100) feet of frontage.
- (2) Developments of ten (10) lots or less, with individual sewerage disposal systems, the minimum size of lots shall be:
  - a. One-half (½) acre with minimum of one hundred (100) feet of frontage with public or community water.
  - b. One-half (½) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.
- (3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:
  - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
  - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Outside the urban service area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be one hundred (100) feet wide and one-half (½) acre.
- (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
  - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
  - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Note -- Additional frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front Yard – 30 feet.

Side Yard – 10 feet on each side.



Rear Yard – 15 feet.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Note -- All secondary dwelling units are subject to section 26-98.

Screening/fences – May be required subject to article III, division 6.

ZONING DISTRICT: R-1  
(SINGLE-FAMILY RESIDENTIAL)

*Permitted uses* – Accessory uses; churches; community homes; home occupations; low-intensive recreational facilities; museums; ponds; private schools (except business and trade); public uses; secondary dwelling unit; single family detached dwellings (one (1) per lot excluding manufactured homes); and temporary building used in connection with construction for a period of six (6) months.

*Permitted as exceptions by planning and zoning board* – Bed and breakfast homes; borrow-pits; communication towers, day cares; detached barber/beauty shops; institutions; public and private schools; railroads; single unit manufactured homes; single unit modular homes; and temporary commercial amusements.

*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Maximum floor area* – None.

*Maximum height of main building* – Thirty-five (35) feet.

*Minimum lot area for development* –

Within the urban service area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be sixty (60) feet wide and seven thousand five hundred (7,500) square feet.
- (2) Developments of ten (10) lots or less, with individual sewerage disposal systems, the minimum size of lots shall be:
  - a. One hundred (100) feet wide and sixteen thousand (16,000) square feet (mechanical plant with public or community water).
  - b. One hundred (100) feet wide and twenty-two thousand five hundred (22,500) square feet (septic tank with public or community water).
  - c. One hundred twenty-five (125) feet wide and sixteen thousand (16,000) square feet (mechanical plant with private water well).
  - d. One hundred twenty-five (125) feet wide and twenty-two thousand five hundred (22,500) square feet (septic tank with private water well).
- (3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:



- a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
- b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Outside the urban service area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be sixty (60) feet wide and seven thousand five hundred (7,500) square feet.
- (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
  - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
  - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Note -- Additional frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements –*

Front yard – Thirty (30) feet.

Side yard – Five (5) feet on each side.

Rear yard – Fifteen (15) feet.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Note -- All secondary dwelling units are subject to section 26-98.

*Note – All accessory buildings are subject to article III, division 7.*

ZONING DISTRICT: R-2  
(MIXED RESIDENTIAL)

*Permitted uses –* Accessory uses; churches; community homes; duplexes (one (1) per lot); home occupations; low-intensive recreational facilities; manufactured home (one (1) per lot); manufactured home subdivisions (lots for sale); modular home (one (1) per lot); museums; ponds; private schools (except business and trade); public uses; secondary dwelling unit; single family detached dwellings (one (1) per lot); and temporary building used in connection with construction for a period of six (6) months.

*Permitted as exceptions by planning and zoning board –* Bed and breakfast homes; borrow-pits; communication towers; day cares; detached barber/beauty shops; fourplexes (one (1) per lot); institutions; public and private schools; railroads; temporary commercial amusements; and triplexes (one (1) per lot).

*Permitted signs –* On-premises signs shall conform to article III, division 10.



*Maximum floor area* – None.

*Maximum height of main building* – Thirty-five (35) feet.

*Minimum lot area for development* –

Within the urban service area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be sixty (60) feet wide and seven thousand five hundred (7,500) square feet.
- (2) Developments of ten (10) lots or less, with individual sewerage disposal systems, the minimum size of lots shall be:
  - a. One hundred (100) feet wide and sixteen thousand (16,000) square feet (mechanical plant with public or community water).
  - b. One hundred (100) feet wide and twenty-two thousand five hundred (22,500) square feet (septic tank with public or community water).
  - c. One hundred twenty-five (125) feet wide and sixteen thousand (16,000) square feet (mechanical plant with private water well).
  - d. One hundred twenty-five (125) feet wide and twenty-two thousand five hundred (22,500) square feet (septic tank with private water well).
- (3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:
  - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
  - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Outside the urban service area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be sixty (60) feet wide and seven thousand five hundred (7,500) square feet.
- (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
  - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
  - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Note -- Additional frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front yard – Twenty-five (25) feet.



Side yard – three and one-half (3½) feet on each side.

Rear yard – Fifteen (15) feet.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Note -- All secondary dwelling units are subject to section 26-98.

Note – All accessory buildings are subject to article III, division 7.

ZONING DISTRICT: R-M  
(MULTI-FAMILY RESIDENTIAL)

*Permitted uses* – Apartments, bed and breakfasts homes; boarding houses; churches; cemeteries; clubs; cluster housing; college or university dormitories; community homes; condominiums; duplexes; fourplexes; fraternity or sorority houses; home occupations; institutions; low-intensive recreational facilities; mausoleums; modular homes; museums; ponds; private schools (except business and trade); public uses; single-family detached dwellings (excluding manufactured homes); temporary building used in connection with construction for a period of six (60) months; townhouses; and triplexes.

*Permitted as exceptions by planning and zoning board* – Borrow-pits; communication towers; day cares; detached barber/beauty shops; institutions; professional offices; railroads; and temporary commercial amusements.

*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Maximum floor area* – None.

*Maximum height of main building* – Fifty (50) feet.

*Minimum lot area* *Maximum density* – Seven (7) units per acre.

For subdivisions, the minimum lot size shall be the same as residential lots for single-family dwellings. See R-2 (mixed residential).

Note -- Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front yard – Twenty (20) feet.

Side yard – Two and one-half (2½) feet on each side.

Rear yard – Fifteen (15) feet.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Screening/fences – May be required subject to article III, division 6.

Note – All accessory buildings are subject to article III, division 7.



ZONING DISTRICT: R-MHP  
(MANUFACTURED HOME PARK)

*Permitted uses* – Same as R-M; plus accessory uses; cemeteries; churches; duplexes (one (1) per lot); home occupations; institutions; low-intensive recreational facilities; manufactured home parks (rental spaces); manufactured home subdivision (lots for sale); mausoleums; museums; private schools (except business or trade); public uses; single family detached dwellings; single unit manufactured homes (one (1) per lot); and single unit modular homes (one (1) per lot).

*Permitted as exceptions by planning and zoning board* – Airports; borrow-pits; business and professional offices; communication towers; convenience stores; day cares; detached barber/beauty shops; drug stores; institutions; personal service shops; public and private utilities; railroads; and temporary commercial amusements.

*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Maximum floor area* – None.

*Minimum lot area* – Five thousand (5,000) square feet and fifty (50) feet in width per unit for each manufactured home or single family dwelling ~~manufactured home park~~.

For manufactured home subdivisions, the minimum lot size shall be the same as residential lots for single-family dwellings. See ~~A-1 (agricultural)~~ or R-2 (mixed residential).

For duplexes, triplexes, fourplexes, condominiums, and townhouses, the minimum lot size shall be 6,223 square feet per unit (seven (7) units per acre).

*Maximum height of main building* – 50 feet.

Note -- Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front yard – Fifteen (15) feet.

Side yard – Three and one-half (3½) feet on each side.

Rear yard – Five (5) feet.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

*Screening/fences* – May be required subject to article III, division 6.

*Note* – All accessory buildings are subject to article III, division 7.

ZONING DISTRICT: R-RVP  
(RECREATIONAL VEHICLE PARK)

*Permitted uses* – Accessory uses; churches; low-intensive recreational facilities; manufactured home parks (rental spaces); manufactured home subdivision (lots for sale); museums; ponds; recreational vehicle parks (rental spaces); single-family



detached dwellings; single-unit manufactured homes (one (1) per lot); and single-unit modular homes (one (1) per lot).

*Permitted as exceptions by planning and zoning board* – Bed and breakfast homes; borrow-pits; business and professional offices; communication towers; convenience stores; day cares; detached barber/beauty shops; drug stores; duplexes (one (1) per lot); personal service shops; public and private utilities; railroads; and temporary commercial amusements.

*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Maximum floor area* – None.

*Minimum lot area* – Two thousand (2,000) square feet and twenty-five (25) feet in width per unit for recreational vehicle park; five thousand (5,000) square feet and fifty (50) feet in width per unit for single family dwelling units ~~manufactured home park~~.

For subdivisions, the minimum lot size shall be the same as residential lots for single-family dwellings. See ~~A-1 (agricultural)~~ or R-2 (mixed residential).

*Maximum height of main building* – Fifty (50) feet.

Note -- Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front yard – Fifteen (15) feet.

Side yard – Three and one-half (3½) feet.

Rear yard – Five (5) feet.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

*Screening/fences* – May be required subject to article III, division 6.

*Note* – All accessory buildings are subject to article III, division 7.

Additional requirements for recreational vehicle parks are contained in article III, division 13.

ZONING DISTRICT: C-1  
(LIGHT COMMERCIAL)

*Permitted uses* – Animal hospitals; bakeries; business and professional offices; catering and delicatessen services; churches; cleaning and dyeing of garments; convenience stores; day cares; drug stores; fix-it shops; funeral homes; kennels; laundromats; nurseries (horticultural); personal service shops; ponds; public uses; restaurants (no alcoholic beverages consumed on premises); seasonal fireworks stand; similar retail stores for convenience of neighboring residents; and studios.

*Permitted as exceptions by planning and zoning board* – All residential uses; billboards; borrow-pits; communication towers; dwelling for resident watchman or caretaker employed on premises; institutions; intensive recreational facilities; mini-warehouses;



parking lots for business uses within three hundred (300) feet of district boundary; and railroads.

*Permitted signs* – On premises signs shall conform to article III, division 10.

*Maximum floor area* – Six thousand five hundred (6,500) square feet where more than one (1) use is located in one (1) district; eight thousand (8,000) square feet is maximum combined total floor area.

*Minimum lot area* – Five thousand (5,000) square feet.

*Maximum height of main building* – Fifty (50) feet.

Note -- Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front yard – Twenty (20) feet.

Side yard – None.

Rear yard – None.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Screening/fences – May be required subject to article III, division 6.

ZONING DISTRICT: C-2  
(GENERAL COMMERCIAL)

*Permitted uses* – Same as C-1, plus auditoriums and convention centers; auto/truck sales, service, and rental; boat sales and service (wholesale and retail); business schools; car washes; community-based recycling facilities; farm equipment sales, service and rental; farmer's market; gasoline stations; hotels and motels; institutions; intensive recreational facilities; janitorial service; (wholesale and retail); laundries and linen services; light manufacturing; lounges, mini-warehouses; neighborhood shopping; offices; retail and wholesale uses; off-premises signs; parking garages and lots; passenger terminals; ponds; printing and engraving; radio and television studios; reception facility; recreational vehicle and/or manufactured home sale, service, and rental; residential appliance sales and service; retail manufacturing; restaurants (alcoholic beverages consumed on premises); theaters; and truck stops.

*Permitted as exceptions by planning and zoning board* – All residential uses; communication towers; dwelling for resident watchman or caretaker employed on premises; parking lots for business uses within three hundred (300) feet of district boundary; and railroads.

*Permitted signs* – On-premises shall conform to article III, division 10.

*Maximum floor area* – Fifteen thousand (15,000) square feet where more than one (1) use located in one (1) district; twenty-five thousand (25,000) square feet is maximum combined total floor area

*Minimum lot area* – Ten thousand (10,000) square feet.



*Maximum height of main building* – One hundred (100) feet.

Note -- Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front yard – Twenty (20) feet.

Side yard – None.

Rear yard – None.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Screening/fences – May be required subject to article III, division 6.

ZONING DISTRICT: C-3  
(CENTRAL BUSINESS COMMERCIAL)

*Permitted uses* – Same as C-2; plus large business parks; large food stores; large department stores; ponds; and shopping centers and shopping malls.

*Permitted as exceptions by planning and zoning board* – All residential uses; communication towers; dwelling for resident watchman or caretaker employed on premises; parking lots for business uses within three hundred (300) feet of district boundary; railroads; and workforce housing where site abuts an industrial district boundary.

*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Maximum floor area* – None.

*Minimum lot area* – Ten thousand (10,000) square feet.

*Minimum lot area for workforce housing* – Five (5) acres.

*Maximum height of main building* – One hundred (100) feet.

Note -- Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front yard – Twenty (20) feet.

Side yard – None.

Rear yard – None.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.



Screening/fences – May be required subject to article III, division 6.

ZONING DISTRICT: I-1  
(LIGHT INDUSTRIAL)

*Permitted uses* – Same as C-3; plus airports and airstrips; automobile, truck, trailer, motorcycle, bicycle repair and assembly; bakery factories; wholesale manufacturing; basket and hamper construction (wood, reed, rattan, etc.); bedding manufacture (mattress, pillow, and quilt); blending processes; candy wholesale (manufacturing permitted); carbon paper and inked ribbon manufacture; carpet, rug, and mat manufacture and cleaning; cemetery (mausoleum); cigar and cigarette manufacture; coffee roasting and blending; cold storage; contractor shop and storage yard; dairy product processing and packaging; dwelling for resident watchman or caretaker employed on premises; exterminating establishments; fruit and vegetable processing and packaging; garment factory; heliport and helistop; ice manufacture, including dry ice (no gases to be manufactured on premises); industrial vocational training school (including internal combustion engines); iron (ornamental) fabrication or storage; knitting, weaving, printing, and finishing of textiles and fibers into fabric goods; laboratories (research or experimental); leather goods manufacture (excluding tanning); meat products, processing and packaging, (except slaughtering); monument processing and shaping, including sales; pipe fabrication; plating, communication tower; shipping container manufacture (including corrugated board, fiber, steel, or wood); transit vehicle storage and servicing; warehouses; oil well drilling and service company; water well service and drilling company; welding and machine shops; sandblasting shops; wholesale distributors; truck terminals; railroads; ponds; and public uses; tire recycling and storage/processing facilities.

*Permitted as exceptions by planning and zoning board* – All residential uses; borrow pits; parking lots for business uses within three hundred (300) feet of district boundary; solid waste sites, excluding sanitary landfills; and workforce housing.

*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Maximum floor area* – None.

*Minimum lot area* – Ten thousand (10,000) square feet.

*Minimum lot area for workforce housing* – Five (5) acres.

*Maximum height of main building* – One hundred (100) feet.

Note -- Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front yard – Thirty (30) feet.

Side yard – None.

Rear yard – None.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Screening/fences – May be required subject to article III, division 6.



ZONING DISTRICT: I-2  
(HEAVY INDUSTRIAL)

*Permitted uses* – Same as I-1; plus, beverage blending and bottling (including distilling); bulk materials storage, sales, and manufacture (cement lime in bags or containers, sand, gravel, shell, lumber, and the like); chemical processing and storage; coal and coke storage, sales and manufacture; commercial and industrial machinery sales and service; electric utility generating (excluding nuclear power plant); fish, shrimp; oysters, and other seafood processing, packaging, and storing; fur finishing (including tanning); grain and rice blending, milling, packaging; insecticides, fungicides, disinfectants and related industrial and household chemical compounds (manufacturing); junk and scrap storage and sales; manufacture of gases; meat products packaging and processing (including slaughtering); paper products manufacture; petroleum and petrochemical production, refining and storage; tire retreading, recapping, and vulcanizing; transportation terminal; borrow-pits; and on-site generated naturally occurring radioactive materials (NORM) storage facilities.

*Permitted as exceptions by planning and zoning board* – All residential uses; institutions; parking lots for business uses within three hundred (300) feet of district boundary; solid waste sites, excluding sanitary landfills; and workforce housing.

*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Maximum floor area* – None.

*Minimum lot area* – Ten thousand (10,000) square feet.

*Minimum lot area for workforce housing* – Five (5) acres.

*Maximum height of main building* – One hundred (100) feet.

Note -- Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

*Yard requirements* –

Front yard – Thirty (30) feet.

Side yard – None.

Rear yard – None.

Note -- All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

*Screening/fences* – May be required subject to article III, division 6.

ZONING DISTRICT: I-2R  
(HEAVY INDUSTRIAL RESTRICTED)

*Permitted uses* – Same as I-2; plus, solid waste sanitary landfill sites; industrial solid waste facility sites; solid waste recovery or recycling sites; refuse derived energy sites; solid and industrial waste incinerator sites; infectious waste sites; commercial salt water injection well sites; commercial facility sites for offsite storage, treatment, and/or disposal of non hazardous oil field waste. These additional uses shall be in accordance



with definitions of "Louisiana Solid Waste Rules and Regulations" and "Statewide Order 29-B" as they may be amended from time to time.

*Permitted as exceptions by planning and zoning board* – All residential uses; institutions; and parking lots for business uses within three hundred (300) feet of district boundary.

*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Floor area, lot area, building height and yard or buffer requirements* – Permissible floor areas, lot areas, height of main buildings, and yard or buffer requirements shall be established by the division of planning and development and implemented through the development permit process.

Note – All development permit applications within this zoning classification shall be subject to chapter 11, article III.

### ZONING DISTRICT: I-3 (HAZARDOUS INDUSTRIAL)

*Permitted uses* – Same as I-2R; plus hazardous waste facility; nuclear power plant; nuclear disposal sites. These additional uses shall be defined in accordance with the "Hazardous Waste Management Plan" of the State of Louisiana as it may be amended from time to time.

*Permitted as exceptions by planning and zoning board* – Parking lots for business uses within three hundred (300) feet of district boundary and institutions.

*Permitted signs* – On-premises signs shall conform to article III, division 10.

*Floor area, lot area, building height and yard or buffer requirements* – Permissible floor areas, lot areas, height of main buildings, and yard or buffer requirements shall be established by the division of planning and development and implemented through the development permit process.

*Buffer strip* – One-third (1/3) of the total acreage must be utilized as a buffer strip.

Note – All development permit applications within this zoning classification shall be subject to chapter 11, article III.

## DIVISION 2. GENERAL DEVELOPMENT STANDARDS

### Sec. 26-45. Development standards.

(g) *Solid waste/hazardous waste.*

- (1) All land use sites which collect, separate, store, dispose, treat, recycle, or recover solid waste, which is not produced or manufactured on site and regulated by the State of Louisiana, shall be considered permitted uses within the I-2R (heavy industrial restricted) district and the I-3 (hazardous industrial) district or where permitted as exceptions by the planning and zoning board.
- (2) All land use sites which collect, separate, store, dispose, treat, recycle, or recover solid waste shall be defined in accordance with definitions of "Louisiana Solid Waste Rules and Regulations" and "Statewide Order 29-B", as well as any applicable hazardous waste management regulations, as may be amended from time to time.



- (3) All uses within industrial zoning classifications having to acquire regulatory permits from the Louisiana Department of Environmental Quality, and which produce a hazardous waste stream, shall be required to disclose to the division all information concerning hazardous materials to be generated, stored, or disposed of by the business, industry, or person.
- (4) All land uses within the I-2R (heavy industrial restricted) district and the I-3 (hazardous industrial) district must be permitted in accordance with chapter 11, article III of this Code.
- (h) *Alcoholic beverage businesses.*
- (1) Certain alcoholic beverage businesses are permitted within certain commercial and industrial zoning districts as provided for by chart A of the zoning district regulations. Notwithstanding any other provisions of this section to the contrary, no commercial or industrial zoning district shall permit an alcoholic beverage business in which alcoholic beverages constitute over fifty (50) percent of the total gross sales to locate within three hundred (300) feet of a dwelling under class A parish permit, excluding civic clubs, unless approved by the board.
- (2) The business of selling, offering for sale, keeping for sale, storing, giving away, or otherwise handling as a business any alcoholic beverages, whether at retail, wholesale, or otherwise at any place whereby alcoholic beverages constitute over fifty (50) percent of the total gross sales is hereby prohibited within three hundred (300) feet of a dwelling under a class A parish permit in all commercial and industrial zoning districts, excluding civic clubs, unless approved by the board.
- (3) The distance provided in subsection (2) shall be measured in a straight line from the nearest point of the property line of such dwelling to the nearest point of the premises wherein such business is conducted or proposed to be conducted; however, if there are sidewalks, the measurement of this distance shall be made as a person walks using the middle of the sidewalk from the nearest point of the property line of the dwelling to the nearest point of premises to be permitted.
- (4) The above prohibitions shall not apply to any place of business mentioned in subsection (2) which was being conducted on and prior to the effective date of this chapter, and said prohibitions shall not apply to any such business not or hereafter being conducted under permits validly issued in the event a dwelling is built or established within three hundred (300) feet of said business at any time after such business has commenced, or the permit therefore has been issued.
- (5) All alcoholic beverage businesses must comply with chapter 4 of this Code.

### DIVISION 3. ROAD FRONTAGE

#### Sec. 26-46. - General.

All residential uses (single-family dwellings or duplexes) shall adjoin a parish maintained public right-of-way, excluding:

- (1) Where the police jury has authorized a plat to be recorded authorizing a private road.



- (2) Where the police jury has authorized a plat to be recorded authorizing a road that meets or exceeds subdivision standards and is privately maintained through a homeowner's association or other means.
- (3) Where a subdivision plat has been recorded as dedicated, but not accepted or maintained by the parish prior to the adoption of the subdivision regulations of the police jury.
- (4) Where a right-of-way has been dedicated and accepted by the police jury, but has not been constructed.
- (5) Where a right-of-way has been dedicated to the police jury through the filing with the Calcasieu Parish Clerk of the Court, but is not accepted.
- (6) Where a right-of-way has been dedicated and accepted by the police jury, but is not constructed and is being utilized for the sole purpose of providing drainage.
- (7) Where a private road is needed to provide access when family subdivides property for immediate family members. Immediate family is defined as spouse; children or stepchildren; mother, mother-in-law, or stepmother; father, father-in-law, or stepfather; sister, half-sister, or sister-in-law; brother, half-brother, brother-in-law; son-in-law or daughter-in-law; grandparents or stepgrandparents; or grandchildren. At the discretion of the division of planning and development, proof of relationship may be required. This exemption shall apply regardless of whether the proposed lots have less than required public road frontage or no public road frontage.
- (8) Where a development permit is needed to replace a lawfully established residential dwelling including manufactured homes and/or where a lawfully established dwelling or manufactured home has been damaged or destroyed by wind, fire, or other natural causes.
- (9) Where access is needed to obtain one (1) development permit for a single dwelling and where a predial servitude has been granted to provide ingress and egress to the public road, the division of planning and development may authorize issuance of a development permit for the dwelling. This will allow private ingress and egress for only one (1) dwelling.

#### DIVISION 4. DRIVEWAYS

##### **Sec. 26-48. - Driveway access regulations.**

~~In order to control ingress and egress of vehicular traffic accessing public streets for the health, safety and welfare of the general public, excluding development for single family dwellings, the following regulations shall apply:~~

These standards are to promote safe and efficient access. It is essential that driveways be located to advance safe ingress and egress for development, minimize adverse impacts on the roadway, and preserve roadway capacity to promote public safety.

Driveway spacing for collector or higher order streets shall be governed by lot frontage requirements which may exceed those found in section 26-35. In any case, the more stringent requirement will be applicable. The standards for all roads designated on the parish thoroughfare map, as amended, are as follows:

- (1) No driveway access shall exceed ~~forty (40)~~ thirty-six (36) feet in width.



(2) Excluding those for single family dwellings, A all driveways at the connection of the street shall have a minimum of five (5) feet radius with ~~a maximum of fifteen (15) feet at the connection of the street or driveway~~ the following maximum radius:

- a. Local street -
  - i. Commercial/Industrial - Twenty-five (25) feet.
  - ii. All other - Fifteen (15) feet.
- b. Urban collector, as designated on the master transportation plan - Twenty-five (25) feet.
- c. Rural collector, as designated on the master transportation plan - Fifty (50) feet.

Alternative connections may be approved by the director following an applicant's submittal of an engineering study and a review by the parish engineer.

The "point of beginning" of the radius may begin at the common property line, where, if the property line was extended, it would meet the street edge. The radius is exclusive of the driveway width.

(3) Excluding those for single family dwellings, All multiple driveways serving a single parcel of land ~~which generates in excess of ten (10) average daily trips per day~~ shall be spaced according to the following minimum distances:

- a. Local street – Twenty-five (25) feet.
- b. Collector street - Fifty (50) feet.
- c. Arterial street - Seventy-five (75) feet.

Alternative spacing may be approved by the director following an applicant's submittal of an engineering study and a review by the parish engineer.

For purposes of this subsection, distances between driveways shall be measured from closest perpendicular edge of drive to the closest perpendicular edge of nearest drive at the end of the radii point.

(4) For all new subdivisions abutting collector or higher order streets, minimum lot frontages based upon the posted speed limit shall be required as follows:

| <u>Posted Speed Limit (miles per hour)</u> | <u>Lot Frontage (feet)</u> |
|--|----------------------------|
| <u>35 or less</u>                          | <u>per section 26-35</u>   |
| <u>40</u>                                  | <u>150</u>                 |
| <u>45</u>                                  | <u>200</u>                 |
| <u>50</u>                                  | <u>250</u>                 |
| <u>55 or greater</u>                       | <u>300</u>                 |



For purposes of this subsection, frontages shall be measured from property line to property line.

- (5) Existing lots not meeting the above lot frontage minimums shall be permitted only one (1) access point per lot.
- (6) For new major subdivisions with proposed streets accessing a collector or higher order street, the roadway geometry shall be designed such that access for all lots shall be provided from the interior roadways.
- (7) Access for corner tracts should be located as far from the intersection as practical and must meet the following:
  - a. Corner tracts shall provide access from the lesser (lowest classification) street. The determination as to the lesser (or greater) street shall be based on the functional street classification or average daily traffic (ADT). Additional connections for commercial and industrial developments may be permitted based upon written justification to be approved by the director following a review by the parish engineer.
  - b. Minimum distance from the nearest intersection for driveways shall be seventy-five (75) feet for local streets and one-hundred (100) feet for collector or higher order streets. This measurement shall be taken from the intersection of rights-of-way lines at the corner.
- (8) ~~All~~ Access for vehicular traffic on collector or higher order streets shall be planned to ensure vehicles enter and exit property in a forward manner.
- (9) In order to minimize the total number of access points while facilitating traffic flow, commercial and industrial developments may be permitted to reduce the road frontage requirements in (4) b. above by utilizing shared driveways, cross-access drives, service drives, or similar means of shared access connecting two (2) or more adjacent lots fronting collector or higher order streets. Where permitted, shared access between lots shall meet the following guidelines:
  - a. The shared access may be required as primary or secondary vehicular access as part of a site plan or plat approval.
  - b. Access easements granting access to adjacent or undeveloped site(s) shall be incorporated into the site plan or plat and shall be recorded with the Calcasieu Parish Clerk of Court.

In no case under this subsection will road frontage be permitted to be less than the minimum requirements of section 26-35, without additional approval per article IV of this chapter.

- (10) All driveways fronting on a street or highway that is controlled by the Louisiana Department of Transportation and Development must also adhere to those state regulations.

## DIVISION 5. PARKING AND LOADING

### Sec. 26-49. - Minimum parking and loading requirements.



(a) *General.* Off-street parking and loading requirements and supplementary regulations included within this section are hereby adopted and declared to be a part of this chapter and may be amended in the same manner as any other part of this chapter.

(b) *Number of parking spaces required.*

(1) Off-street parking spaces shall be provided for each use in accordance with the following requirements:

Single- and two-family dwellings – Two (2) per dwelling unit.

Roominghouses, fraternities, sororities, dormitories, convalescent homes – Four (4) times maximum lawful number of occupants.

Hotels – One and two-tenths (1.2) per room in addition to spaces required for restaurant facilities.

Apartments – Two (2) per dwelling unit.

Manufactured home subdivisions and parks – Two (2) per manufactured home.

Churches, theaters, facilities for spectator sports, auditoriums, concert halls – Thirty-five one-hundredths (0.35) times the seating capacity.

Golf courses – Seven (7) per hole.

Barber and beauty shops – Two (2) plus one and one-half (1.5) per chair.

Bowling alleys – Five (5) per lane in addition to spaces required for restaurant facilities.

Fast food take-out establishment (with drive-through) and drive-in restaurants – One one-hundredth (0.01) times the floor area in square feet.

Schools – Elementary: one and one-half (1.5) per classroom; secondary: seven (7) per classroom; university and college: One (1) per ten (10) classroom seats.

Restaurants (except drive-ins) – One and two-tenths (1.2) per one hundred (100) square feet of floor area.

Furniture, appliance, household hardware stores, repair shops, including shoe repair, contractors' showrooms, museums and galleries – One (1) per eight hundred (800) feet for equipment, carpet and floor area.

Funeral homes – One (1) per fifty (50) square feet of floor area.

Gas stations – One (1) per pump plus two (2) per lift (in addition to stopping places adjacent to pumps).

Convenience stores with fuel pumps - One (1) per three hundred (300) square feet of building floor space, plus one (1) per pump side (intended for the vehicle serviced by the pump).

Laundromats – Five (5) per machine.



Lounge—One (1) space per two hundred (200) square feet of gross floor area. Minimum number of parking spaces is three (3), excluding handicap spaces.

Doctor and dentist offices—One (1) per one hundred (100) square feet of waiting room area and two (2) per doctor or dentist, and seventy-five one-hundredths (0.75) times the maximum number of employees on the premises at any one (1) time.

Banks—One (1) per One hundred fifty (150) square feet of floor area.

Warehouses—One (1) per five hundred (500) square feet of floor area.

Mini-warehouses—One (1) space for every ten (10) individual storage units, plus one (1) space per three hundred (300) square feet of gross floor area for offices. Minimum number of parking spaces is three (3), excluding handicap spaces.

Retail stores and service establishments—1 per 300 square feet of floor space and outdoor sales space.

Offices—One (1) per three hundred (300) square feet of floor space.

Light industrial/manufacturing—One (1) space per five hundred (500) square feet of gross floor area.

Heavy industrial—Seventy-five one-hundredths (0.75) times the maximum number of employees on the premises at any one (1) time.

Day cares—Two (2) spaces plus one (1) space per staff worker.

Recreational vehicle parks—Two (2) per recreational vehicle.

(2) In multi-family developments, there shall be off-street parking spaces equal to one and one-half (1½) parking spaces per dwelling unit for the first one hundred (100) dwelling units and one (1) parking space per dwelling unit in excess of one hundred (100).

(3) Where calculation in accordance with the foregoing list results in requiring a fractional space, any fraction less than one-half (½) shall be disregarded and any fraction of one-half (½) or more shall require one (1) space.

(4) In cases where a specific use is not addressed in this section, the director is authorized to determine parking space requirements based upon current industry standards, such as those published by the Institute of Transportation Engineers or the Urban Land Institute.

(c) *Number of loading spaces required.* Loading space with adequate access shall be shown on the site plan for commercial and industrial usage to provide a minimum of one (1) loading space for every eight hundred (800) square feet of lot area and twenty (20) percent of the gross area for off-street parking.

## DIVISION 6. SCREENING/FENCES

### Sec. 26-50. - Screening.

There shall be provided along such abutting lines of differing uses a screen of not less than six (6) feet in height. The screen may be constructed of either wooden slats, metal hurricane-type with slats, plant material, earthen berms, walls, a combination thereof or other methods approved by the director of planning and development or



designee. If plant material is used, the plants must be no less than four (4) feet in height at the time of planting and capable of reaching the required screening height within three (3) years of planting. The plant material must be planted continuously along the lot-line at no less than three (3) feet on center. Plant material types must be chosen from the list of trees and shrubs shown in the appendix or approved by the director of planning and development or designee. The minimum four (4) foot height and three (3) foot spacing requirement may be modified and approved by the director based on the proposed plant material and variety.

All screening material must be well constructed and properly maintained. Any portion of the screening that has fallen into disrepair or has perished shall be repaired or replaced immediately.

Screening must be installed in the following:

- (1) Where a lot for new business or industrial use abuts a lot(s) used for residential purposes or zoned R-1 (single family residential), R-2 (mixed residential), R-M (multi-family residential), or R-MHP (manufactured home park).
- (2) Where a lot for a new recreational vehicle park or manufactured home park abuts a lot(s) used for residential, except where said residential use is an existing recreational vehicle park or manufactured home park.
- (3) Where nonconforming business or industrial uses are expanded or damaged by more than fifty (50) percent of the on-site building square footage or fair market value.

At the discretion of the director, screening requirements may be waived where a new use abuts a similar use.

#### DIVISION 14. SECONDARY DWELLING UNITS

##### Sec. 26-98. Secondary Dwelling Units.

A secondary dwelling unit may be established in an A-1 (agricultural), R-1 (single family residential), or R-2 (mixed residential) zoning district to serve as a mother-in-law cottage, a pool house, an enclosed outdoor kitchen, or similar use provided the following conditions are met:

- (1) The secondary dwelling unit must meet all minimum yard requirements and be located either on the side or rear of the primary dwelling;
- (2) The floor area does not exceed 1,200 square feet or forty percent (40%) of the primary dwelling's living square footage, whichever is greater;
- (3) One additional off-street parking space is provided on the lot;
- (4) The front building line of the secondary dwelling unit must be located at least ten (10) feet behind the front building line of the primary dwelling;
- (5) Wastewater service complies with Louisiana Department of Health standards;
- (6) The unit is constructed on-site, meeting the current residential building codes; and
- (7) The property owner must occupy either the primary dwelling or the secondary dwelling unit.



## ARTICLE IV. ZONING PROCESSES AND APPLICATIONS

### DIVISION 2. PROCESS FOR ADMINISTRATIVE REVIEW

#### Sec. 26-122. - Procedures for applying for an application to petition for administrative review.

Director's approval is an administrative process to produce a decision as it pertains to an "administrative review" request found in parish zoning districts. The administrative review process does not involve a public hearing unless requested by the representative police juror or a decision is appealed by the applicant to the parish planning and zoning board in accordance with section 26-350 and is not intended to apply to subdivision development.

- (1) No application to petition for a director's approval for an administrative review shall be considered unless:
  - a. Road frontage:
    1. The lot square footage is equal to or exceeds the requirement per dwelling.
    2. The public road frontage is equal to at least forty (40) percent of the required footage.
  - b. Minimum lot area:
    1. The public road frontage is equal to or exceeds the requirement per dwelling.
    2. The minimum lot area is equal to at least seventy (70) percent of the required lot area.
    3. In the Urban Service Area, the minimum lot area is equal to at least 6,000 square feet per lot in a single development of 50 lots or less.
  - c. Residential development:
    1. Residential development shall not exceed two (2) dwellings per lot for commercial and industrial zoned property. The minimum lot square footage and road frontage shall be determined based upon standards in R-2 (mixed residential) zoning. A public hearing is required if the minimum R-2 (mixed residential) standards are not met.
    2. Temporary housing used as a second dwelling shall not exceed one (1) year while constructing a new dwelling, excluding R-1 (single-family residential) zoning.
  - d. Multi-Family Residential development:
    1. In the urban service area, multi-family residential development shall not exceed an additional fifty (50) percent of the maximum density and the current permissible municipal standards of the closest incorporated area, if applicable.
  - e. Building setbacks:



1. The building setbacks shall not be less than fifty (50) percent of the setback requirement.
  2. An application to vary more than one (1) setback is allowed provided the proposed setbacks are at least fifty (50) percent of the requirements.
- f. Accessory building:
1. Accessory building is allowed prior to the main dwelling provided the main dwelling must be constructed within a time period not to exceed two (2) years.
  2. Building height shall not exceed an additional twenty-five (25) percent of the maximum limit.
  3. Square footage shall not exceed the maximum square footage allowed by more than fifty (50) percent.
- g. Driveway width:
1. The minimum driveway width shall not exceed the maximum allowed by more than fifty (50) percent.
- h. Borrow-pit:
1. Borrow-pits shall not exceed five (5) acres.
  2. Borrow-pits shall have a setback minimum of fifty (50) feet from property lines (where applicable a fifty (50) foot front yard setback will be measured from the required right-of-way line as per the major thoroughfare plan). A public hearing is required if the minimum setbacks are not met.
  3. Administrative review of borrow-pits in R-1 (single-family residential) or R-2 (mixed residential) zoning districts is prohibited.
  4. The applicant shall meet the following requirements:
    - i. That the extraction and hauling be performed from daylight to dusk only;
    - ii. That the extraction is performed in accordance with the borrow-pit application and the site plan on file with the division of planning and development;
    - iii. That necessary steps must be taken to maintain dust control and to prevent spillage and tracking from occurring on any public road;
    - iv. That no hauling will take place during inclement weather;
    - v. That a local development permit must be obtained prior to hauling;
    - vi. That hauling will be subject to any weight limits on any affected parish road or bridge;



- vii. That backfilling is prohibited without proper permitting;
- viii. That the development adhere to stormwater best management practices;
- ix. That an application for and/or compliance with an LPDES stormwater, sand and gravel pit, or discharge permit through the department of environmental quality may be required;
- x. That a road damage bond may be required as per the recommendation of the parish engineer;
- xi. That obstructing the flow of surface water is prohibited;
- xii. Borrow-pits shall be developed in accordance with watershed performance standards established herein with additional design criteria established in article VII of this code; and
- xiii. That hauling must be completed within three (3) years. This may be extend for one (1) year decision of the director after receipt of a written request and valid reason from the applicant. Any further extensions thereafter may be granted by action of the planning and zoning board.

(2) Director's approval procedures:

- a. The applicant executes and files an application to petition with the division. The division may require supplementary data, including, but not limited to, a site plan, building plans, and/or approval from department of health and hospitals.
- b. After the director of the division of planning and development has determined the application to be complete, a copy of the application shall be forwarded to the representing police juror for review, notice of the request shall be published at least two (2) times in the official journal of the parish, and fifteen (15) days shall elapse between the first publication and the date of the notice of director's decision.
- c. The director of the division of planning and development may approve, approve with stipulations, or deny the application. Unless appealed by the applicant, all decisions shall be final.

DIVISION 3. PROCESSES FOR EXCEPTIONS, VARIANCES, AND  
ADMINISTRATIVE APPEALS

**Sec. 26-123. - Procedure for applying for an application to petition for zoning exceptions and variances and administrative appeals.**

No application to petition for zoning exceptions and variances shall become effective unless and until:

- (1) The applicant executes and files an application to petition with the division. The division may require supplementary data including, but not limited to, a plat plan, site plan, building plans or studies including, but not limited to, traffic impact analysis, ~~drainage impact analysis~~ runoff management plan, and economic impact analysis.



- (2) After the director of planning and development has determined the application to be complete, a date for a public hearing is set. Notice of the time and place of the hearing shall be published at least three (3) times in the official journal of the parish, and at least ten (10) days shall elapse between the first publication and the date of the hearing.
- (3) The director of planning and development then forwards the application to petition and supporting documents to the board.
- (4) The board, after reviewing the application to petition and hearing comments at the public hearing, will make a final decision known at the public hearing for the approval, conditional approval, or disapproval of the application to petition for all zoning exceptions and variances and appeals. Furthermore, the board may prescribe any performance standards including, but not limited to, landscaping, greenbelts, buffering, fencing, and all other applicable standards it deems to be necessary, desirable, and reasonable.
- (5) An applicant who files an application to petition for a zoning variance or exception may withdraw the application one (1) time within one (1) year from the date of the submission of the application. However, if a zoning petition is withdrawn by the applicant after the public hearing has been held, or if the board disapproves of the request contained in the petition, then no further petition for the same property will be considered by the board for a period of one (1) year from the date of the public hearing.

#### DIVISION 4. PROCESS FOR REZONING

##### **Sec. 26-125. - Procedure for applying for an application to petition for zoning amendments and rezonings.**

- (a) No zoning amendment or rezoning shall become effective unless and until:
  - (1) The applicant executes and files an application to petition with the division. The division may require supplementary data including, but not limited to, a plat plan, site plan, building plans, traffic impact analysis, ~~drainage impact analysis~~ runoff management plan, and economic impact analysis.
  - (2) After the director of planning and development has determined that the application to petition is complete, a date for a public hearing is set. Notice of the time and place of the hearing shall be published at least three (3) times in the official journal of the parish, and at least ten (10) days shall elapse between the first publication and the date of the hearing.
  - (3) The director of planning and development shall then forward the application to petition and supporting documents to the board.
  - (4) The board, after reviewing the petition and hearing comments at the public hearing, will make its recommendation to the police jury known at the public hearing for the approval, conditional approval, or disapproval of applications to petition for zoning amendments or rezoning. The board may limit the permitted uses in any zoning district as a condition of approving any application to petition for zoning amendments or rezoning. Furthermore, in the granting of any application to petition for zoning amendments or rezoning, the board shall prescribe any performance standards including, but not limited to, landscaping, greenbelts, buffering, fencing and all other applicable standards deemed to be necessary, desirable, and reasonable. These recommendations will then be forwarded to the police jury by the division.



- (5) The police jury receives the recommendation of the board and approves, conditionally approves, or disapproves the application to petition for zoning amendments or rezoning. The police jury may limit the permitted uses in any zoning district as a condition of approving any application to petition for zoning amendments or rezoning. Furthermore, in the granting of any application to petition for zoning amendments or rezoning, the police jury shall prescribe any performance standards including, but not limited to, landscaping, greenbelts, buffering, fencing, and all other applicable standards deemed to be necessary, desirable, and reasonable.
- (6) An applicant who files an application to petition for a zoning amendment or rezoning may withdraw the application one (1) time within one (1) year from the date of the submission of the application. However, if the application to petition is withdrawn after the public hearing has been held by the board, or if the police jury disapproves of the request contained in the petition, then no further petition for the same property will be considered by the police jury or the board for a period of one (1) year from the date of the public hearing.
- (7) The provisions of this section do not apply in cases where there is a proposal to enact an entirely new ordinance to amend the text as a whole, or to change all of the zoning district map, or both, in which the procedures set out in Act 1274 of 1997 of the Louisiana Legislature shall be followed.

## ARTICLE VI. SPECIAL DISTRICTS

### DIVISION 1. NELSON ROAD OVERLAY DISTRICT

#### **Sec. 26-151. - Property development regulations.**

Property development regulations shall apply to any proposed development located within the boundary limits of the district and all development shall comply with the regulations of the underlying zoning districts, except where modified as follows for the Nelson district:

- (1) *Setbacks, maximum heights, and access.*
  - a. All buildings included in the overlay district along Nelson Road must be set back a minimum distance of thirty (30) feet from the right-of-way line of Nelson Road.
  - b. Maximum height on all buildings thirty-five (35) feet.
  - c. No building or parking is allowed within the thirty-foot building setback except for public amenities.
- (2) *Building/landscape.*
  - a. Front yard setback – Thirty (30) feet.
  - b. Side yard landscaped buffer – Ten (10) feet.
  - c. Corner lot front yard setback – Thirty (30) feet for both streets.
  - d. Front yard and rear yard landscaped buffer – Fifteen (15) feet.
  - e. Corner lots front yard landscaped buffer – Fifteen (15) feet for both streets.
- (3) *Floor area.*



- a. None.
- b. *Outdoor seating areas.* Only fifteen (15) percent of the outdoor seating area of the buildings gross floor area.

(4) *Parking.*

- a. *Location.* All required parking spaces for the principal use shall be located on the rear or side of the principal structure. No parking spaces shall be located within the front yard setback. All developments located on corner lots shall comply with the thirty-foot setback on both streets.

All parking lots must have a concrete curb configuration. All parking areas must contain a minimum of one (1) class "A" or three (3) class "B" trees within a nine-by-20 square foot landscaped island for separation (See subsection 26-152(c)(2)b.). No parking places are allowed to be further than fifty (50) feet from a tree. Shared parking areas and driveways are encouraged.

*Parking lot improvements.*

Reduce environmental effects of run-off.

Reduce heat generated from pavement.

Enhance aesthetic appeal of area.

- b. *Rear service road.* Parcels providing access through a rear service road shall be a minimum of twenty (20) feet wide, subject to utility easement(s) to be approved by the parish engineer. The road must be unencumbered, built to parish standards, and not used for any other purposes.

(5) *Street and buffer trees.* Detailed information on landscaping is found in section 26-152.

- a. *Planting requirements.* Landscaping and buffers. When a business is constructed within the boundary of the Nelson district, a solid six-foot wood or masonry fence must be installed on the designated lot line where contiguous to R-1 (single-family residential) or R-2 (mixed residential) lots with a minimum fifteen-foot setback for the rear yard buffer, ten-foot setback for the side yard buffer, and fifteen-foot setback for the front yard buffer, landscape included.
- b. *Location.* A planting area is required within the fifteen-foot front yard and rear yard setback and the ten-foot side yard setback. The minimum requirements for these planting areas include: (1) class "A" tree or three (3) class "B" trees for every fifty (50) linear feet within the buffer zone, or fraction thereof, measured at the property line. Seventy-five (75) percent of the required trees must be indigenous and may be located anywhere within the planting area. All planting areas will also be planted with shrubs and ground cover plantings to the extent that forty (40) percent of the planting area is planted with vegetation other than turf grass. Corner lots with frontage on more than one (1) street must provide planting along both streets.
- c. *Alternative landscape plan.* Alternative landscaping and/or spacing may be provided, subject to approval of an alternative landscape plan.



(6) *Signage.*

- a. Article III, division 10, on-premises signs, shall govern the maximum number, height, area, and the location of freestanding signs.
- b. Notwithstanding any other provision to the contrary, only monument signs or wall signs are allowed in the Nelson district. Only one (1) monument sign is allowed per parcel entrance or driveway. Only one (1) wall sign is permitted for each building. Where buildings are intended to be portioned and leased, one (1) wall sign per lease space may be permitted upon submittal of a leasing plan including the total number of wall signs requested.
- c. A monument sign or wall sign may not illuminate, flash, blink or fluctuate and may not be animated. No internal illumination is allowed.

DIVISION 2. LAKE STREET OVERLAY DISTRICT

**Sec. 26-159. - Property development regulations.**

Property development regulations shall apply to any proposed development located within the boundary limits of the district, and all development shall comply with the regulations of the underlying zoning districts, except where modified as follows for the Lake Street district:

(1) *Setbacks, maximum heights, and access.*

- a. All buildings included in the overlay district along the Lake Street district must be set back a minimum distance of thirty (30) feet from the right-of-way line of Lake Street.
- b. Maximum height on all buildings thirty-five (35) feet.
- c. No building or parking is allowed within the thirty-foot building setback except for public amenities.

(2) *Building/landscape.*

- a. Front yard setback – Thirty (30) feet.
- b. Corner lot front yard setback – Thirty (30) feet for both streets.
- c. Side yard landscaped buffer – Ten (10) feet.
- d. Front yard and rear yard landscaped buffer – Fifteen (15) feet.
- e. Corner lot front yard landscaped buffer – Fifteen (15) feet for both streets.

(3) *Floor area.*

- a. None.
- b. Outdoor seating areas: Only fifteen (15) percent of the outdoor seating area of the buildings' gross floor area.

(4) *Parking.*



- a. All required parking spaces for the principal use must be located on the rear or side of the principal structure. No parking spaces shall be located within the front yard setback. All developments located on corner lots shall comply with the thirty-foot setback on both streets.
  - b. All parking lots must have a concrete curb configuration. Shared parking areas and driveways are encouraged. Parking lot improvements are to:
    1. Reduce environmental effects of run-off;
    2. Reduce heat generated from pavement; and
    3. Enhance aesthetic appeal of area.
  - c. Rear service road (alleys). Parcels providing access through a rear service road shall be a minimum of twenty (20) feet wide, subject to utility easements to be approved by the parish engineer. The road must be unencumbered, built to parish standards, and not used for any other purposes.
- (5) *Buffer requirements.* When a business is constructed within the boundary of the Lake Street district, a solid six-foot wood or masonry fence must be installed on the designated lot line where contiguous to R-1 (single-family residential) or R-2 (mixed residential) lots with a minimum fifteen-foot setback for the rear yard buffer, ten-foot for the side yard buffer, and fifteen-foot setback for the front yard buffer, landscape included.
- (6) *Signage.*
- a. The Parish Code shall govern the maximum number, height, and area, and the location of freestanding signs.
  - b. Notwithstanding any other provision to the contrary, only monument signs or wall signs are allowed in the Lake Street district. Only one (1) monument sign is allowed per parcel entrance or driveway. One (1) wall sign is permitted for each building. Where buildings are intended to be portioned and leased, one (1) wall sign per lease space may be permitted upon submittal of a leasing plan including the total number of wall signs requested.
  - d. A monument sign or wall sign may not flash, blink or fluctuate and may not be animated. No internal illumination is allowed.

#### DIVISION 5. CORRIDOR OVERLAY DISTRICT

##### **Sec. 26-167. - Nonconforming uses – Structures.**

All current permitted structures located within the boundary of the corridor district are exempt from complying with the overlay district regulations, except:

- (1) When a residential use converts or is replaced with a business-type use; or
- (2) When an existing business or other structure is damaged, destroyed, repaired ~~or~~ renovated, or expanded by more than to seventy-five (75) percent ~~or more of the~~ on-site building square footage or of the market value of the structure.

##### **Sec. 26-170. - Property development regulations.**



Property development regulations shall apply to any proposed development located within the boundary limits of the district, and all development shall comply with the regulations of the underlying zoning districts, except where modified as follows for the corridor overlay district:

(1) *Setbacks, maximum heights, and access.*

- a. Front yard setback – Twenty (20) feet.
- b. Corner lot front yard setback – Twenty (20) feet for both streets.
- c. Side yard setback – None.
- d. Rear yard setback – None.
- e. Maximum height – Fifty (50) feet.

(2) *Parking.*

- a. All parking lots and drives visible from the public right-of-way must be hard surfaced (asphalt, concrete, or comparable material as determined by the director). Aggregate surfaces are permitted on the side or in the rear of the primary structure with appropriate screening (landscaping or fencing).

1. *Landscaping.* Where landscaping is utilized for screening, the plants must be evergreen and no less than four (4) feet in height at the time of planting and capable of reaching the required screening height of six (6) feet within three (3) years of planting. The plant material must be planted continuously along the perimeter of the area to be screened at no less than three (3) feet on center. Plant material types must be chosen from the list of trees and shrubs shown in the appendix or approved by the director of planning and development or designee.

Landscape used for screening must be placed in an area no less than five (5) feet in width between the hard surfaced parking and the aggregate parking.

All materials must be properly maintained. Any portion of the landscaping that has perished shall be replaced immediately.

2. *Fencing.* Where fencing is utilized for screening, the fence must be a solid six-foot wood or masonry fence, wall, combination thereof or other material approved by the director of planning and development. Said fence must be installed along the perimeter of the area to be screened. Any portion of the fencing that has fallen into disrepair shall be replaced immediately.

In no case is an aggregate surface allowed between the front corner of the primary building and the road.

Shared parking areas and driveways are encouraged.

- b. *Rear service road (alleys).* Parcels providing access through a rear service road shall be a minimum of twenty (20) feet wide, subject to utility easements to be approved by the parish engineer. If the road is publicly maintained, it



must be unencumbered, built to parish standards, and not used for any other purposes.

(3) *Buffer requirements.* When a business is constructed within the boundary of the corridor overlay district, a solid six-foot wood or masonry fence, berm, wall, dense hedge, combination thereof or other methods approved by the director of planning and development, or designee, must be installed on the designated lot line where contiguous to R-1 (single-family residential) or R-2 (mixed residential) lots with a minimum fifteen-foot setback for the rear yard buffer and ten (10) feet for the side yard buffer, landscape included.

(4) *Signage.*

- a. Article III, division 10, on-premises signs, shall govern the maximum number, height, and area, and the location of freestanding signs.
- b. Notwithstanding any other provision to the contrary, only monument signs or wall signs are allowed in the corridor overlay district. Only one (1) monument sign is allowed per parcel entrance or driveway. One (1) wall sign is permitted for each building. Where buildings are intended to be portioned and leased, one (1) wall sign per lease space may be permitted upon submittal of a leasing plan including the total number of wall signs requested.
- c. A monument sign or wall sign may not flash or blink. Internal illumination is allowed.
- d. Where permitted by section 26-35, off-premises advertising signs are only allowed on Highway 171 and must comply with article III, division 9. Within the corridor overlay district, no two (2) off-premises signs shall be placed less than two thousand (2,000) feet apart.

## ARTICLE X. - ADMINISTRATION

### Sec. 26-345. - Function and duties.

(a) *Function.* The Division shall perform all administrative functions of this chapter, receive all applications to petition the board, issue development permits, conduct plan reviews for construction, issue certificates of zoning compliance, be responsible for the enforcement of the chapter, conduct inspections of construction to ensure that such complies with the provisions of the chapter, and maintain a set of up-to-date zoning maps and zoning texts.

(b) *Development permits.* The director of planning and development shall issue development permits. No building or structure shall be erected, altered, repaired, or relocated until a development permit has been issued. The application for and issuance of such permits shall be in accordance with the requirements of the Code of Ordinances, except that no permit shall be issued until application for a certificate of zoning compliance has been made and approved. A site plan will be required as determined by the division.

The director of planning and development or designee may authorize technical adjustments to site plans approved by the police jury or board in light of technical or engineering considerations first discovered during actual development. Such adjustments shall be consistent with the intent of the zoning regulations and the approved site plan. The adjustments shall be the minimum necessary to overcome the particular difficulty.



The director of planning and development may attach such conditions to the approval of a development permit as is deemed necessary to further the purposes or to ensure conformance with the provisions of this chapter including, but not limited to, traffic impact analysis (TIA) and ~~drainage impact analysis (DIA)~~ runoff management plan (RMP) and improvements. Such conditions shall be set forth in writing as a part of or attachment to the permit, and shall have the same force and effect as the provisions of this chapter. The applicant shall be given a reasonable opportunity to appeal the attachment of such conditions as provided in section 26-350.

- (1) In advance of submitting any application for development, the applicant shall complete and submit a TIA worksheet, as specified by the parish, which shall be used to determine if a TIA is required. The threshold requirements for a TIA shall be a development or combination of developments that would result in trip generation of more than an average of one thousand (1,000) trips per day based upon the latest edition of the Institute of Transportation Engineers Trip Generation Manual.
- (2) With the exception of single lot residential development, in advance of submitting any application for development, the applicant shall complete and submit a ~~DIA~~ RMP unless a waiver is granted in accordance with drainage regulations contained in article VII.

(c) *Certificates of zoning compliance.* The director of planning and development shall issue certificates of zoning compliance. There shall be no change in the use of occupancy of land or of an existing building, or any new building until a certificate of zoning compliance has been issued stating that the proposed use of the building or land complies with the provisions of this chapter. Applications for a certificate of zoning compliance shall be made in conjunction with the application for a development permit. After determining that the proposed erection, alteration, repair, relocation, or change in use is in compliance with the provisions of this chapter, each such application shall be approved by the director of planning and development.

(d) *Enforcement.* The regulations shall be enforced by the director of planning and development who may issue permits and cause any building, structure, place, or premises to be inspected and examined and to order in writing the remedy of any condition found to exist therein in violation of any provisions of this chapter. Appeal of the decision of the director of planning and development may be made to the board as provided in this article.

- (1) *Violation.* In case any building or structure is erected, structurally altered or maintained, or any building, structure, or land is used in violation of these provisions, the proper authorities of the parish, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, structural alteration, maintenance, or use, or other violations to restrain, correct, or abate such violations, to prevent the occupancy of such building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.
- (2) *Penalty.* The owner or general agent of a building or premises where a violation of any provision has been committed or exists, or the lessee or tenant of an entire building or entire premises where such violation has been committed or exists, or the general agent, architect, builder, contractor, or any other person who commits, takes part in, assists in any such violation, or maintains any building or premises in which any such violation exists shall be fined not less than one hundred dollars (\$100.00) and not more than five hundred dollars (\$500.00) or be imprisoned for not more than thirty (30) days for each day the violation continues.



- (3) *Notification of violation.* When a violation is found to exist, the director of planning and development will notify the owner(s) of the subject property that a zoning violation exists. The owner(s) shall mean the person(s) according to the current parish property tax rolls and his address shall be the last address shown on such rolls. Notice is served by registered or certified mail, return receipt requested, sent to the owner at his actual address or last known address listed on the tax rolls of the parish. If the building is under construction, a stop work order will be posted on the premises.
- (4) *Deadline date.* Failure of the property owner to respond to these official notifications within the deadline date will be cause for the director of planning and development to notify the Calcasieu Parish District Attorney's Office to request that the owner be arrested and charged.

DRAFT



APPENDIX

**Minimum Level of Service (LOS) Standards**

| Facility              | Urban Service Area   | Community Growth Area  | Rural Area  |
|-----------------------|--|--|---|
| <b>Water</b>          | <p>&gt;Centralized service required unless lines are more than 2,640 from the sire</p> <p>&gt;Where centralized water systems are located more than 2,640 feet from the property, <del>the DRC</del> <u>the director</u> may recommend the option to install dry lines subject to a service agreement with the applicable water provider.</p> <p>&gt;Minimum fire flow standards:<br/>           ~ 750 gpm for single family residential<br/>           ~ 1,500 gpm for other uses</p> <p>&gt;Where minimum fire flow is not available, the director may consider the use of sprinklers, provided that there is an adequate water supply to fill a pumper truck within four (4) minutes of the site.</p>   | <p>&gt;Centralized service if feasible and available within 1,200 feet.</p> <p>&gt;For developments with more than ten (10) lots, there shall be adequate water supply to fill a pumper truck within eight (8) minutes of the site.</p>                      | <p>&gt;Centralized service if feasible and available within 1,200 feet.</p> <p>&gt;For developments with more than ten (10) lots, there shall be adequate water supply to fill a pumper truck within eight (8) minutes of the site.</p> |
| <b>Wastewater</b>     | <p>&gt;For residential developments with more than ten (10) lots in one (1) or more phases, connections to an existing system or the provision of a community system shall be required unless all lots are one (1) acre or larger.</p> <p>&gt;The director shall consider discharge quality, long-term maintenance and operations costs, impact on the feasibility of future centralized service, and site suitability when evaluating mitigation exceptions to the above standard.</p> <p>&gt;Non-residential development shall connect to available sewer service if located within 1,200 feet of the property. Other non-residential development projects may use on-site systems that comply with state health standards subject to execution of an agreement to connect to centralized sewer service when available</p> | <p>&gt;Centralized service if feasible and available within 1,200 feet. If not available, individual systems meeting state health standards are acceptable, provided that any lot using an individual system shall be no less than one (1) acre in area.</p> | <p>&gt;Individual systems are acceptable, provided that any lot using an individual system shall be no less than one (1) acres in area.</p>   |
| <b>Transportation</b> | <p>&gt;LOS D on urban arterial and collector street segments and intersections.</p> <p>&gt;LOS C on all other urban street segments and intersections</p>  | <p>&gt;LOS C</p>   | <p>&gt; LOS C</p>   |



## Tree and Shrub List

The following is a list of trees/shrubs available to satisfy Calcasieu Parish Police Jury ~~landscape requirements of the Nelson District:~~

(1) Class A - Deciduous trees.

| Common Name            | Latin Name   |
|------------------------|--|
| Red Maple              | Acer rubrum "Drummondii"                                   |
| Hickory                | Carya Species  |
| Green Ash              | Fraxinus pennsylvanica                                     |
| <u>Maidenhair Tree</u> | Ginkgo biloba  |
| Tulip Poplar           | Liriodendron tulipifera                                    |
| Sweet Gum              | Liquidambar styraciflua                                    |
| <u>Tupelo Gum</u>      | Nyssa aquatic  |
| <u>Black Gum</u>       | Nyssa sylvatica  |
| White Oak              | Quercus alba   |
| Southern Red Oak       | Quercus falcata  |
| Cherrybark Oak         | Quercus falcata <u>var.</u> pagodifolia                    |
| Overcup Oak            | Quercus lyrata   |
| Basket Oak             | Quercus michauxii  |
| Nuttall Oak            | Quercus nutallii   |
| Willow Oak             | Quercus phellos  |
| Shumard Oak            | Quercus shumardii  |
| Cypress                | Taxodium distichum   |
| <u>Winged Elm</u>      | Ulmus alta   |
| American Elm           | Ulmus americana (Cultivars resistant to Dutch Elm Disease) |
| <u>Cedar Elm</u>       | Ulmus crassifolia  |

(2) Class A - Evergreen trees.

| Common Name                      | Latin Name                       |
|----------------------------------|----------------------------------|
| <u>American Holly</u>            | Ilex opaca                       |
| Eastern Red Cedar                | Juniperus virginiana "Canaertii" |
| <u>Southern Magnolia</u>         | Magnolia grandiflora             |
| <u>Sweet Bay Magnolia</u>        | Magnolia virginiana              |
| <u>*Slash Pine</u>               | Pinus elliotti                   |
| <u>*Shortleaf Pine</u>           | Pinus echinata                   |
| <u>*Spruce Pine</u>              | Pinus glabra                     |
| <u>*Longleaf Pine</u>            | Pinus palustris                  |
| <u>*Loblolly Pine</u>            | Pinus taeda                      |
| <u>Cherry Laurel</u>             | Prunus caroliniana               |
| <u>Palm Species</u>              | Palm Species                     |
| (Clustered to obtain 15' spread) |                                  |
| Live Oak                         | Quercus virginiana               |

\* minimum clustered 3 to 5 specimens

(3) Class B - Deciduous trees.

| Common Name | Latin Name        |
|-------------|-------------------|
| River Birch | Betula nigra      |
| Red Bud     | Cercis canadensis |



|                            |   |
|----------------------------|---|
| <u>Chinese Fringe Tree</u> | <u>Chionanthus retusus</u>                      |
| <u>Grancy Graybeard</u>    | <u>Chionanthus virginicus</u>                   |
| <u>Mayhaw</u>              | <u>Crataegus opaca</u>                          |
| <u>Titi</u>                | <u>Cyrilla racemiflora</u>                      |
| Silver Bell                | Halesia diptera                                 |
| Holly Species              | Ilex Species (maturing over 15' height)         |
| Crape Myrtle               | Lagerstroemia indica (maturing over 15' height) |
| Osage Orange (Male Only)   | Maclura pomifera                                |
| Magnolia Species           | Magnolia Species (maturing over 15' height)     |
| Chinese Pistachio          | Pistacia chinensis                              |
| Taiwan Flowering Cherry    | Prunus campanulata                              |
| Mexican Plum               | Prunus mexicana                                 |
| <del>Bradford Pear</del>   | <del>Pyrus calleryana "Bradford"</del>          |
| Winged Elm                 | Ulmus alata                                     |
| Cedar Elm                  | Ulmus crassifolia                               |
| Chinese Elm                | Ulmus parvifolia                                |
| <del>Tree Ligustrum</del>  | <del>Ligustrum lucidum</del>                    |

(4) Class B - Evergreen trees.

| <u>Common Name</u>             | <u>Latin Name</u>   |
|--------------------------------|---|
| <u>Deodar Cedar</u>            | <u>Cedrus deodara</u>                                     |
| <u>Holly Species</u>           | <u>Ilex Species (tree form; maturing over 15' height)</u> |
| <u>Yaupon</u>                  | <u>Ilex vomitoria (tree form)</u>                         |
| <u>Sweet Bay Magnolia</u>      | <u>Magnolia virginiana</u>                                |
| <u>Wax Myrtle</u>              | <u>Myrica cerifera (tree form)</u>                        |
| <u>Red Bay</u>                 | <u>Persea barbonia</u>                                    |
| <u>Canary Island Date Palm</u> | <u>Phoenix canariensis</u>                                |
| <del>Slash Pine</del>          | <del>Pinus elliotti</del>                                 |
| <del>Shortleaf Pine</del>      | <del>Pinus echinata</del>                                 |
| <del>Spruce Pine</del>         | <del>Pinus glabra</del>                                   |
| <del>Longleaf Pine</del>       | <del>Pinus palustris</del>                                |
| <del>Loblolly Pine</del>       | <del>Pinus taeda</del>                                    |
| <u>Cherry Laurel</u>           | <u>Prunus caroliniana (tree form)</u>                     |
| <u>Palm Species:</u>           | <u>(Clustered to obtain 15' spread)</u>                   |
| <u>Cabbage Palm</u>            | <u>Sabal palmetto</u>                                     |
| <u>Windmill Palm</u>           | <u>Trachycarpus fortunei</u>                              |

(5) List of Shrubs available.

a. Eight-foot and above hedge and/or screen:

| <u>Common Name</u>                | <u>Latin Name</u>                                     |
|-----------------------------------|---|
| <u>Bottlebrush</u>                | <u>Callisteman rigidis</u>                            |
| <u>Fosters Holly</u>              | <u>Ilex attenuate "Fosteri"</u>                       |
| <u>Burford Holly</u>              | <u>Ilex cornuta "Bufordii"</u>                        |
| <u>Waxleaf Ligustrum</u>          | <u>Ligustrum japonicum</u>                            |
| <u>Oleander (hardy varieties)</u> | <u>Nerium oleander</u>                                |
| <u>*Cherry Laurel</u>             | <u>Prunus caroliniana</u>                             |
| <u>Sweet Viburnum</u>             | <u>Viburnum <del>Macrophyllum</del> odoratissimum</u> |



\* maintained as a hedge

b. Six-foot hedge:

| <u>Common Name</u>               | <u>Latin Name</u>              |
|----------------------------------|--------------------------------|
| Sasanqua Camellia                | Camellia sasanqua              |
| Eleagnus                         | Eleagnus pungens "Fruitlandii" |
| Pineapple Guave                  | Feijoa sellowiana              |
| *Yaupon Holly                    | Ilex vomitoria                 |
| Chinese Fan Palm                 | Livistonia chinensis           |
| Banana Shrub                     | Michelia figo                  |
| Oleander (dwarf hardy varieties) | Nerium oleander                |
| Pittosporum                      | Pittosporum tobira             |
| Japanese Yew                     | Podocarpus macrophyllus        |
| Cleyera                          | Ternstroemia gymnanthera       |
| Sandankwa Viburnum               | Viburnum suspensum             |

\* maintained as a hedge

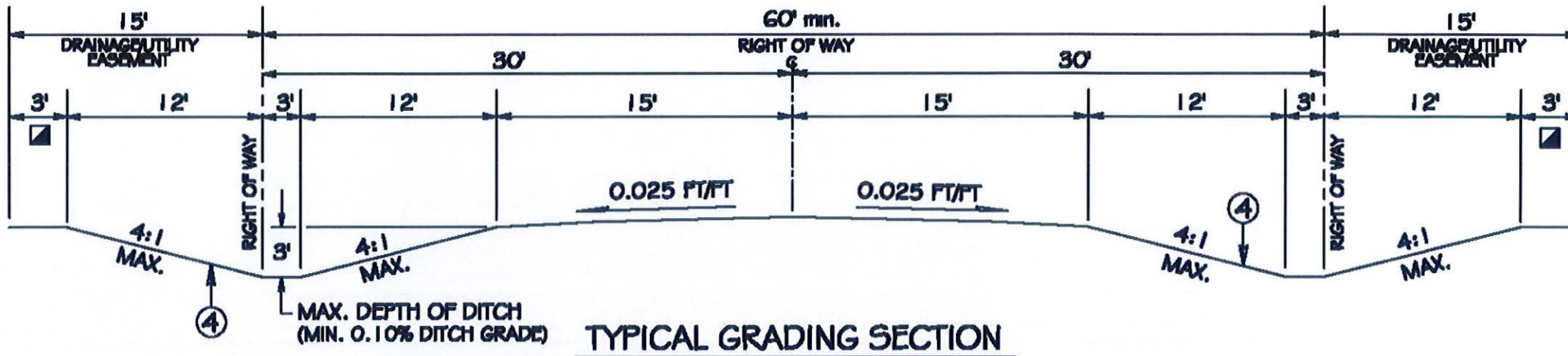
c. Four-foot hedge:

| <u>Common Name</u>                        | <u>Latin Name</u>                  |
|---|------------------------------------|
| Abelia                                    | Abelia grandiflora                 |
| Dwarf Burford Holly                       | Ilex cornuta "Burfordii Nana"      |
| Needlepoint Holly                         | Ilex cornuta "Needlepoint"         |
| Japanese Yew, Small Leaf                  | <del>Podocarpus macrophyllus</del> |
| Indian Hawthorn "Springtime" (or similar) | Raphiplepis indica "Springtime"    |
| Azaleas (Southern Indica varieties)       | Rhododendron indica                |

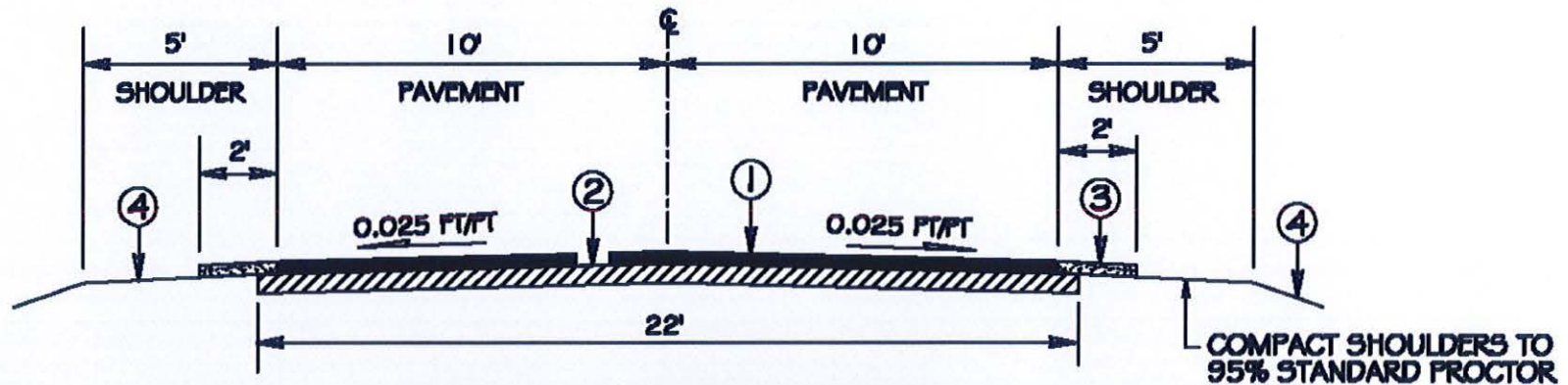
d. Two-foot to three-foot hedge:

| <u>Common Name</u>                  | <u>Latin Name</u>                    |
|-------------------------------------|--------------------------------------|
| Wintergreen Boxwood                 | Buxus microphylla "Wintergreen"      |
| Carissa Holly                       | Ilex cornuta "Carissa"               |
| Dwarf Chinese Holly                 | Ilex cornuta "Rotunda"               |
| Dwarf Japanese Holly                | Ilex crenata "Compacta"              |
| Dwarf Yaupon Holly                  | Ilex vomitoria "Nana"                |
| Juniper species                     | Juniperus Species                    |
| Dwarf Pittosporum "Wheeler's Dwarf" | Pittosporum tobira "Wheeler's Dwarf" |
| Louisiana Palmetto Palm             | Sabal minor "Louisiana"              |





**TYPICAL GRADING SECTION**



**TYPICAL FINISHED SECTION**

**LEGEND**

- ① 2" ASPHALTIC CONCRETE (WEARING COURSE)
- ② 8 1/2" SOIL CEMENT BASE COURSE
- ③ 2" AGGREGATE SURFACE COURSE
- ④ VEGETATIVE COVER OVER DISTURBED AREAS
- ▣ UTILITY POLES AND ABOVE GROUND BOXES TO BE PLACED WITHIN OUTSIDE 3' OF EASEMENT

**NOTES:**

1. A 6" Thick PCC Pavement in Accordance with Section 601 of the LaDOTD Specifications with 6x6 WWF (w4 x w4) may be Used as an Alternate in Lieu of the Asphalt Pavement Section. The Contractor Shall Remove Surface Soils Under the Road to Expose the Clay Soils at a Depth of 1 to 2 Feet. The Subgrade Shall be Brought to Grade Using a Usable Soil Compacted in 6" Lifts to a Min. of the 95% Standard Proctor Maximum Dry Weight Density Before Another Lift is Added. Asphalt Pavement Section with Curb and Gutter not Allowed.
2. All Items Shall be Constructed as per LaDOTD and Parish Specifications.
3. Best Management Practices Should be Used During Construction Activities as per Section 204 of the LaDOTD Specifications and Standard Plan EC-01 to the Extent Necessary to Ensure Effective Control of Erosion.

CALCASIEU PARISH  
POLICE JURY

---

RESIDENTIAL TYPICAL  
OPEN DITCH DRAINAGE

---

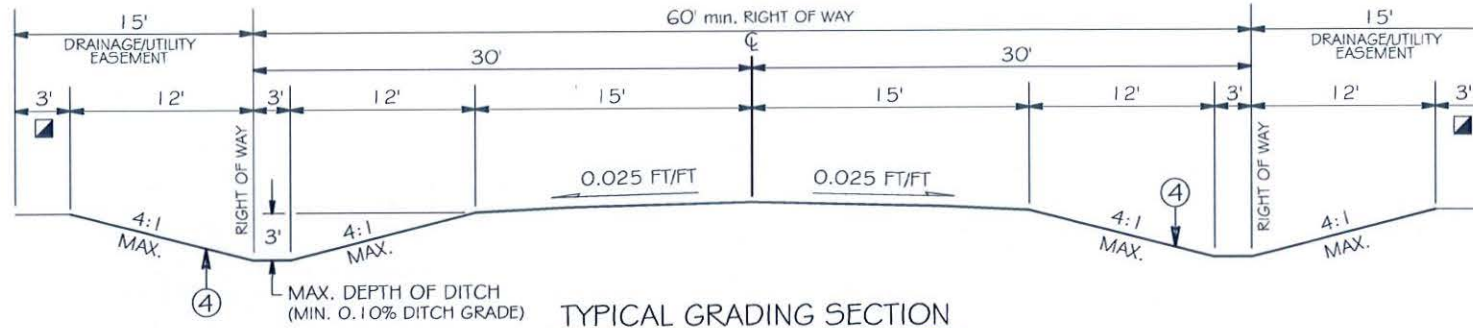
TYPICAL SECTION FOR  
RESIDENTIAL SUBDIVISIONS

---

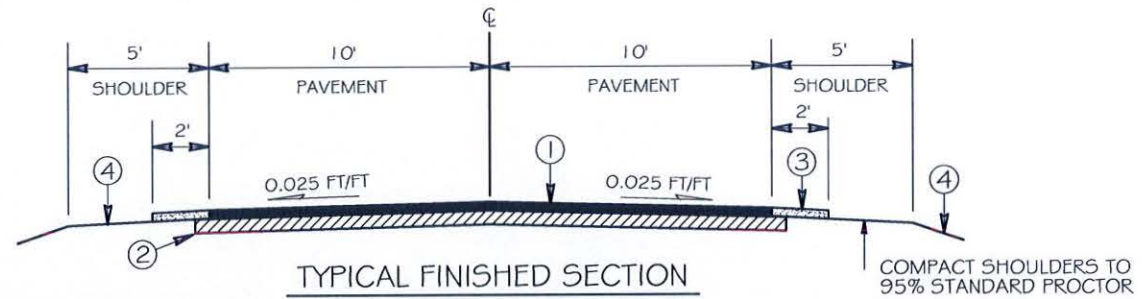
SHEET  
OF 5

EXISTING





TYPICAL GRADING SECTION



TYPICAL FINISHED SECTION

COMPACT SHOULDERS TO 95% STANDARD PROCTOR

LEGEND

- ① 2" ASPHALTIC CONCRETE (TYPE 90 WCP)
- ② 8 1/2" SOIL CEMENT BASE COURSE
- ③ 2" AGGREGATE SURFACE COURSE
- ④ VEGETATIVE COVER OVER DISTURBED AREAS
- UTILITY POLES AND ABOVE GROUND BOXES TO BE PLACED WITHIN OUTSIDE 3' OF EASEMENT

NOTES:

1. A 6" Thick PCC Pavement in Accordance with Section 601 of the LaDOTD Specifications with 6x6 WWF (w4 x w4) may be Used as an Alternate in Lieu of the Asphalt Pavement Section. The Contractor Shall Remove Surface Soils Under the Road to Expose the Clay Soils. The Subgrade Shall be Brought to Grade Using a Usable Soil Compacted in 6" Lifts to a Min. of the 95% Standard Proctor Maximum Dry Weight Density Before Another Lift is Added. Asphalt Pavement Section with Curb and Gutter not Allowed.
2. All Items Shall be Constructed as per LaDOTD and Parish Specifications.
3. Best Management Practices Should be Used During Construction Activities as per Section 204 of the LaDOTD Specifications and Standard Plan EC-01 to the Extent Necessary to Ensure Effective Control of Erosion.
4. Soil cement base course to extend 1' beyond edge of pavement.



TYPICAL SECTION FOR RESIDENTIAL SUBDIVISION

SHEET 1 OF 5

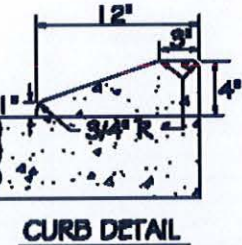
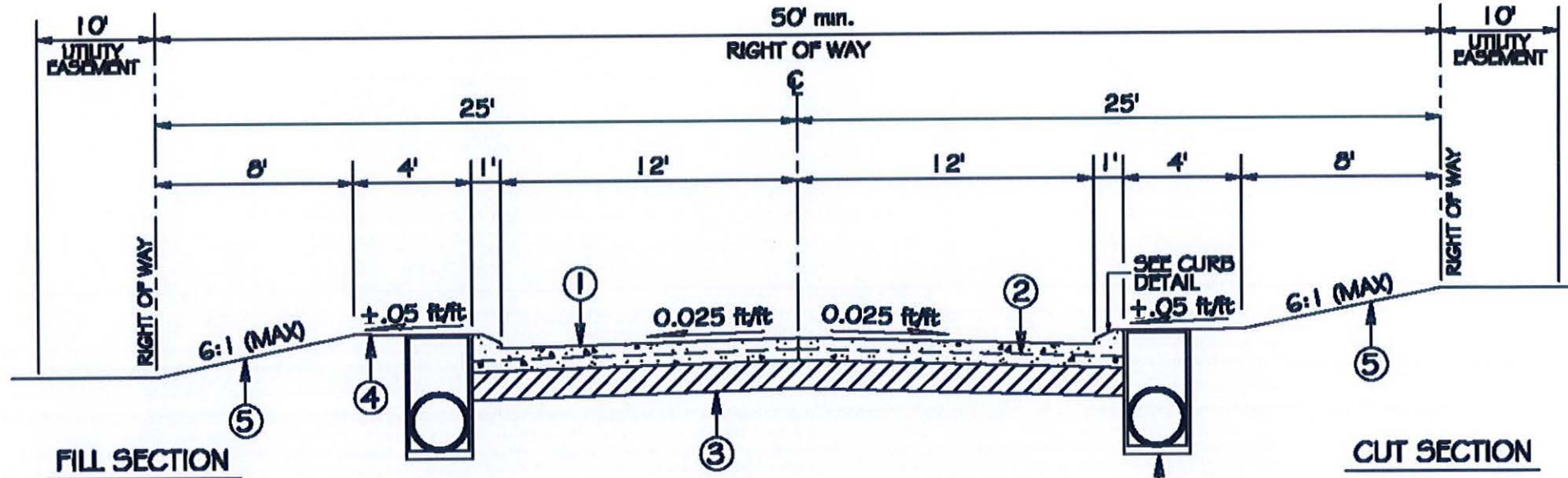
OPEN DITCH (RESIDENTIAL)  
SUBDIVISION TYPICAL SECTION

CALCASIEU PARISH POLICE JURY

DRAWN BY: T.M.C. FILE NAME: Master Sub Typical.dwg  
HORZ. N.T.S. VERT. N.T.S. DATE: 07/12/18

PROPOSED





**TYPICAL FINISHED SECTION**

**LEGEND**

- ① 6" FCC PAVEMENT
- ② PRECUT 6 x 6 WELDED WIRE FABRIC (w4 x w4)
- ③ SUBGRADE (COMPACT TO 95% STANDARD PROCTOR)
- ④ COMPACTED EMBANKMENT
- ⑤ VEGETATIVE COVER OVER DISTURBED AREAS

**NOTES:**

- 1. The Contractor Shall Remove Surface Soils Under the Road to Expose the Clay Soils. The Subgrade Shall be Brought to Grade Using a Usable Soil Compacted in Lifts to a Min. of the 95% Standard Proctor Maximum Dry Weight Density Before Another Lift is Added.
- 2. Drainage Design Criteria Shall be in Accordance with the LaDOTD Hydraulics Manual and Standards.
- 3. All Items Shall be Constructed as per LaDOTD and Parish Specifications.
- 4. Best Management Practices Should be Used During Construction Activities as per Section 204 of the LaDOTD Specifications and Standard Plan EC-01 to the Extent Necessary to Ensure Effective Control of Erosion.

CALCASIEU PARISH  
POLICE JURY

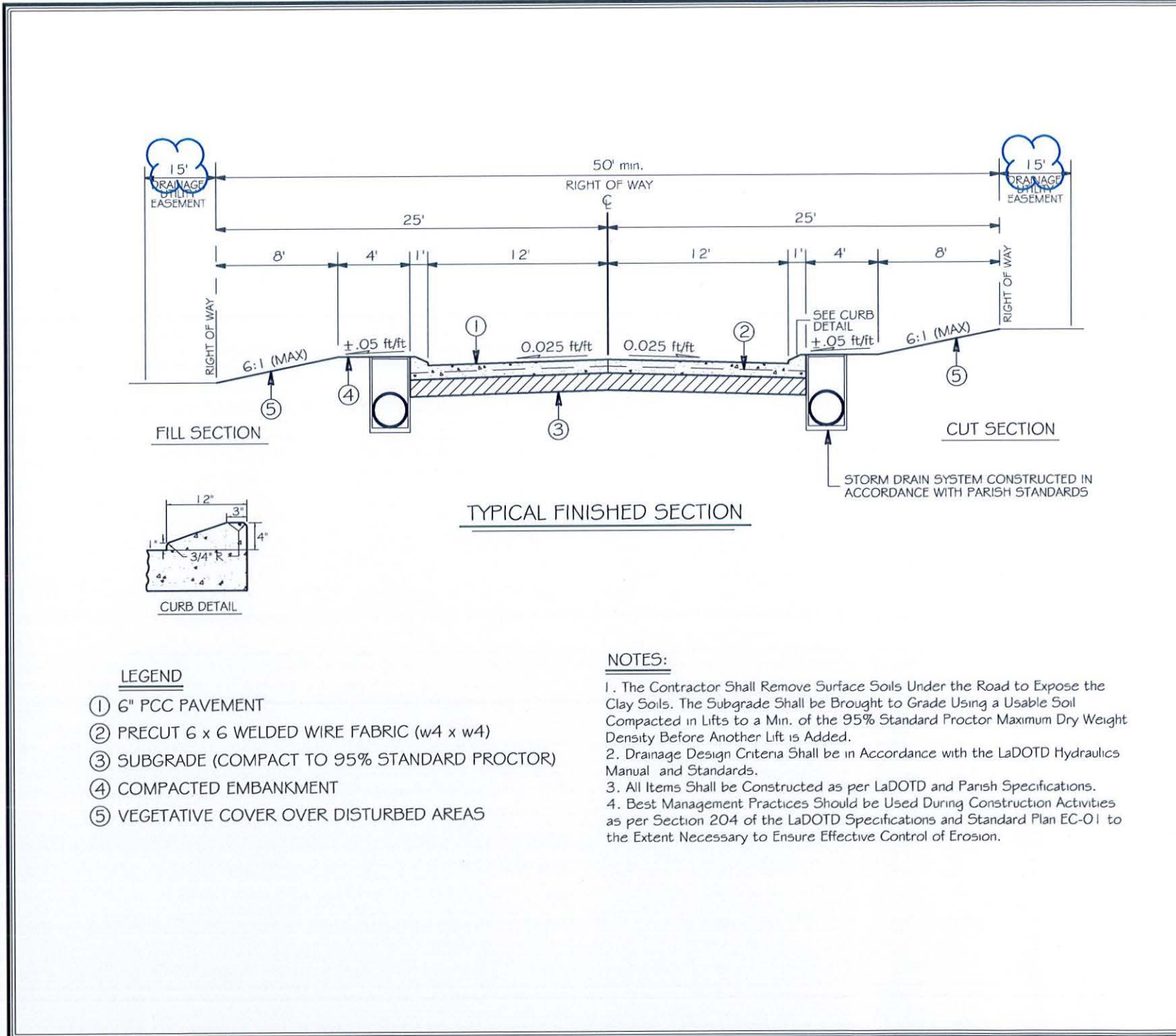
RESIDENTIAL TYPICAL  
FCC PAVEMENT WITH CURB

TYPICAL SECTION FOR  
RESIDENTIAL SUBDIVISIONS

2018  
9  
15

EXISTING





LEGEND

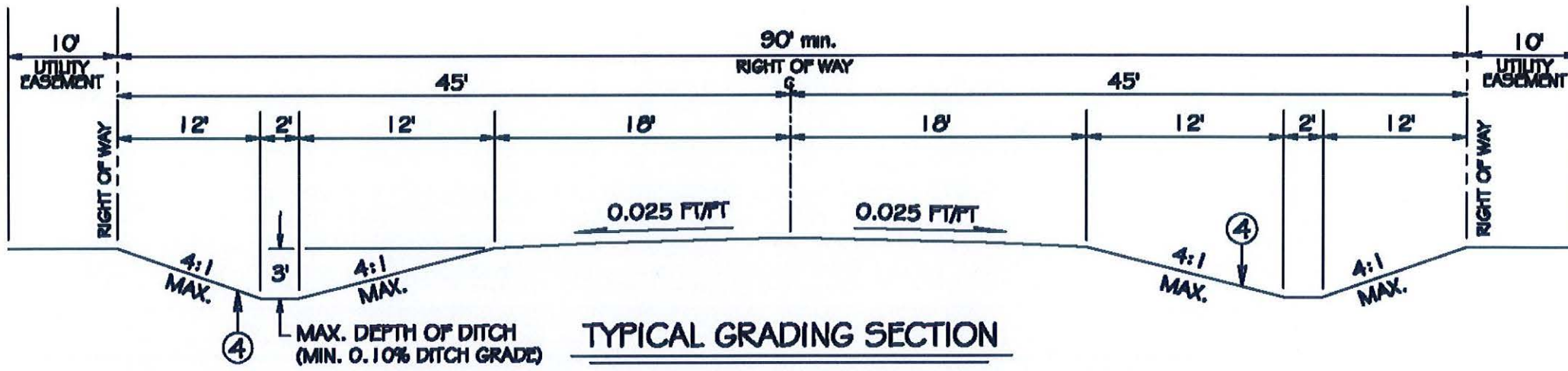
- ① 6" PCC PAVEMENT
- ② PRECUT 6 x 6 WELDED WIRE FABRIC (w4 x w4)
- ③ SUBGRADE (COMPACT TO 95% STANDARD PROCTOR)
- ④ COMPACTED EMBANKMENT
- ⑤ VEGETATIVE COVER OVER DISTURBED AREAS

NOTES:

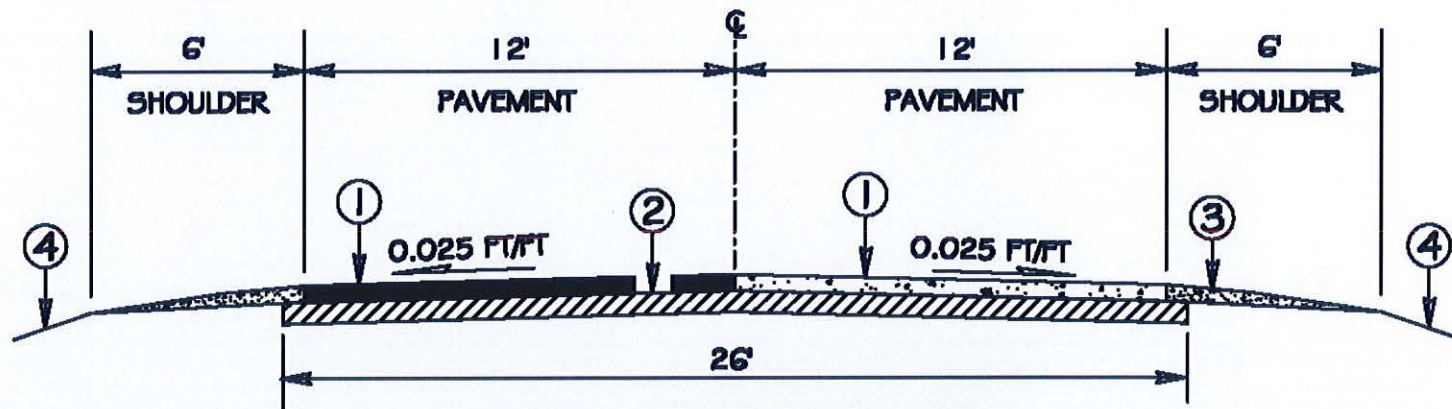
- 1. The Contractor Shall Remove Surface Soils Under the Road to Expose the Clay Soils. The Subgrade Shall be Brought to Grade Using a Usable Soil Compacted in Lifts to a Min. of the 95% Standard Proctor Maximum Dry Weight Density Before Another Lift is Added.
- 2. Drainage Design Criteria Shall be in Accordance with the LaDOTD Hydraulics Manual and Standards.
- 3. All Items Shall be Constructed as per LaDOTD and Parish Specifications.
- 4. Best Management Practices Should be Used During Construction Activities as per Section 204 of the LaDOTD Specifications and Standard Plan EC-01 to the Extent Necessary to Ensure Effective Control of Erosion.

|   |   |
|---|---|
| CALCASIEU PARISH POLICE JURY  | DATE: 07/12/18  |
| PCC PAVEMENT WITH CURB  | N.T.S.  |
| SUBDIVISION TYPICAL SECTION   | N.T.S.  |
| DRAWN BY: T.M.C.  | FILE NAME: Master Sub Typicals.dwg                                    |
|  | <p style="font-size: 2em; font-weight: bold; margin: 0;">PROPOSED</p> |
| TYPICAL SECTION FOR RESIDENTIAL SUBDIVISION   | SHEET 2 OF 5  |





**TYPICAL GRADING SECTION**



**TYPICAL FINISHED SECTION**

**LEGEND**

- ① 6" ASPHALTIC CONCRETE or PCC PAVEMENT
- ② 8 1/2" SOIL CEMENT BASE COURSE
- ③ 6" AGGREGATE SURFACE COURSE
- ④ VEGETATIVE COVER OVER DISTURBED AREAS

**NOTES:**

1. A 6" Thick PCC Pavement in Accordance with Section 601 of the LaDOTD Specifications with 6x6 WWF (w4 x w4) may be Used as an Alternate in Lieu of the Asphalt Pavement Section.
2. Asphalt Pavement Section with Curb and Gutter not Allowed. PCC Pavement Section with Integral Curb Allowed.
3. All Items Shall be Constructed as per LaDOTD and Parish Specifications.
4. Best Management Practices Should be Used During Construction Activities as per Section 204 of the LaDOTD Specifications and Standard Plan EC-01 to the Extent Necessary to Ensure Effective Control of Erosion.

CALCASIEU PARISH  
POLICE JURY

COMMERCIAL AND  
LIGHT INDUSTRIAL TYPICAL

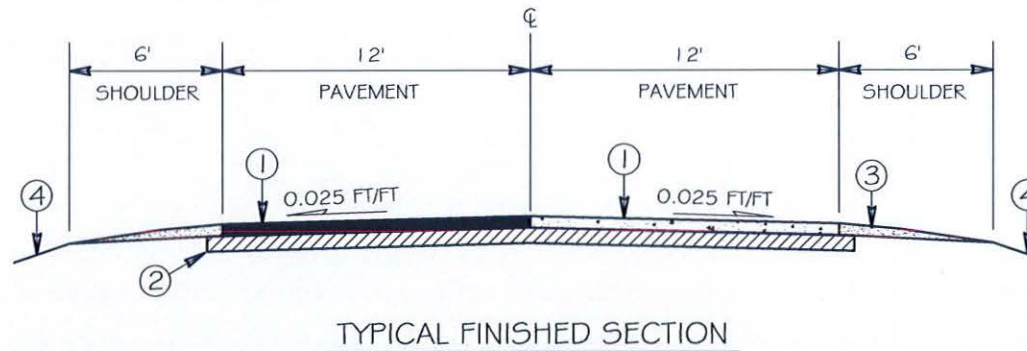
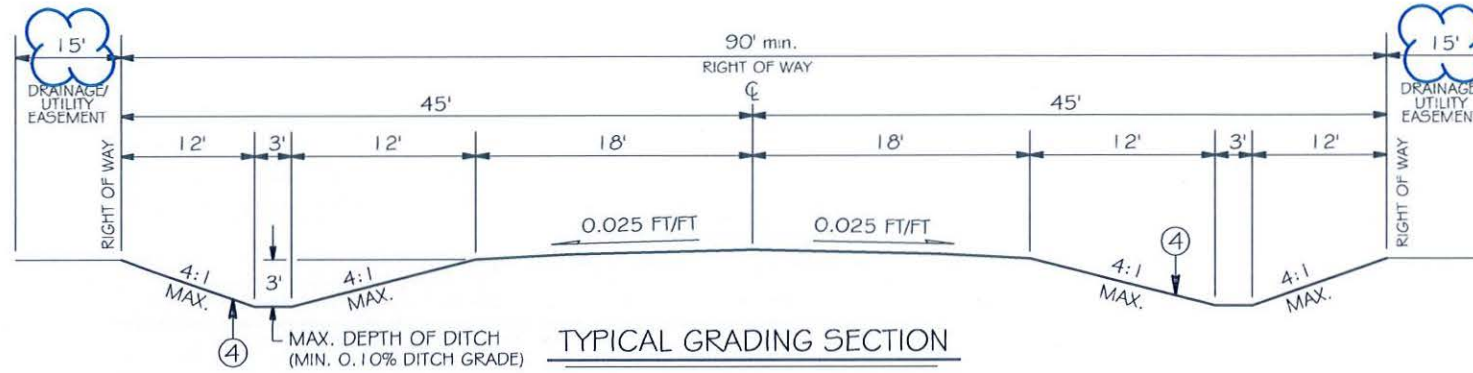


TYPICAL SECTION FOR COMMERCIAL  
AND LIGHT INDUSTRIAL SUBDIVISIONS

SHEET  
3 OF 5

EXISTING





**LEGEND**

- ① 6" ASPHALTIC CONCRETE (TYPE 90 WCP) PCC PAVEMENT
- ② 8 1/2" SOIL CEMENT BASE COURSE
- ③ 6" AGGREGATE SURFACE COURSE
- ④ VEGETATIVE COVER OVER DISTURBED AREAS

**NOTES:**

- 1. A 6" Thick PCC Pavement in Accordance with Section 601 of the LaDOTD Specifications with 6x6 WWF (w4 x w4) may be Used as an Alternate in Lieu of the Asphalt Pavement Section.
- 2. Asphalt Pavement Section with Curb and Gutter not Allowed. PCC Pavement Section with Integral Curb Allowed.
- 3. All Items Shall be Constructed as per LaDOTD and Parish Specifications.
- 4. Best Management Practices Should be Used During Construction Activities as per Section 204 of the LaDOTD Specifications and Standard Plan EC-01 to the Extent Necessary to Ensure Effective Control of Erosion.
- 5. Soil cement base course to extend 1' beyond edge of pavement.

CALCASIEU PARISH POLICE JURY

OPEN DITCH (COMMERCIAL)  
SUBDIVISION TYPICAL SECTION



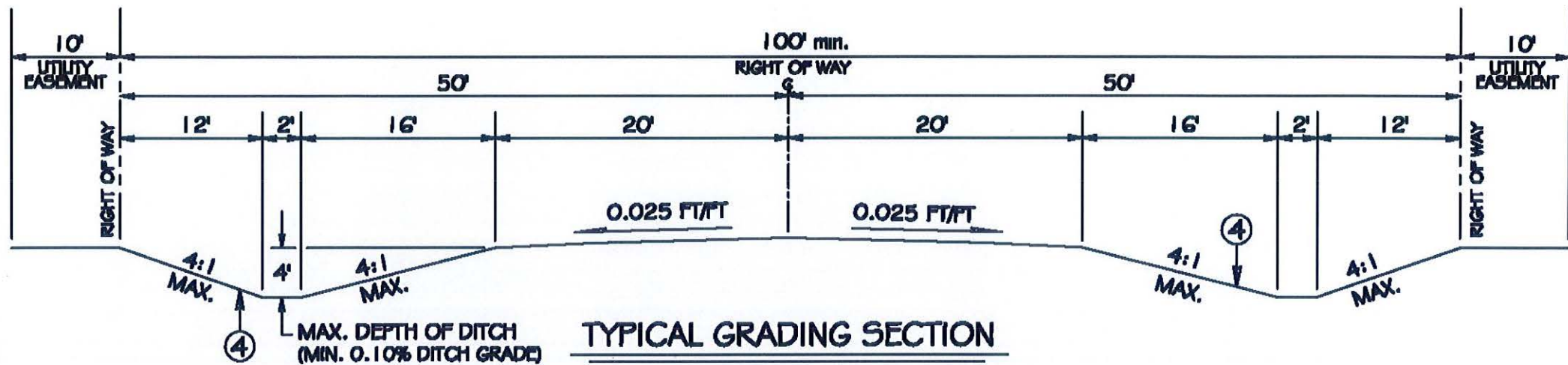
TYPICAL SECTION FOR COMMERCIAL SUBDIVISION

SHEET 3 OF 5

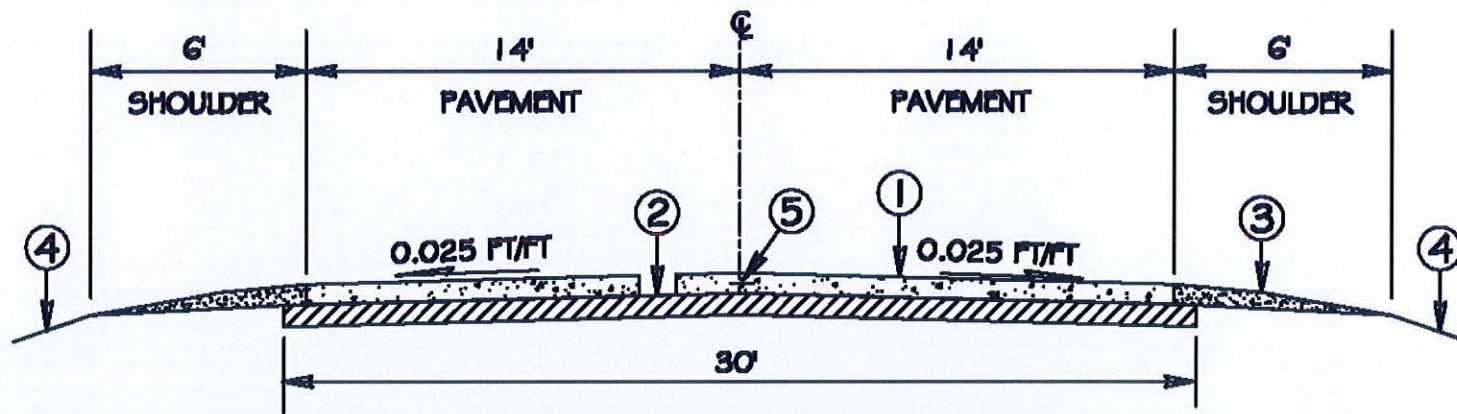
DATE: 07/12/18  
N.T.S.  
VERT.  
N.T.S.  
HORZ.  
FILE NAME: Master\_Sub\_Typical.dwg  
DRAWN BY: T.M.C.

**PROPOSED**





**TYPICAL GRADING SECTION**



**TYPICAL FINISHED SECTION**

**LEGEND**

- ① 8" PCC PAVEMENT
- ② 8 1/2" SOIL CEMENT BASE COURSE or AGGREGATE EQUIV.
- ③ 8" AGGREGATE SURFACE COURSE (TAPER)
- ④ VEGETATIVE COVER OVER DISTURBED AREAS
- ⑤ LONGITUDINAL CONSTRUCTION JOINT or LONGITUDINAL JOINT

**NOTES:**

- 1. The 8" Thick PCC Pavement Shall be Constructed in Accordance with Section 601 of the LaDOTD Specifications with 4x4 WWF (w4 x w4).
- 2. An Asphaltic Concrete Pavement Alternate Shall have an Equivalent Structural Design to PCC Pavement.
- 3. All Items Shall be Constructed as per LaDOTD and Parish Specifications.
- 4. Best Management Practices Should be Used During Construction Activities as per Section 204 of the LaDOTD Specifications and Standard Plan EC-01 to the Extent Necessary to Ensure Effective Control of Erosion.

CALCASIEU PARISH  
POLICE JURY

---

INDUSTRIAL TYPICAL  
OPEN DITCH DRAINAGE

---

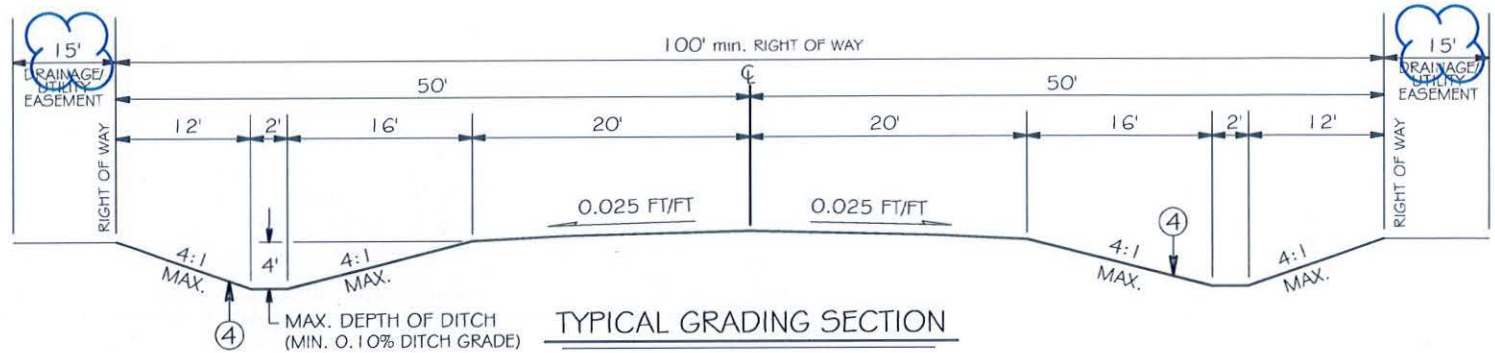
TYPICAL SECTION FOR  
INDUSTRIAL SUBDIVISIONS

---

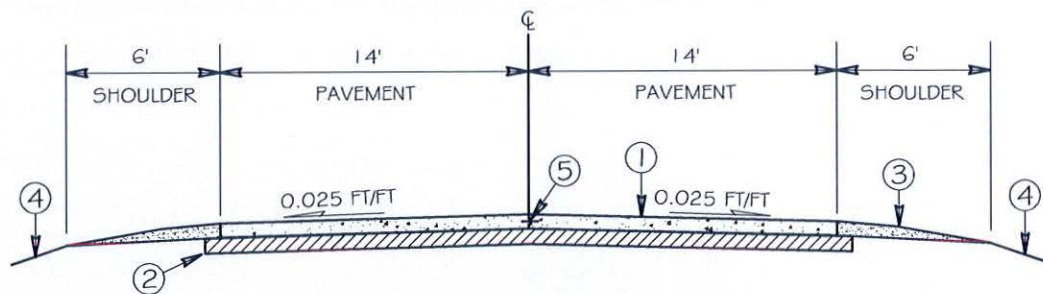
SHEET  
4 OF 5

EXISTING





TYPICAL GRADING SECTION



TYPICAL FINISHED SECTION

LEGEND

- ① 8" PCC PAVEMENT
- ② 8 1/2" SOIL CEMENT BASE COURSE or AGGREGATE EQUIV.
- ③ 8" AGGREGATE SURFACE COURSE (TAPER)
- ④ VEGETATIVE COVER OVER DISTURBED AREAS
- ⑤ LONGITUDINAL CONSTRUCTION JOINT or LONGITUDINAL JOINT

NOTES:

- 1. The 8" Thick PCC Pavement Shall be Constructed in Accordance with Section 601 of the LaDOTD Specifications with 4x4 WWF (w4 x w4).
- 2. An Asphaltic Concrete Pavement Alternate Shall have an Equivalent Structural Design to PCC Pavement.
- 3. All Items Shall be Constructed as per LaDOTD and Parish Specifications.
- 4. Best Management Practices Should be Used During Construction Activities as per Section 204 of the LaDOTD Specifications and Standard Plan EC-01 to the Extent Necessary to Ensure Effective Control of Erosion.
- 5. Soil cement base course to extend 1' beyond edge of pavement.

CALCASIEU PARISH POLICE JURY

OPEN DITCH (INDUSTRIAL)

SUBDIVISION TYPICAL SECTION



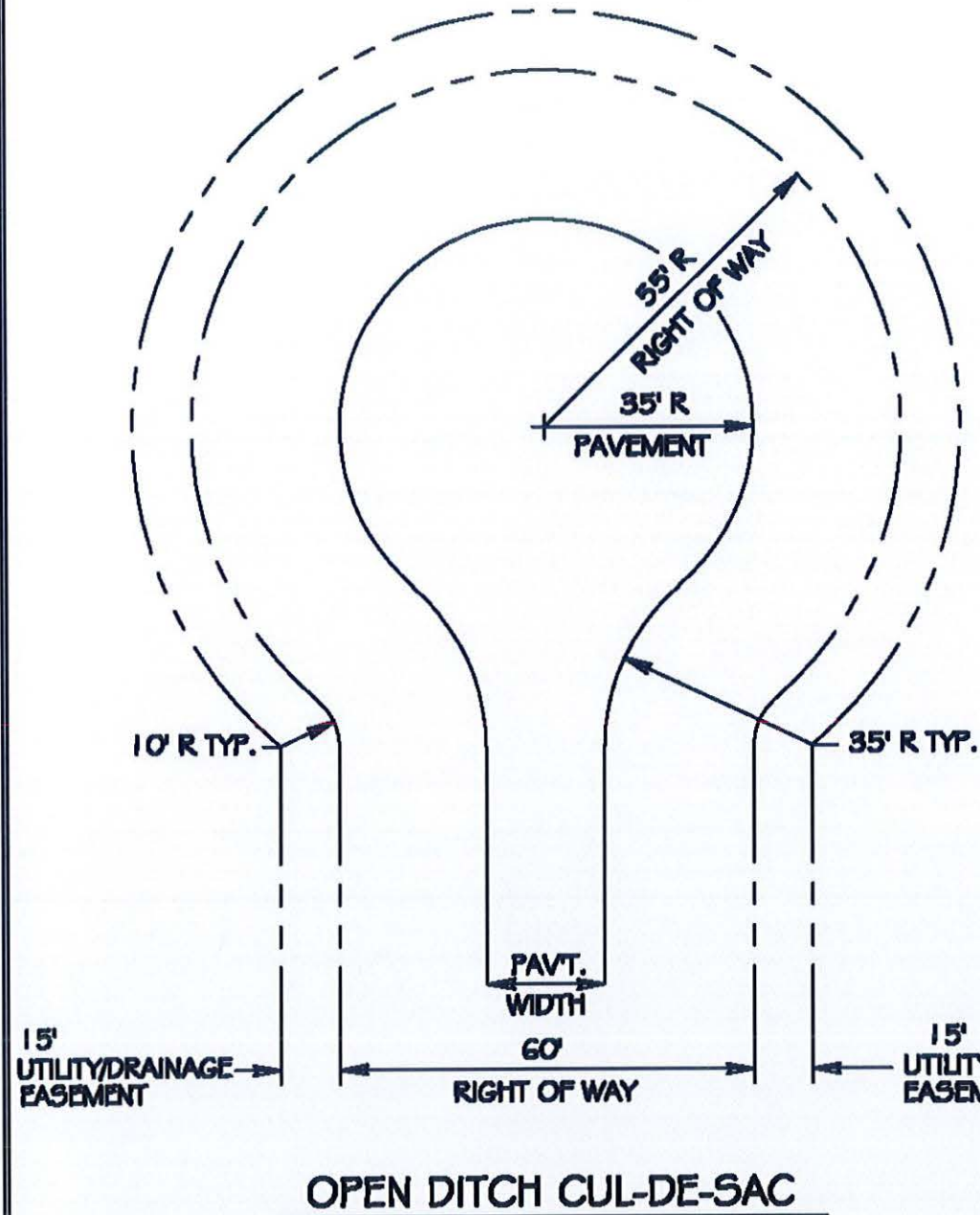
TYPICAL SECTION FOR INDUSTRIAL SUBDIVISION

SHEET 4 OF 5

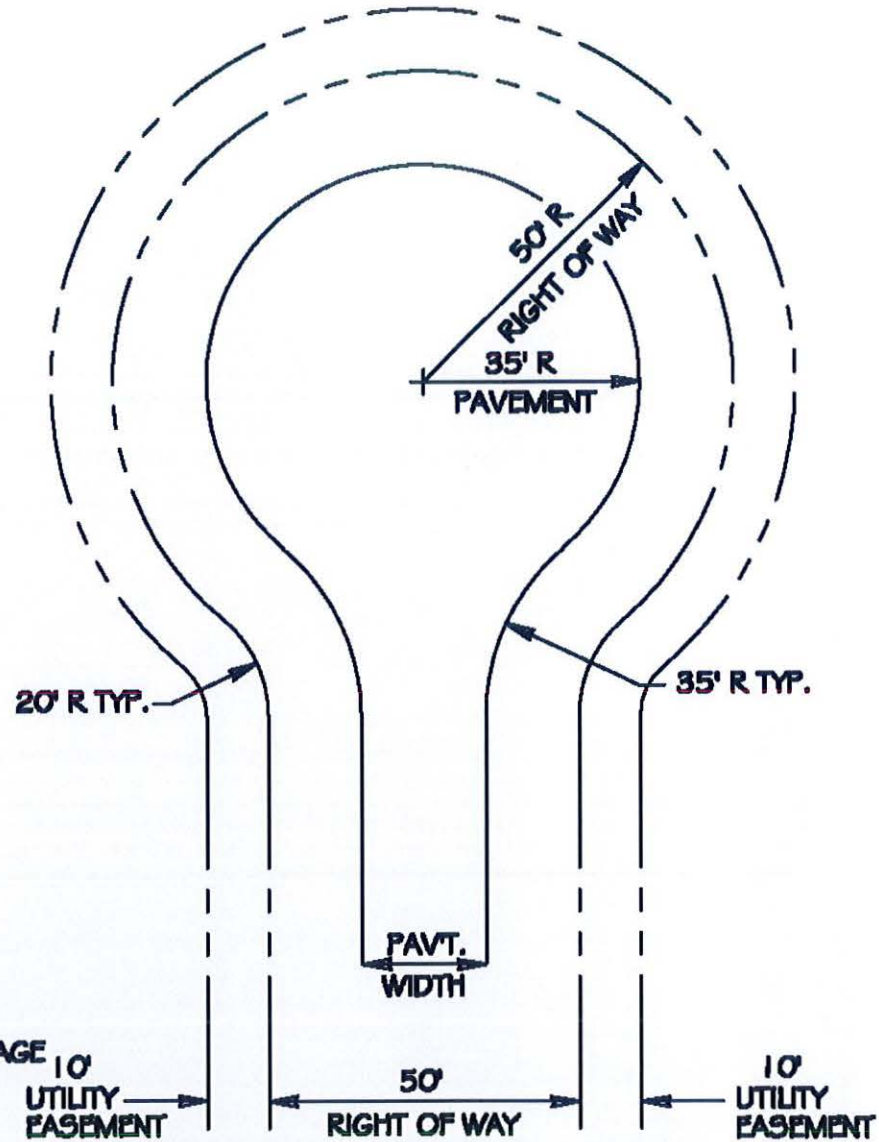
DATE: 07/12/18  
N.T.S.  
VERT.  
N.T.S.  
HORZ.  
FILE NAME: Master Sub Typicalis.dwg  
DRAWN BY: T.M.C.

PROPOSED





OPEN DITCH CUL-DE-SAC



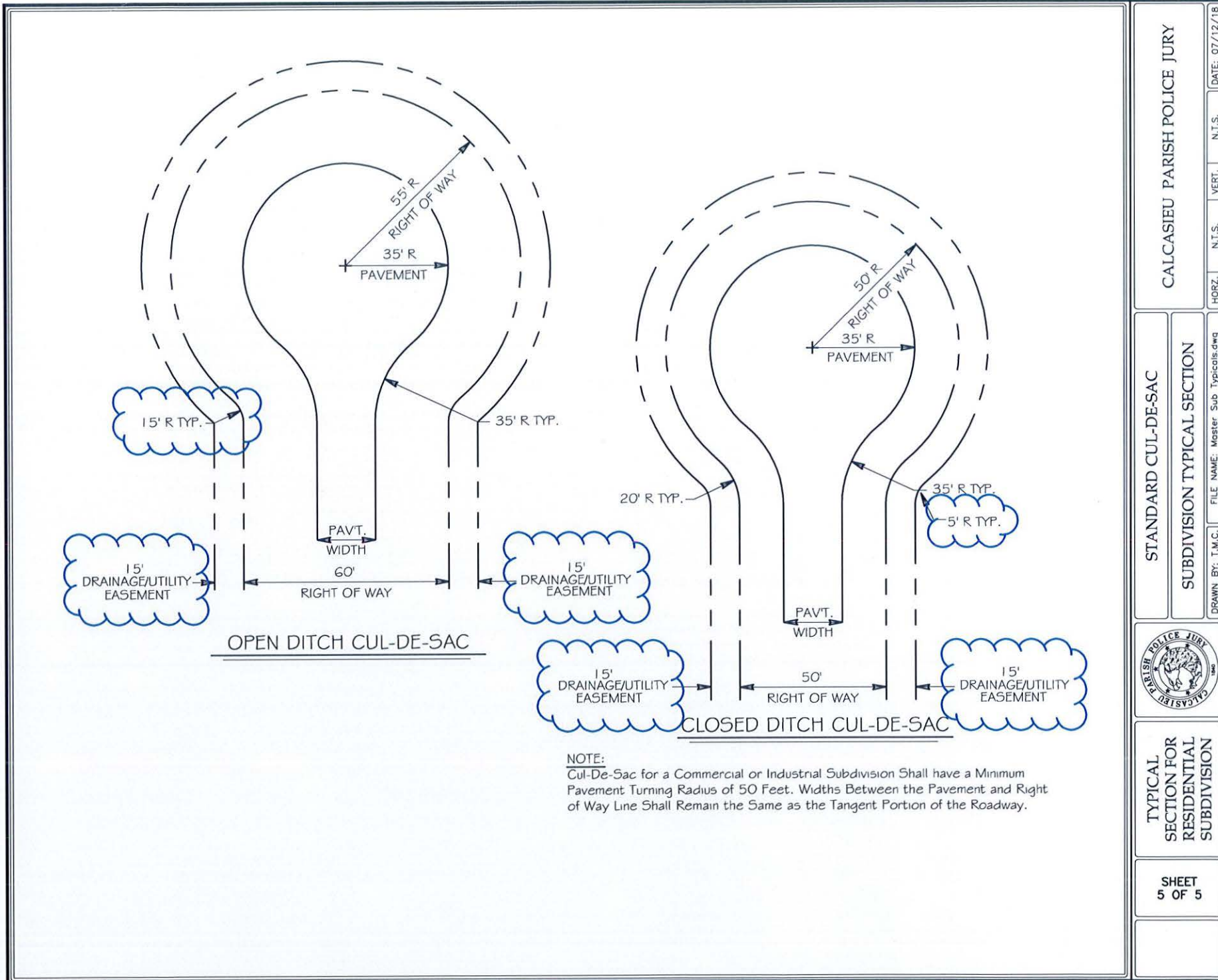
CLOSED DITCH CUL-DE-SAC

**NOTE:**  
 Cul-De-Sac for a Commercial or Industrial Subdivision Shall have a Minimum Pavement Turning Radius of 50 Feet. Widths Between the Pavement and Right of Way Line Shall Remain the Same as the Tangent Portion of the Roadway.



EXISTING





|   |  |                                    |        |       |        |                |
|---|--|------------------------------------|--------|-------|--------|----------------|
| CALCASIEU PARISH POLICE JURY                |  | HORZ.                              | N.T.S. | VERT. | N.T.S. | DATE: 07/12/18 |
| STANDARD CUL-DE-SAC                         |  | DRAWN BY: T.M.C.                   |        |       |        |                |
| SUBDIVISION TYPICAL SECTION                 |  | FILE NAME: Master Sub Typicals.dwg |        |       |        |                |
| TYPICAL SECTION FOR RESIDENTIAL SUBDIVISION |  | CALCASIEU PARISH POLICE JURY       |        |       |        |                |
| SHEET 5 OF 5                                |  |                                    |        |       |        |                |

**PROPOSED**



CALCASIEU PARISH PROJECT NO. 2015-07

**WARD 1**

ELDER DRIVE (DRAINAGE IMPROVEMENT)  
MOSS BLUFF DRIVE (DRAINAGE IMPROVEMENT)

**WARD 2**

INTERSECTION OF LANE ROAD AND MANCHESTER ROAD

**WARD 3**

FRED VAIL ROAD  
NORTH CRESTVIEW DRIVE  
SOUTH CRESTVIEW DRIVE

**WARD 4**

AUDUBON AVENUE (DRAINAGE IMPROVEMENT)  
KINGFISHER STREET  
JOHN BUNCH ROAD  
NORTH HAZEL STREET  
PATCH STREET (DRAINAGE IMPROVEMENT)  
PINE TREE LANE (DRAINAGE IMPROVEMENT)  
RAVIA ROAD (DRAINAGE IMPROVEMENT)

**WARD 5**

RAILROAD BYPASS

**WARD 6**

ASH DRIVE (DRAINAGE IMPROVEMENT)  
HEBERT DRIVE (DRAINAGE IMPROVEMENT)  
INTERSECTION OF GRAPE STREET AND PECAN STREET  
MURRELL DRIVE (DRAINAGE IMPROVEMENT)  
OAK WOOD DRIVE (DRAINAGE IMPROVEMENT)  
PALM DRIVE (DRAINAGE IMPROVEMENT)  
PINE FOREST ROAD  
PINE KNOLLS DRIVE (DRAINAGE IMPROVEMENT)