

The following ordinance, which was previously introduced in written form required for adoption at a regular meeting of the Parish Council on August 12, 2021, a summary thereof having been published in the official journal together with a notice of public hearing which was held in accordance with said public notice was brought up for final passage August 26, 2021, on Motion of Tracy Girlinghouse and seconded by Randy Delatte.

L.P. ORDINANCE 21-21

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES IN AND FOR THE PARISH OF LIVINGSTON BY CREATING AND ENACTING CHAPTER 117, "ZONING."

WHEREAS, the Livingston Parish Council wishes to amend the Code of Ordinances of Livingston Parish by creating and enacting Chapter 117, titled "Zoning", to ensure the safety, health, and wellbeing of all citizens in the Parish of Livingston;

WHEREAS, the Livingston Parish Council, governing authority of the Parish, has received a written submission from Alvin Fairburn and Associates defining the divisions of zoning in and for the Parish of Livingston; and

WHEREAS, upon adoption, this ordinance shall be published in full in the Official Journal, *The Livingston Parish News*, a weekly newspaper of general circulation within the Parish,

NOW, THEREFORE, BE IT ORDAINED by the governing authority of the Parish of Livingston, State of Louisiana: The Code of Ordinances of Livingston Parish, Chapter 117, is hereby drafted and enacted to read as follows:

CHAPTER 117- ZONING

ARTICLE I. – IN GENERAL

Sec. 117-1. – General Provisions
Secs. 117-2 – 117-29. – Reserved.

ARTICLE II. -ADMINISTRATION AND ENFORCEMENT

DIVISION 1. - GENERALLY

Secs. 117-30. – 117-49. – Reserved.

DIVISION 2. – AMENDMENT OF REGULATIONS.

Secs. 117-50 – 115-69. – Reserved.

DIVISON 3. – VIOLATIONS.

Secs. 117-70. – 117-79. – Reserved.

DIVISION 4. – "AFTER THE FACT" BUILDING PERMITS

Secs. 117-80 – 117-84. – Reserved.

ARTICLE III. – NONCONFORMITIES.

DIVISION 1. – GENERALLY.

Secs. 117-85 – 117-94. – Reserved.

DIVISION 2. – TYPES OF NONCONFORMITIES

Secs. 117-95 -117-114. – Reserved.

DIVISION 3. – ABANDONMENT OF OR RESTORATION AFTER DAMAGE

Secs. 117-115- 117-119. – Reserved.

DIVISION 4. – EXPANSIONS

Sec. 117-120- 117-124. – Reserved.

ARTICLE IV. – ZONING DISTRICTS

DIVISION 1. – GENERALLY.

Secs. 117-125-117-134. – Reserved.

DIVISION 2. -(AG) AGRICULTURAL – RESIDENTIAL, COMMERCIAL, INDUSTRIAL

Sec. 117-135. - Purpose.

The purpose of (AG) is to promote the growth of agricultural development and is intended to protect farming, ranching and timberland harvesting. This district also promotes the growth of low-density residential development, commercial and industrial development which promotes agricultural uses. All lots will be a minimum of three (3) acres.

Sec. 117-136. - Permitted uses.

- A. Allowed Uses:
 - 1. Detached Single-Family Dwelling (including Mobile/Manufactured homes)
 - 2. Modular with or without chassis
 - 3. Vegetable and flower gardens
 - 4. Growing of crops (commercial and noncommercial)
 - 5. Timberland harvesting
 - 6. Livestock (commercial and noncommercial)
 - 7. Major/Minor utilities (wastewater treatment facilities/electrical sub-stations)
 - 8. Civic, school and municipal uses (see definition)
 - 9. Cemeteries and/or memorial gardens
 - 10. Day Care Facilities
 - 11. Convenience stores (with/without gas)
 - 12. Churches, temples, rectories, parish houses, and synagogues
 - 13. Guest houses
 - 14. Water wells
 - 15. Communication towers
- B. Accessory uses:
 - 1. Home Occupations
 - 2. Garages
 - 3. Small business
 - 4. Tennis courts, swimming pools, garden homes, tool sheds
 - 5. Raising and keeping of domestic animals
- C. Recreational uses:
 - 1. Public parks, playgrounds, playfields, parkways, etc. including uses accessory to their incidental operations.
 - 2. Country club/Golf courses
- D. Not Allowed:
 - 1. Landfills
 - 2. Gentlemen's clubs/private adult membership clubs
 - 3. Adult video/book stores and adult gift shops

Sec. 117-137. - Site and structure provisions.

Required Minimum Building Line Setbacks:

Front Yard: twenty-five (25') feet

Rear Yard: twenty (20') feet

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

Secs. 117-138 -117-144. - Reserved.

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

Sec. 117-145. - Purpose.

The purpose of (AG) is to promote the growth of agricultural development and is intended to protect farming, ranching and timberland harvesting. This district also promotes the growth of low-density residential development, commercial and industrial development which promotes agricultural uses. All lots will be a minimum of three (3) acres.

Sec. 117-146. - Permitted uses.

- A. Allowed Uses:
 - 1. Detached Single Family Home (including mobile/manufactured homes)
 - 2. Vegetable and flower Gardens
 - 3. Minor Utilities (neighborhood wastewater treatment facility)
 - 4. Civic, educational and municipal Uses (see definitions)
 - 5. Guest House
 - 6. Cemeteries and/or Memorial Gardens
 - 7. Day Care Facilities
 - 8. Convenience stores (with/without gas)

9. Small Business (see definitions)
 10. Hospitals and clinics
 11. Churches, temples, rectories, parish houses and synagogues
 12. Water wells
 13. Communication towers
- B. Accessory Uses:
1. Home Occupations (see definitions)
 2. Vegetable and flower Gardens (commercial and noncommercial)
 3. Individual boat or camping trailer storage
 4. Tennis court, swimming pools, garden homes, tool sheds
- C. Recreational Uses:
1. Public parks and open spaces, playgrounds, playfields, parkways, etc. including accessories incidental to their operations
 2. Country club/Golf courses
- D. Not Allowed:
1. Landfills
 2. Gentlemen's clubs/private adult membership clubs
 3. Adult video/book stores and adult gift shops

Sec. 117-147. - Site and structure provisions.

Required Minimum Building Line Setbacks:

Front Yard: twenty-five (25') feet

Rear Yard: twenty (20') feet

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

Secs. 117-148 -117-154. - Reserved.

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

Sec. 117-155. - Purpose.

The purpose of (R-2) is to permit low-density single family residential development. All lots will have a maximum of no more than four (4) lots per one (1) acre.

Sec. 117-156. - Permitted uses.

- A. Allowed uses:
1. Detached Single Family Home
 2. Flower and Vegetable Garden
 3. Parks and open spaces
 4. Minor Utilities (neighborhood wastewater treatment facility)
 5. Civic, school and Municipal Uses (see definitions)
 6. Guest House
 7. Cemeteries and/or Memorial Parks
 8. Day Care Facilities
 9. Convenience stores (with/without gas)
 10. Communication towers
- B. Accessory Uses:
1. Home Occupations
 2. Vegetable and Flower Gardens (noncommercial)
 3. Individual boat or camper trailer storage
 4. Tennis Court, swimming pools, Garden Homes, tool sheds
- C. Recreational Uses:
1. Public parks and open spaces, playgrounds, playfields, parkways, etc. including accessories incidental to their operations
 2. Country club/Golf courses
- D. Not Allowed:
1. Landfills
 2. Gentlemen's clubs/adult private membership clubs
 3. Adult video/book stores and adult gift shops

Sec. 117-157. - Site and structure provisions.

Minimum Lot Area: seven thousand two hundred (7200sqft) square feet

Minimum Width: sixty (60') feet

Minimum Length: one hundred twenty (120') feet

Required Minimum Building Line Setbacks:

Front Yard: twenty-five (25') feet

Rear Yard: twenty (20') feet

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

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

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

Secs. 117-158 -117-164. - Reserved.

DIVISION 5. -(R-3) – GARDEN HOMES

Sec. 117-165. - Purpose.

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

Sec. 117-166. - Permitted uses.

A. Allowed Uses:

1. Detached single family Home
2. Flower and Vegetable Garden
3. Parks and Open Spaces
4. Minor Utilities (neighborhood wastewater treatment facility)
5. Civic, school and Municipal Uses (see definitions)
6. Cemeteries and/or Memorial parks
7. Day Care Facilities
8. Convenience stores (with/without gas)

B. Accessory Uses:

1. Swimming pools, tool sheds

C. Recreational Uses:

1. Public parks and open spaces, playgrounds, playfields, parkways, etc. including accessories incidental to their operations
2. Country club/Golf Courses

D. Not Allowed:

1. Landfills
2. Gentlemen's clubs/adult private membership clubs
3. Adult video/book stores and adult gift shops

Sec. 117-167. - Site and structure provisions.

Minimum Lot Area: four thousand (4000sqft) square feet

Minimum Width: forty (40') feet

Minimum Length: one hundred (100') feet

Required Minimum Building Line Setbacks:

Front Yard: twenty-five (25') feet

Rear Yard: twenty (20') feet

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

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

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

Secs. 117-168 -117-174. - Reserved.

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

Sec. 117-175. - Purpose.

The purpose of (R-4) is to permit medium-density two-family and multi-family homes. R-4 allows for buildings up to two (2) stories in height. These individual attached buildings are usually structured in a row and often share a common roof and foundation. Each individual attached building will have its own outdoor space. Buildings must be compatible with surrounding residential developments.

Sec. 117-176. - Permitted uses.

- A. Allowed Uses:
 - 1. Attached house
 - 2. Flower and Vegetable Garden (noncommercial)
 - 3. Parks and open Spaces
 - 4. Minor utilities (neighborhood wastewater treatment facility)
 - 5. Civic, school and municipal Uses (see definitions)
 - 6. Guest House
 - 7. Cemeteries and/or Memorial Gardens
 - 8. Day care facilities
 - 9. Convenience stores (with/without gas)
- B. Accessory Uses:
 - 1. Bed and breakfast
 - 2. Major Utilities
 - 3. Home Occupations
 - 4. Flower and Vegetable Gardens
 - 5. Private Garages
 - 6. Tennis Courts, swimming pools, tool sheds
- C. Recreation Uses:
 - 1. Public parks, playgrounds, playfields, parkways etc. including uses accessory to their incidental operations
 - 2. Golf courses
- D. Not Allowed:
 - 1. Landfills
 - 2. Gentlemen's clubs/adult private membership clubs
 - 3. Adult video/book stores and adult gift shops

Sec. 117-177. - Site and structure provisions.

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

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

Minimum Lot Area: two thousand (2,000sqft) square feet

Minimum Width: twenty (20') feet

Minimum Length: one hundred (100') feet

Minimum Building Line Setbacks:

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

Rear Yard: twenty-five (25') feet

Side Yard: seven (7') feet

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

Secs. 117-178 - 117-184. - Reserved.

DIVISION 7. -(R-5) RESIDENTIAL – MULTI-FAMILY (MULTI-LEVEL CONDOMINIUMS AND APARTMENTS)

Sec. 117-185. - Purpose.

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

Sec. 117-186. - Permitted uses.

- A. Allowed Uses:
 - 1. Attached Home
 - 2. Apartments (multi-family Dwelling)

3. Flower and Vegetable Gardens (noncommercial)
 4. Parks and Open Spaces
 5. Minor Utilities (neighborhood wastewater treatment facility)
 6. Civic, school and municipal Uses (see definitions)
 7. Cemeteries and/or Memorial Gardens
 8. Day Care Facilities
 9. Convenience stores (with/without gas)
 10. Bed and Breakfast
 11. Major Utilities (parish water treatment facilities and electrical sub-stations)
- B. Accessory Uses:
1. Home Occupations
 2. Flower Gardens
 3. Private Garages
 4. Tennis courts, swimming pools, tool sheds, pergolas, barbecue ovens and similar uses customary to residential uses
 5. Coin operated laundry rooms
- C. Recreation uses:
1. Public parks, playgrounds, playfields, parkways, etc. including uses accessory to their incidental operation
 2. Golf courses
- D. Not Allowed:
1. Landfills
 2. Gentlemen's clubs/adult private membership clubs
 3. Adult video/book and adult gift shops

Sec. 117-187. - Site and structure provisions.

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

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

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

Required Building Line Setbacks:

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

Building Height: maximum forty (40') feet

Secs. 117-188 - 117-194. - Reserved.

DIVISION 8. - (MHP) MOBILE HOME PARK

Sec. 117-195. - Purpose.

The purpose of (MHP) is to permit the use of mobile home parks. A minimum of three (3) acres is required for each mobile home park with a minimum frontage of two hundred (200') feet. A maximum density of seven point five (7.5) mobile home sites per one (1) acre shall be allowed.

Sec. 117-196. - Site and structure provisions.

See Parish Ordinance; Article II, Sec. 125-49 – 125-52

Secs. 117-197 - 117-204. - Reserved.

DIVISION 9. - (MU) MIXED-USE – RESIDENTIAL/COMMERCIAL

Sec. 117-205. - Purpose.

The purpose of (MU) (ex. Juban Crossing) is to promote the use of hotels/motels, multi-family residential, retail, service and commercial development within this district. This district should serve as a transition between Commercial/Industrial and Residential districts.

Sec. 117-206. - Permitted uses.

A. Allowed uses:

1. Detached living (single-family Dwelling)
 2. Attached homes
 3. Apartments (multi-family dwelling)
 4. Hotels/Motels
 5. Civic, school and municipal uses
 6. Parks and open spaces
 7. Major /minor utilities (water treatment/electrical sub-stations)
 8. Day Care
 9. Country Clubs
 10. All Medical
 11. All Office
 12. Financial Institutions
 13. All restaurants
 14. Retail
 15. Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business (ex. Furniture, micro-breweries)
 16. Convenience stores (with/without gas)
 17. Cemeteries and/or Memorial Gardens
- B. Accessory uses:
1. Gardens (non-commercial)
 2. Storage garages and parking lots solely by occupants and guest of the premises
 3. Communication towers
 4. Home Occupations
 5. Tennis courts, swimming pools, tool sheds
 6. Sale of alcohol (when not primary revenue of business)
- C. Recreational uses:
1. Indoor Recreation (ex. jump parks, laser tag, paintball, escape rooms, golf)
 2. Country club/ golf course
 3. Public parks, open spaces, playgrounds, playfields and parkways including uses accessory to their incidental operations
- D. Not Allowed:
1. Landfills
 2. Gentlemen's clubs/adult private membership clubs
 3. Adult video/book stores and adult gift shops
 4. Liquor store

Sec. 117-207. - Site and structure provisions.

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

The buffer zone shall also have an eight (8') foot-high solid wood, brick, or masonry fence between any multi-family, commercial, institutional, religious, educational or public property adjacent to any residential development and maintained by property owner.

Mixed-use Development (hotels/motels)

Minimum Lot Area: nine thousand (9000sqft) square feet

Minimum Width: seventy-five (75') feet

Minimum Length: one hundred twenty (120') feet

Required Building Line Setbacks:

Duplex and Townhome: see R-4 residential

Multi-family: see R-5 residential

Building Height: see R-4 & R-5 residential

Commercial Development:

Minimum Lot Size: see C-2 commercial

Minimum Parking Setbacks: see C-2 commercial

Building Height: see C-2 commercial

Secs. 117- 208 - 117-214. - Reserved.

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

Sec. 117-215. - Purpose.

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

Sec. 117-216. - Permitted uses.

A. Allowed uses:

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

B. Accessory uses:

1. Home Occupations
2. Private Garages
3. Tennis courts, swimming pools, garden homes, sheds
4. Accessory places of worship
5. Gardens (non-commercial)
6. Sale of alcohol (primary revenue of business is alcohol or tobacco)

C. Recreational uses:

1. Public parks, open spaces and playgrounds including uses accessory to their incidental operations
2. Indoor recreation (ex. jump park, laser tag, escape rooms, golf)

D. Not Allowed:

1. Landfills
2. Gentlemen's clubs/adult private membership clubs
3. Adult video/book stores and adult gift shops

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

Minimum Parking Setbacks:

Primary Parking: primary parking should be located behind the building or in a designated Parking lot area; street parking is allowed if a designated space is available

Side Street: street parking is allowed if a designated space is available

Building Height: maximum three (3) stories or forty (40) feet

Secs. 117-218 - 117-224. - Reserved.

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

Sec. 117-225. - Purpose.

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

Sec. 117-226. - Permitted uses.

- A. Allowed uses:
 - 1. Civic, school and municipal uses
 - 2. Minor utilities (neighborhood wastewater treatment)
 - 3. Day Care
 - 4. Medical
 - 5. Office
 - 6. Overnight Lodging (boutique hotel, bed and breakfast, air bnb)
 - 7. Financial Institutions
 - 8. Business Services (see definitions)
 - 9. Retail
 - 10. Restaurants
 - 11. Convenience store with/without gas
 - 12. Cemeteries and/or Memorial gardens
 - 13. Major Utilities (parish water treatment facilities and electric sub-stations)
 - 14. Places of worship
- B. Accessory uses:
 - 1. Gardens (non-commercial uses)
 - 2. Home Occupations
- C. Recreational uses:
 - 1. Tennis courts, swimming pools, garden homes
 - 2. Parks, playgrounds, play fields, open spaces
 - 3. Country club/golf courses
- D. Not Allowed:
 - 1. Landfills
 - 2. Gentlemen's clubs/adult private membership clubs
 - 3. Adult video/book stores and adult gift shops
 - 4. Sale of alcohol (primary revenue of business is alcohol/tobacco)

Sec. 117-227. - Site and structure provisions.

Minimum Lot Size:

Area: eleven thousand two hundred (11,200sqft) square feet

Width: eighty (80') feet

Minimum Building Line Setbacks:

Front Yard: forty (40') feet

Rear Yard: forty (40') feet

Side Yard: twenty (20') feet

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

Secs. 117-228 - 117-234. - Reserved.

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

Sec. 117-235. - Purpose.

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

Sec. 117-236. - Permitted uses.

- A. Allowed use:
 - 1. Civic, school and municipal uses
 - 2. Major/minor utilities (Parish/neighborhood water treatment facilities/electric sub-stations)
 - 3. Day Care
 - 4. Medical

5. Office
 6. All overnight lodging
 7. Service Businesses (see definitions)
 8. Financial institutions
 9. Retail
 10. Restaurant
 11. Convenience store with/without gas
 12. Commercial self-storage
 13. Warehouse and distribution
 14. All vehicle sales, rentals and services
 15. All boat sales, rentals and services
 16. Cemeteries and/or Memorial parks
 17. Commercial parking lot and garage
 18. microbreweries
- B. Accessory uses:
1. Gardens (non-commercial)
 2. Communication towers
 3. Sale of alcohol (primary revenue of business is alcohol/tobacco)
- C. Recreational uses:
1. Tennis courts, swimming pools, garden homes,
 2. Parks, play grounds, play fields, open spaces
 3. Country club/golf courses
 4. Indoor recreation facilities (ex. jump parks, laser tag, escape rooms, golf)
- D. Not Allowed:
1. Landfills
 2. Gentlemen's clubs/adult private membership clubs
 3. Adult video/book stores and adult gift shops

Sec. 117-237. - Site and structure provisions.

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

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

Minimum Lot Size:

Area: six thousand five hundred (6,500sqft) square feet

Width: sixty-five (65') feet

Max Height:

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

Secs. 117-238 - 117-244. - Reserved.

DIVISION 13. -(C-2) COMMERCIAL- HEAVY COMMERCIAL

Sec. 117-245. - Purpose.

The purpose of C-2 is to promote a variety of heavy commercial activities along with warehousing and distribution. Because of high commercial traffic this district should be located on a major artery with easy access to interstate roads.

Sec. 117-246. - Permitted uses.

A. Allowed uses:

1. Civic, school and municipal uses
2. Major/minor utilities (Parish/neighborhood water treatment plants/electrical substations)

3. Day Care
 4. Medical
 5. Office
 6. Overnight Lodging
 7. Financial Institutions
 8. Business Services
 9. Retail
 10. Restaurants
 11. microbreweries
 12. Convenience store with/without gas
 13. Commercial self-storage
 14. Warehouse and distribution
 15. All vehicle sales, rentals and service
 16. All boat sales, rental and services
 17. Commercial parking lot and garage
 18. All light industrial
 - a. Metal fabrication
 - b. Lumber/metal yards
 - c. Canning and bottling plants
 - d. Contractor yards
 - e. Equipment repair
- B. Accessory uses:
1. Gardens (non-commercial)
 2. Communication towers
 3. Sale of alcohol (primary revenue of business is alcohol/tobacco)
- C. Recreational uses:
1. Tennis courts, swimming pools, garden homes
 2. Parks, playgrounds, play fields, open spaces
 3. Country club/ golf courses
 4. Indoor recreation (ex. Jump parks, laser tag, escape rooms, golf)
- D. Not Allowed:
1. Landfills
 2. Gentlemen's clubs/adult private membership clubs
 3. Adult video/book stores and adult gift shops

Sec. 117-247. - Site and structure provisions.

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

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

Minimum Lot Size:

Area: five thousand (5,000sqft) square feet

Width: sixty-five (65') feet

Max Height:

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

Secs. 117-248 - 117-254. - Reserved.

DIVISION 14. -(I-1) INDUSTRIAL – LIGHT INDUSTRIAL

Sec. 117-255. - Purpose.

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

Sec. 117-256. - Permitted uses.

A. Allowed uses:

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

B. Accessory uses:

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

C. Recreational uses:

1. No recreational uses

D. Not Allowed:

1. Landfills
2. Gentlemen's clubs/adult membership clubs
3. Adult video/book stores and adult gift shops

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

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

Minimum lot size:

Area: seventeen thousand five hundred (17,500sqft) square feet

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

Secs. 117-258 - 117-264. - Reserved.

DIVISION 15. -(I-2) INDUSTRIAL – HEAVY INDUSTRIAL

Sec. 117-265. – Purpose.

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

Sec. 117-266. - Permitted uses.

A. Allowed uses:

1. Machinery repair
2. Railroad stations and yards
3. Guard shack/watchmen quarters
4. All commercial vehicle sales, rentals and service
5. Convenience stores with/without gas
6. Warehouse

7. Off street parking facilities
 8. Distribution
 9. Lumber/steel yards
 10. Salvage yards
 11. Storage yards
 12. Transportation terminals
 13. Heavy/light Manufacturing
 14. Canning and bottling
 15. Concrete plants
 16. Machine shop
 17. Storage of petroleum or similar products
 18. Petroleum processing
 19. Smelters
 20. Metal processing
 21. Major/minor utilities (parish water treatment/electrical sub-stations)
- B. Accessory uses:
1. Accessory structures shall be clearly incidental to a principle structure
 2. Accessory structures shall be located on the same or contiguous lot with same ownership
 3. Accessory structures shall be separated from principle structures by ten (10) feet
- C. Recreational uses:
1. No recreational uses
- D. Not Allowed:
1. Landfills
 2. Gentlemen's clubs/adult private membership clubs
 3. Adult video/book stores and adult gift shops

Sec. 117-267. – Site and structure provisions.

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

Minimum lot size:

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

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

Secs. 117-268 - 117-274. - Reserved.

DIVISION 16. -(APT) AIRPORT – AIRPORT

Sec. 117-275. – Purpose.

The purpose of APT is to promote development, business and growth that corresponds to the air travel industry while also promoting safe practices and procedures inside the airport. APT also establishes certain zones and buffers of all land located in and around the airport for aircraft approach and clear zone planning.

Sec. 117-276. - Permitted uses.

- A. Allowed uses:
1. See Airport Commission for rules and regulations
- B. Accessory uses:
1. See Airport Commission for rules and regulations
- C. Recreational uses:
1. See Airport Commission for rules and regulations
- D. Not Allowed:
1. See Airport Commission for rules and regulations
 2. Landfills

Secs. 117-277 - 117-284. - Reserved.

DIVISION 17. -(H-1) HISTORICAL – HISTORICAL BUILDINGS

Sec. 117-285. – Purpose.

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

Sec. 117-286. - Permitted uses.

- A. Allowed uses:
 - 1. See Historical Society rules and regulations
- B. Accessory uses:
 - 1. See Historical Society for rules and regulations
- C. Recreational uses:
 - 1. See Historical Society for rules and regulations
- D. Not Allowed:
 - 1. See Historical Society for rules and regulations
 - 2. Landfills

Secs. 117-287 - 117-294. - Reserved.

DIVISION 18. -(UC) UNCLASSIFIED – RESIDENTIAL AND COMMERCIAL

Sec. 117-295. – Purpose.

The purpose of UC is to reduce regulations in rural areas of Livingston Parish and allow for residential and commercial growth in these areas which are difficult to plan. The intent is to allow development in rural areas to advance to the point where parish planners can identify patterns and implement appropriate land use principals. This zoning will contain a specific list of uses that WILL NOT be allowed to help ensure growth is positive and has minimal impact on the quality of life rural residents of Livingston Parish enjoy today. All lots in this development shall be a minimum of a one half (1/2) acre.

Sec. 117-296. - Permitted uses.

- A. Allowed uses: (list in progress)
- B. Accessory uses:
- C. Recreational uses:
- D. Not Allowed:
 - 1. Landfills
 - 2. Gentlemen’s clubs/adult private membership clubs
 - 3. Adult video/book stores and adult gift shops

Sec. 117-297. – Site and structure provisions.

Required Minimum Building Line Setbacks:

Front Yard: thirty-five (35’) feet

Rear Yard: forty (40’) feet

Side Yard: ten (10’) feet

Minimum Lot Size:

Width: Seventy-five (75’) feet

Secs. 117-298 - 117-304. - Reserved.

ARTICLE V. SPECIAL USE PERMITS

DIVISION 1. – GENERALLY.

Sec. 117-305- Purpose.

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

Secs. 117-306 - 117-309. – Reserved.

DIVISION 2. -(SRP) SHOOTING RANGE PERMIT

Sec. 117-310. – Purpose.

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

Sec. 117-311. – Site and structure provisions.

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

Secs. 117-312 - 117-324. - Reserved.

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

Sec. 117-325. – Purpose.

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

Sec. 117-326. – Site and structure provisions.

Rules and Regulations; See Parish Ordinance, Amendments sec. 9-111.1 – 9-111.9

Secs. 117-327 - 117-334. - Reserved.

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

Sec. 117-335. – Purpose.

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

Secs. 117-336 - 117-344. - Reserved.

DIVISION 5.- (ERP) EXPEDITED RE-ZONING PERMIT – RESIDENTIAL, COMMERCIAL, INDUSTRIAL

Sec. 117-345.- Purpose.

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

Secs. 117-346 – 117-354. – Reserved.

All ordinances or parts of ordinances in conflict herewith are hereby repealed. If any provision of this ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this ordinance are hereby declared to be severable.

This ordinance shall become effective upon adoption.

This ordinance having been submitted to a vote; the vote thereon was as follows:

YEAS: MR. WASCOM, MR. TALBERT, MR. ARD, MR. DELATTE, MR. HARRIS,
MR. MCMORRIS, MR. KEEN, MR. GIRLINGHOUSE, MR. MACK

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

And the ordinance was declared adopted on the 26th day of August 2021.

1/2 Garry Talbert

Garry Talbert, Council Chairman

ATTEST:

1/2 Sandy C. Teal

Sandy C. Teal, Council Clerk

1/2 Layton Ricks

Layton Ricks, Parish President