

Proposed Unified Development Code Amendments

Appendix A. Definitions

~~**Adult Day Care**—A facility, operated for profit or not, in which care basic services are provided through its ownership or management for part of a day to three or more persons who are 18 years of age or older, not related to the owner or operator by blood or marriage, and who require such services.~~

Adult Day Health Care Center (ADHC). Any place owned or operated for profit or nonprofit by a person, society, agency, corporation, institution, or any group wherein two or more functionally impaired adults who are not related to the owner or operator of such agency are provided with adult day health care services. This center type will be open and providing services at least five continuous hours in a 24-hour day. All ADHC centers shall be licensed by the Department of Health. [R.S. 40:2120.42]

~~**Assisted Living Facility**—Any group housing and services program for two (2) or more unrelated adults, by whatever name it is called, that makes available, at a minimum, one (1) meal a day and housekeeping services and provides personal care services directly or through a formal written agreement with one (1) or more licensed home care or hospice agencies.~~

Adult Residential Care Home (ARCH). A publicly or privately operated residence that provides personal assistance, lodging, and meals for compensation to two or more adults who are unrelated to the residence licensee, operator, or administrator. [R.S. 40:2166.3(1)]

~~**Day Care Center**—A private for profit or non-profit business, whether licensed by the State or not, to provide daytime care of children or adults, excluding overnight care and public or private primary and/or secondary educational facility.~~

Family Child Care Provider (FCC). An individual who provides child care services for fewer than twenty-four hours per day per child, as the sole caregiver, for six or fewer children, in a private residence. [R.S. 17:407.62]

Child Day Care Center. any place or facility operated by any institution, political subdivision, society, agency, corporation, person or persons, or any other group for the purpose of providing care, supervision, and guidance of seven or more children, not including those related to the caregiver, unaccompanied by parent or legal custodian, on a regular basis for at least twelve and one-half hours in a continuous seven-day week. [R.S. 17:107.33(3)] Said facility shall be licensed by the State of Louisiana.

~~**Group Care Facility**—a residential facility providing room and board to a group of more than six (6) persons who are not able to care for themselves due to a disability or age, with at least one full time supervisory resident or staff, and licensed by the State of Louisiana.~~

~~**Group Living Facility**—a residential facility providing long term room and board to a group of up to six (6) persons.~~

Adult Residential Care Home (ARCH). A publicly or privately operated residence that provides personal assistance, lodging, and meals for compensation to two or more adults who are unrelated to the residence licensee, operator, or administrator. [R.S. 40:2166.3(1)]

Adult Residential Care Provider (ARCP). a facility, agency, institution, society, corporation, partnership, company, entity, residence, person or persons, or any other group which provides adult residential care for compensation to two or more adults who are unrelated to the licensee or operator. Adult residential care may include but is not limited to the following services: lodging, meals, medication administration, intermittent nursing services, assistance with self-administration of medications, assistance with personal hygiene, assistance with transfers and ambulation, assistance with dressing, housekeeping, and laundry. [R.S. 40:2166.3]

There are four modules of adult residential care providers described in R.S. 40:2166.5(B)(11):

Level 1. Personal care home. An adult ARCP that provides room and board and personal services, for compensation, to two but not more than eight residents in a group living and dining setting, and is located in a home that is designed as any other private dwelling in the neighborhood and is licensed by the State of Louisiana Department of Health and Hospitals.

Level 2. Shelter care home. An adult ARCP that provides room and board and personal services, for compensation, to nine but no more than sixteen residents in a group living and dining setting and is licensed by the State of Louisiana Department of Health and Hospitals.

Level 3. Assisted living facility. An adult ARCP that provides room and board and personal services, for compensation, to seventeen or more residents who reside in individual living units that contain, at a minimum, one room with a kitchenette and a private bathroom and licensed by the Louisiana Department of Health. This use does not include an establishment which provides care only during the day, or a halfway house for recovering alcohol and drug abusers.

Alzheimer's Special Care Unit (ASCU). Any adult residential care provider, as defined in R.S. 40:2166.3, or nursing home, as defined in R.S. 40:2009.2, that segregates or provides a special program or special unit for residents with a diagnosis of probable Alzheimer's disease or related disorder so as to prevent or limit access by a resident to areas outside the designated or separated area or that advertises, markets, or otherwise promotes the facility as providing specialized Alzheimer/dementia care services. [R.S. 20:2200.1]

Community home (developmental disabilities). A living option, certified, licensed, or monitored by the Louisiana Department of Health, where six or fewer people with developmental disabilities reside. [28:451.2(4)] **Group Home (developmental disabilities).** A certified, licensed, or monitored living option for 7 to 15 individuals with developmental disabilities. Specifically, it's a type of residential facility designed for individuals with developmental disabilities, providing a living environment where a group of people reside together. [R.S. 28:451.2(13)] **Residential facilities (developmental disabilities).** Living options that are certified and licensed by the department to provide residential services to sixteen or more persons. [R.S. 28:451.2(24)]

Developmental disability is either:

- (a) A severe, chronic disability of a person that:
 - (i) Is attributable to an intellectual or physical impairment or combination of intellectual and physical impairments.
 - (ii) Is manifested before the person reaches age twenty-two.

- (iii) Is likely to continue indefinitely.
 - (iv) Results in substantial functional limitations in three or more of the following areas of major life activity:
 - (aa) Self-care.
 - (bb) Receptive and expressive language.
 - (cc) Learning.
 - (dd) Mobility.
 - (ee) Self-direction.
 - (ff) Capacity for independent living.
 - (gg) Economic self-sufficiency.
 - (v) Is not attributed solely to mental illness.
 - (vi) Reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services which are of lifelong or extended duration and are individually planned and coordinated.
- (b) A substantial developmental delay or specific congenital or acquired condition in a person from birth through age nine which, without services and support, has a high probability of resulting in those criteria in Subparagraph (a) of this Paragraph later in life that may be considered to be a developmental disability. [R.S. 28:451.2(11)].

Nursing Home. A facility, licensed by the State of Louisiana, that provides nursing care for two or more persons who are not related by blood or marriage to the operator, on a 24-hour, continuing basis for elderly, chronically ill, or postoperative convalescent patients, excluding a facility providing surgical or emergency medical services. and excluding a facility providing care primarily for alcoholism, drug addiction, mental disease, or communicable disease. See R.S. 40:2009.2. This type of facility is licensed by the Louisiana Department of Health in accordance with the requirements of R.S. 40:2009.3.

Therapeutic Group Home (TGH) A facility that provides community-based residential services to clients under the age of 21 in a home-like setting of no greater than 10 beds under the supervision and oversight of a psychiatrist or psychologist. [Louisiana Administrative Code, Title 48, Part 1: Ch. 62: Sub. A Sec. 6203 Definitions] These homes are licensed by the Louisiana Department of Health.

~~**Boarding Home** A for-profit or nonprofit boarding home, rest home, or other home for the sheltered care of adult persons which, in addition to providing food and shelter to four (4) or more persons unrelated to the owner/operator, may also provide any personal care or service beyond food, shelter, and laundry.~~

~~**Lodging House** A dwelling consisting of not more than one (1) living unit occupied by not more than twenty (20) persons not related by blood, marriage, or adoption. This term includes rooming house, tourist home, and nursing home.~~

~~**Rooming House** Any building or portion thereof which contains guest rooms which are designed or intended to be let or hired out for occupancy and which contains living units rather than only bedrooms, as in hotels and motels.~~

Boarding House, (also referred to as Lodging House, or Rooming House). A dwelling or building other than an apartment building, hotel, group home, residential care center, dormitory, motel, motor lodge, tourist home or medical/health facility, that contains sleeping rooms where

lodging, or lodging and meals are provided for no more than six (6) unrelated persons are provided for compensation.

SHELTERS

Emergency Shelter. A public facility intended to be utilized as a public evacuation shelter in specific circumstances, such as extreme weather or disaster management scenarios. that meets minimum criteria for structural survivability and sufficiency of operational space using the structural requirements of American Red Cross Standard ARC 4496, "Guidelines for Hurricane Evacuation Shelter Selection," and based on guidance from the Federal Emergency Management Agency. This definition does not include a homeless shelter. This use is allowed in the zoning districts listed in the Table 6.2 "Permitted Uses or in any government facility meeting the ARC 4496 standards.

Homeless Shelter ~~a specialized social service providing temporary housing to those without a permanent residence.~~ A facility that provides temporary housing for homeless individuals and/or families, with or without charge, and with or without meals. This facility could offer bedding in a shared space or individual rooms. A homeless shelter is not considered an emergency shelter.

Article 6. Zoning Districts

6.1.1 Residential Single-Family

A. RS-11

The RS-11 District is a single-family dwelling residential district allowing for large lots and including noncommercial uses generally associated with family residential areas.

- a. Allowed Uses
 - 1. Detached Single-Family Dwelling (including modular without chassis)
 - 2. Gardens, growing of crops (noncommercial)
 - 3. Parks and Open Space
 - 4. Minor utilities
 - 5. Civic Uses
 - 6. Guest House
 - 7. Cemeteries and/or Memorial Gardens
- b. Conditional Uses
 - 1. ~~Day Care Facility~~
- c. Accessory Uses
 - 1. Home Occupations
 - 2. Vegetable and Flower Gardens
 - 3. Private Garages
 - 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 - 5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.

6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

B. RS-11.A

The RS-11.A District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas. This district also allows for Agriculture and is intended to protect farming ranching and timberlands and uses while preventing the encroachment of incompatible land uses

A. Permitted Uses

1. Detached Single-Family Dwelling (Including Mobile/Manufactured Home)
2. Modular with and without chassis
3. Vegetable and Flower Gardens
4. Growing of crops
5. Parks and Open Space
6. Minor utilities
7. Civic Uses
8. Cemeteries and/or Memorial Gardens
9. Adult Day Care Home. Must comply with Sec. 6.3.6
10. Family Child Care. Must comply with Sec. 6.3.4
11. Personal Care Home for 2-8 residents. Must comply with Sec. 6.3.5
12. Community Home with up to 6 persons with developmental disabilities. Must comply with Sec. 6.3.5

B. Conditional Uses

1. ~~Day Care Facility~~
 1. Shelter Care Home for 9-16 residents. Must comply with Sec. 6.3.5
 2. Assisted living facility for 17 or more residents. Must comply with Sec. 6.3.5
 3. Group Home for 7-15 persons with developmental disabilities. Must comply with Sec. 6.3.5
 4. Residential Facility for 16 or more persons with developmental disabilities. Must comply with Sec. 6.3.5

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

C. RS-8

The RS-8 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas

A. Allowed uses

1. Detached Single-Family Dwelling (including modular without chassis)

- 2. Gardens, growing of crops (noncommercial)
- 3. Parks and Open Space
- 4. Minor utilities
- 5. Civic Uses
- 6. Guest House
- 7. Cemeteries and/or Memorial Gardens
- 8. Adult Day Care Home. Must comply with Sec. 6.3.6
- 9. Family Child Care. Must comply with Sec. 6.3.4
- B. Conditional Uses
 - ~~1. Day Care Facility~~
- C. Accessory Uses
 - 1. Home Occupations
 - 2. Vegetable and Flower Gardens
 - 3. Private Garages
 - 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 - 5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
 - 6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

D. RS-5

The RS-5 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

- A. Allowed Uses
 - 1. Detached Single-Family Dwelling (including modular without chassis)
 - 2. Gardens, growing of crops (noncommercial)
 - 3. Parks and Open Space
 - 4. Minor utilities
 - 5. Civic Uses
 - 6. Guest House
 - 7. Cemeteries and/or Memorial Gardens
 - 8. Adult Day Care Home. Must comply with Sec. 6.3.6
 - 9. Family Child Care. Must comply with Sec. 6.3.4
 - 10. Personal Care Home for 2-8 residents. Must comply with Sec. 6.3.5
 - 11. Community Home with up to 6 persons with developmental disabilities. Must comply with Sec. 6.3.5
- B. Conditional Uses
 - ~~1. Day Care Facility~~
- C. Accessory Uses
 - 1. Home Occupations
 - 2. Vegetable and Flower Gardens
 - 3. Private Garages
 - 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses

5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

D- E. RS-3

The RS-3 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

A. Allowed Uses

1. Detached Single-Family Dwelling (including modular without chassis)
2. Gardens, growing of crops (noncommercial)
3. Parks and Open Space
4. Minor utilities
5. Civic Uses
6. Guest House
7. Cemeteries and/or Memorial Garden
8. Adult Day Care Home. Must comply with Sec. 6.3.6
9. Family Child Care. Must comply with Sec. 6.3.4
10. Personal Care Home for 2-8 residents. Must comply with Sec. 6.3.5
11. Community Home with up to 6 persons with developmental disabilities. Must comply with Sec. 6.3.5

B. Conditional Uses

- ~~1. Day Care Facility~~

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

6.1.2 Residential Multi-Family

A. RM-2

The RM-2 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single family and two-family housing together. The RM-2 district allows buildings up to two stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House
3. Gardens growing of crops (noncommercial)

4. Parks and Open Space
 5. Minor Utilities
 6. Civic Uses
 7. Guest House
 8. Cemeteries and/or Memorial Gardens
 9. Adult Day Care Home-In compliance with Sec. 6.3.6
 10. Family Child Care- in compliance with Sec. 6.3.4
- B. Conditional Uses
- ~~1. Day Care Facility~~
- C. Accessory Uses
1. Home Occupations
 2. Vegetable and Flower Gardens
 3. Private Garages
 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
 6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
 7. Single attached accessory apartment. No more than one such unit per lot.

B. RM-3

The RM-3 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family, two-family, and multi-family housing. The RM-3 district is intended to provide for the integration of single-family, two-family, and multi-family housing together. The RM-3 district allows buildings up to three stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House
3. Apartments (multi-family dwelling)
4. Gardens growing of crops (noncommercial)
5. Parks and Open Space
6. Minor Utilities
7. Civic Uses
8. Guest House
9. Cemeteries and/or Memorial Gardens
10. ~~Group Living Facility~~ Personal Care Home for 2-8 residents Must comply with Sec. 6.3.5
11. ~~Group Care Facility~~
12. Alzheimer's Special Care Unit (ASCU).
13. Community Home with up to 6 persons with developmental disabilities. Must comply with Sec. 6.3.5
14. Nursing home. Must comply in compliance with Sec. 6.3.5
15. Therapeutic Group Home with up to 10 clients under 21. Must comply with Sec. 6.3.5

16. Boarding House (Lodging House, and Rooming House). Must comply with Sec. 6.3.6

17. Family Child Care. Must comply with Sec. 6.3.4

18. Adult Day Care Home. Must comply with Sec. 6.3.6

B. Conditional Uses

1. ~~Day Care Facility~~ Child Day Care Center. Must comply with Section 6.3.3

2. Bed and Breakfast

3. Major Utilities

4. Shelter Care Home for 9-16 residents. Must comply with Sec. 6.3.5

5. Assisted living facility for 17 or more residents. Must comply with Sec. 6.3.5

6. Group Home for 7-15 persons with developmental disabilities. Must comply with Sec. 6.3.5

7. Residential Facility for 16 or more persons with developmental disabilities. Must comply with Sec. 6.3.5

8. Adult Day Health Care Center. Must comply with Sec. 6.3.1

C. Accessory Uses

1. Home Occupations

2. Vegetable and Flower Gardens

3. Private Garages

4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses

5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.

6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

7. Single attached accessory apartment. No more than one such unit per lot.

6.1.3 Mixed Use

A. MX-CBD Central Business District

MX-CBD is a multi-use district intended to accommodate office, employment, and residential within the downtown. The district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, living, government, retail, cultural, educational, visitor accommodations and entertainment. The district promotes vertical mixed use (residential/nonresidential) projects that contain active ground floor uses. The MX-CBD district is intended to promote safe, active and pedestrian-scaled mixed use centers. The district enhances the convenience, ease and enjoyment of walking, shopping and public gathering space.

A. Allowed Uses

1. Upper-story living

2. Multi-family living

3. Modular without chassis

4. Office

5. Medical office

6. Civic Use

7. Parks and Open Space

8. Indoor recreational uses except sexually oriented business
9. Overnight lodging
10. All personal service
11. Animal Care (indoor only)
12. All Restaurant
13. All retail sales
14. Bakery shop, provided such operations are limited to the use of non-smoke producing types of furnaces
15. Bank, finance and loan companies
16. Food Store but excluding the dressing or killing of any flesh or fowl
17. Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business and employs not more than five operators engaged in the production of such items.
18. Publishing establishment, printing plant
19. Art studio/gallery
20. Convenience store without gas
21. Dry Cleaning
22. Taxi stand limited to five taxis
23. Wholesale business included within a building – not including warehouse
24. Reception/Banquet Hall
25. Cemeteries and/or Memorial Gardens

B. Accessory Uses

1. Home Occupations
2. Private Garages
3. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
4. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
5. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
6. Gardens for noncommercial uses
7. Incidental storage not to exceed 40% of the floor area
8. Sale of alcohol in conjunction with a full-service restaurant

C. Conditional Uses

1. ~~Day Care Facility~~ Child Day Care Center. Must comply with Section 6.3.3
2. Home occupations
3. Commercial Parking
4. Off street parking facility
5. Social services
6. Convenience store with gas
7. All vehicle sales and rentals
8. All water-oriented sales and services
9. Minor utilities

B. MX-N Neighborhood Mixed Use

The MX-N District is intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Neighborhood Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.

A. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Modular without chassis
3. Attached House
4. Row Houses
5. Apartments (multi-family dwelling)
6. ~~Group living~~
11. ~~Day Care~~
13. All indoor recreation except sexually oriented business
14. All medical
15. All office
16. Overnight lodging
 - a. Bed and Breakfast
17. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
18. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
19. All restaurant
20. All retail sales
21. Art Studio/gallery, no including tattoo parlors
22. Convenience store without gas
23. Convenience store with gas
24. All vehicle sales and services
25. All water oriented sales and services
26. All research and development
27. All vehicle services
28. Off street parking
29. Reception/Banquet Hall
30. Cemeteries and/or Memorial Garden

31. ~~Group Care Facility~~ Personal Care Home for 2-8 residents Must comply with Sec. 6.3.5
32. Alzheimer's Special Care Unit (ASCU).
33. Community Home with up to 6 persons with developmental disabilities. Must comply with Sec. 6.3.5
34. Nursing home. Must comply in compliance with Sec. 6.3.5
35. Therapeutic Group Home with up to 10 clients under 21. Must comply with Sec. 6.3.5
36. Boarding House (includes Lodging House, and Rooming House) Must comply with Sec. 6.3.6
37. Adult Day Care Home. Must comply with Sec. 6.3.6
38. Family Child Care. Must comply with Sec. 6.3.4

B. Conditional Uses

1. Tattoo parlor
2. Major utilities
3. Commercial parking lots and garages
4. All outdoor recreation
5. Sweet Shop
6. ~~Group Living Facility~~
7. Shelter Care Home for 9-16 residents. Must comply with Sec. 6.3.5
8. Assisted living facility for 17 or more residents. Must comply with Sec. 6.3.5
9. Group Home (7-15 persons with developmental disabilities). Must comply with Sec. 6.3.5
10. Residential Facility for 16 or more persons with developmental disabilities. Must comply with Sec. 6.3.5
11. Therapeutic Group Home with up to 10 clients under 21. Must comply with Sec. 6.3.5
12. Child Day Care Center in compliance with Section 6.3.3
13. Adult Day Health Care Center in compliance with Sec. 6.3.1
14. Boarding House (Lodging House, and Rooming House). Must comply with Sec. 6.3.6

C. Accessory Uses

1. Gardens for non-commercial purposes
2. Storage garages and parking lots for use solely by occupants and guests of the premises.
3. Tennis courts, swimming pools
4. Radio and television towers incidental to a permitted use
5. Incidental storage not to exceed 40 percent of the floor area
6. Home occupations

C. MX-C Commercial Mixed Use

MX-C is intended to provide for a variety of residential, retail, service, and commercial uses. While MX-C accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

A. Allowed Uses

1. Detached Living (Single-Family Dwelling)

2. Attached House
3. Modular without chassis
4. Row Houses
5. Apartments (multi-family dwelling)
6. ~~Group living~~
7. Social Services
8. Civic Uses
9. Parks and open space
10. Minor utilities
11. ~~Day Care~~ Child Day Care Center. Must comply with Section 6.3.3
12. Country Club
13. All indoor recreation except sexually oriented business
14. All medical
15. All office
16. All overnight lodging
 - a. Bed and Breakfast
17. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
18. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
19. All restaurant
20. All retail sales
21. Art Studio/gallery, no including tattoo parlors
22. Convenience store without gas
23. Convenience store with gas
24. All vehicle sales and rentals
25. All water oriented sales and services
26. All light industrial
 - a. Bottling plant
 - b. Publishing establishment, printing plant
 - c. Canning and preserving foods
 - d. Lumber yard as part of retail establishment
 - e. Contractor's storage yard
 - f. Carpentry shop
 - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
27. All research and development
28. All self-storage
29. All vehicle services

30. Off street parking
31. Reception/Banquet Hall
32. Cemeteries and/or Memorial Garden
33. ~~Group Care Facility~~ Personal Care Home for 2-8 residents Must comply with Sec. 6.3.5
34. Shelter Care Home for 9-16 residents. Must comply with Sec. 6.3.5
35. Alzheimer's Special Care Unit (ASCU).
35. Community Home with up to 6 persons with developmental disabilities. Must comply with Sec. 6.3.5
36. Nursing home. Must comply in compliance with Sec. 6.3.5
37. Group Home (7-15 persons with developmental disabilities). Must comply with Sec. 6.3.5
38. Emergency Shelter.
39. Boarding House (Lodging House, and Rooming House). Must comply with Sec. 6.3.6
40. Adult Day Health Care Center. Must comply with Sec. 6.3.1

D. Accessory Uses

1. Gardens for non-commercial purposes
2. Storage garages and parking lots for use solely by occupants and guests of the premises.
3. Tennis courts, swimming pools
4. Radio and television towers incidental to a permitted use
5. Incidental storage not to exceed 40 percent of the floor area
6. Home occupations
7. Sale of alcohol in conjunction with a full-service restaurant

E. Conditional Uses

1. Tattoo parlor
2. Major utilities
3. Commercial parking lots and garages
4. All outdoor recreation
5. Sweet Shop
6. Residential Facility (16 or more persons with developmental disabilities). Must comply with Sec. 6.3.5
7. Therapeutic Group Home. (TGH) maximum of 10 beds for clients under 21. Must comply with Sec. 6.3.5

6.1.4 Commercial

A. C-N Commercial Neighborhood

The C-N Neighborhood Commercial District is a non-industrial commercial area more restrictive than other Commercial districts and allowing multi-family residential uses. The C-N district allows buildings up to three stories in height.

A. Permitted Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Row Houses

4. Modular without chassis
 5. Apartments (multi-family dwelling)
 6. ~~Group living~~
 7. Social Services
 8. Civic Uses
 9. Parks and open space
 10. Minor utilities
 11. ~~Day Care~~ Child Day Care Center in compliance with Section 6.3.3
 12. Country Club
 13. All indoor recreation except sexually oriented business
 14. All medical
 15. All office
 16. Overnight lodging
 - a. Bed and Breakfast
 17. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
 18. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
 19. All restaurant
 20. All retail sales
 21. Art Studio/gallery, no including tattoo parlors
 22. Convenience store without gas
 23. All Vehicle Sales and rentals
 24. Reception/Banquet Hall
 25. Cemeteries and/or Memorial Gardens
 26. ~~Group Care Facility~~ Personal Care Home for 2-8 residents Must comply with Sec. 6.3.5
 27. Alzheimer's Special Care Unit (ASCU).
 28. Group Home (7-15 persons with developmental disabilities). Must comply with Sec. 6.3.5
 29. Nursing home. Must comply in compliance with Sec. 6.3.5
 30. Emergency Shelter.
 31. Boarding House (Lodging House, and Rooming House) in compliance with Sec. 6.3.6
 32. Adult Day Health Care Center – in compliance with Sec. 6.3.1
- B. Conditional Uses
1. Tattoo parlor
 2. Major utilities

3. Commercial parking lots and garages
4. All outdoor recreation
5. Sweet Shop
6. Shelter Care Home for 9-16 residents. Must comply with Sec. 6.3.5
7. Residential Facility for 16 or more persons with developmental disabilities. Must comply with Sec. 6.3.5
8. Therapeutic Group Home with up to 10 clients under 21. Must comply with Sec. 6.3.5

C. Accessory Uses

1. Gardens for non-commercial purposes
2. Storage garages and parking lots for use solely by occupants and guests of the premises.
3. Tennis courts, swimming pools
4. Radio and television towers incidental to a permitted use
5. Incidental storage not to exceed 40 percent of the floor area
6. Home occupations
7. Sale of alcohol in conjunction with a full-service restaurant

B. C-H Commercial Highway Corridor

The C-H Highway Commercial groups together those major retail office and service uses that generate high traffic volumes, that could create nuisances to residential area, and that require easy access to a major highway or interstate road. The C-H district allows buildings up to five stories in height.

A. Allowed Uses:

1. Attached House
2. Row Houses
3. Apartments (multi-family dwelling)
4. Modular without chassis
5. Social Services
6. Civic Uses
7. Parks and open space
8. Minor utilities
9. ~~Day Care~~ Child Day Care Center in compliance with Section 6.3.3
10. Country Club
11. All indoor recreation except sexually oriented business
12. All medical
13. All office
14. All overnight lodging
 - a. Bed and Breakfast
15. All passenger terminal
16. All personal services
 - a. Tanning bed facilities
 - b. Barber and beauty shops
 - c. Florists
 - d. Mortuary
 - e. Real Estate office

- f. Banks, financial institutions
 - g. Dry Cleaning
- 17. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
- 18. All restaurant
- 19. All retail sales
- 20. Shopping Mall
- 21. Art Studio/gallery, no including tattoo parlors
- 22. Convenience store without gas
- 23. Convenience store with gas
- 24. All vehicle services
- 25. All vehicle sales rentals, and services
 - a. Sale of mobile or manufactured homes, trailers, and motor homes
 - b. Motor Truck terminal
- 26. All water oriented sales and services
- 27. All light industrial
 - a. Bottling plant
 - b. Publishing establishment, printing plant
 - c. Canning and preserving foods
 - d. Lumber yard as part of retail establishment
 - e. Contractor's storage yard
 - f. Carpentry shop
 - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
 - h. Sheet metal or welding or machine shop or metal fabrication shop having a floor area of less than 10,000 square feet.
- 28. All research and development
- 29. All self-storage
- 30. Off street parking
- 31. Tattoo Parlor
- 32. Reception/Banquet Hall
- 33. Cemeteries and/or Memorial Garden
- 34. Alzheimer's Special Care Unit (ASCU).
- 35. Nursing home. Must comply with Sec. 6.3.5
- 36. Emergency Shelter.
- 37. Adult Day Health Care Center in compliance with Sec. 6.3.1

C. Accessory Uses

- 1. Gardens for non-commercial purposes
- 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
- 3. Tennis courts, swimming pools
- 4. Radio and television towers incidental to a permitted use
- 5. Incidental storage not to exceed 40 percent of the floor area
- 6. Home occupations
- 7. Sale of alcohol in conjunction with a full-service restaurant

D. Conditional Uses

1. Major utilities
2. Commercial parking lots and garages
3. All outdoor recreation
4. Sweet Shop
5. ~~Group Care Facility~~ Group Home (7-15 persons with developmental disabilities).
Must comply with Sec. 6.3.5
6. Homeless Shelter
7. Residential Facility for 16 or more persons with developmental disabilities.
Must comply with Sec. 6.3.5

Sec. 6.2 Table of Permitted Uses

- (a) Permitted uses and structures within each zoning district are shown in Table 6.2; P means the use is permitted. C means a Conditional Use Permit must be approved for the use to be permitted. Specific Use Standards that apply to the permitted uses and/or conditional uses are noted in the table.
- (b) Uses or structures that are not expressly listed in Table 6.2; The City Planner shall have the authority to determine if an unlisted principal use may be allowed as a permitted use or conditional use in a particular zoning district only after determining that the nature, function, and the impact of the unlisted use in the zoning district are so similar to those of a use that is allowed in the zoning district, that the unlisted use should be deemed allowed in the same manner (i.e., as a permitted use or as a conditional use) as the similar use type or use category and subject to the same use-specific standards.
- (c) Any person aggrieved, or any officer, department, board or commission of the city affected by an interpretation of the City Planner may appeal the interpretation to the Board of Adjustments in accordance with Section 2.3.

See Table 6.2 Permitted Uses

Article 6 Add a new section 6.3 entitled Specific Use Standards.

Sec 6.3 SPECIFIC USE STANDARDS

Purpose. The purpose of this article is to set forth additional requirements for specific permitted uses of land. These standards are intended to ensure that the use is compatible with the surrounding areas.

6.3.1 Adult Day Health Care Center

1. Each day care center must comply with all applicable state and federal regulations, including the Louisiana Administrative Code, and must provide all permits and licenses to the City of Hammond of Planning and Zoning before obtaining a certificate of occupancy.
2. An adult day care center shall not allow any adult to remain on the premises for more than twenty-four (24) consecutive hours in one (1) stay.
3. A minimum of twenty-five (25) square feet of indoor space shall be provided for each adult at the center, exclusive of kitchens, bathrooms, offices, halls, stairways, and storage areas.
4. If no elevator is available, all programs and activities shall be located on the ground floor.

5. An on-site drop-off and/or residential passenger zone is required. The drop-off area must be located so that clients of the facility are dropped off in front of the facility. (which may be demarcated with signs or traffic cones during specific times of day). Drop-off areas across the street from the facility do not meet this requirement. The use of van or bus service is encouraged.
6. The number of adults (other than care givers) permitted in a day care center is six (6) to twelve (12) adults;

6.3.2 Adult Day Care Home.

1. Each day care home must comply with all applicable state and federal regulations, including the Louisiana Administrative Code, and must provide all permits and licenses to the City of Hammond of Planning and Zoning before obtaining a certificate of occupancy is issued.
2. No adult may remain on the premises of an adult day care home/center for more than twenty-four (24) consecutive hours in one (1) stay.
3. A minimum of twenty-five (25) square feet of indoor space must be provided for each adult at the facility, exclusive of kitchens, bathrooms, offices, halls, stairways, and storage areas.
4. If no elevator is available, all programs and activities must be located on the ground floor.
5. The day care home must retain a residential character of the neighborhood and must not adversely impact surrounding properties.
6. An on-site drop-off and/or residential passenger zone must be provided. For an Adult Day Care Home, a residential driveway may be acceptable for this purpose, but may not be shared with any required parking area. The drop-off area must be located so that clients of the facility are dropped off in front of the facility. (which may be demarcated with signs or traffic cones during specific times of day). Drop-off areas across the street from the facility do not meet this requirement.
7. An adult day care home may care for up to five (5) adults (other than care givers).

6.3.3 Child Day Care Center

1. Each day care center must comply with all applicable state and federal regulations including regulations within the Louisiana Administrative Code.
2. The operator of any day care center must be licensed by the State of Louisiana, and must provide all permits and licenses to the City of Hammond Planning and Building Department before obtaining a certificate of occupancy.
3. No child may remain on the premises of a child day care center for more than twenty-four (24) consecutive hours in one (1) stay.
4. The following square footage of available indoor and outdoor play/instruction area is required for each child day care center:
 - a. A minimum of thirty-five (35) square feet per child of available indoor play/instruction area, which includes all indoor classrooms and play areas available for use by the children, but does not include hallways, office space, restrooms, storage or food preparations areas. If rooms are used exclusively for dining or sleeping, they are not included in the play/instruction area.
 - b. A minimum of thirty-seven and one-half (37.5) square feet per child of available outdoor play area. The outdoor play area includes all outdoor play areas on the site available for use by children, but does not include any area within the required front yard. This requirement is not subject to variances.

5. The outdoor play area must meet the following requirements:
 - a. The outdoor play area must be enclosed to protect the children from traffic hazards on and off site and prevent the children from leaving the premises without proper supervision.
 - b. A shade device (shade trees, overhangs, etc.) must be provided within the outdoor play area that covers at least twenty-five per cent (25%) of the outdoor play area.
 - c. Play equipment provided must be maintained in good repair, and there must be a soft surface (grass, sand, mulch, mats, etc.) under all climbing equipment.
6. An on-site drop-off and/or residential passenger zone is required. The drop-off area shall be located so that clients of the facility are dropped off in front of, or adjacent to the facility. Drop-off areas located across the street from the facility do not meet this requirement
7. Seven (7) or more children are permitted in a child day care center.

6.3.4 Family Child Care (FCC)

1. No child may remain on the premises of a child day care home for more than twenty-four (24) consecutive hours in one (1) stay.
2. Shall be located in an owner-occupied house.
3. The family child care facility shall retain a residential character and shall not alter the residential character of the neighborhood.
4. The outdoor play area shall provide a shade device (shade trees, overhangs, etc.).
5. An on-site drop-off and/or residential passenger zone shall be provided. A residential driveway may be acceptable for this purpose, but may not be shared with any required parking area. The drop-off area shall be located so that clients of the facility are dropped off in front of the home, which may be demarcated with signs or traffic cones during specific times of day. Drop-off areas located across the street from the facility do not meet this requirement.
5. If the child day care home is located adjacent to a non-residential district and/or any outdoor recreation area, there must be a six-foot (6') solid fence around the play area adjacent to any abutting the non-residential property line. Security fences must be provided where there are open cisterns, wells, ditches, fish ponds, swimming pools, and to separate the parking from any play area.
6. The family child care may care for up to six (6) children not including the resident owner's children.

6.3.5 Group Care Homes/Facilities

1. Alcohol and drug abuse clientele, former inmates of prisons or correctional institutions, persons convicted for illegal manufacture or distribution of a controlled substance, sex offenders, juvenile offenders, patients of mental illness institutions who have been found not guilty of a criminal charge by reasons of insanity and individuals with or without disabilities who present a direct threat to persons or property of others shall be excluded as occupants of any group care home or facility.
2. Group homes shall be licensed by the State of Louisiana and are subject to all local and federal regulations and the regulations of the Louisiana Administrative Code.
3. Group homes shall be located no closer than one thousand (1,000) feet from any other existing group home, as measured from the nearest point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.

4. A group home shall encompass the entire structure.
5. The location, design, and operation of the group homes located in residential areas shall not alter the residential character of the neighborhood. New buildings shall be non-institutional in design and appearance and physically harmonious with the neighborhood in which they are located, considering such issues as scale, appearance, density, and population.
6. Except for disabled group dwellings, group residential facilities located in residential zoning districts shall provide for their required parking on the side or rear of the property. All parking areas shall be paved and screened from surrounding residential uses by an opaque fence of wood or masonry, no less than six feet, and no more than eight feet in height.

6.3.6 Boarding House, Lodging House, or Rooming House.

1. Any person operating a rooming house, lodging house, or boarding house must obtain a permit from the Department of Health. This permit shall be at all times displayed on the premises in such a manner to be easily seen by the public.
2. An Occupational License from the city is required.
3. Each sleeping room shall contain a minimum of 120 square feet and be limited to two occupants unless the sleeping room contains 70 square feet of floor area per occupant or bed.
4. Each sleeping room shall contain separate bed facilities for each unrelated occupant. A bed facility shall consist of at least a standard single-size bed frame, spring and mattress. Mattresses placed on the floor are prohibited. Beds shall be spaced at least three feet apart. Closet or locker accommodations shall be provided for each occupant for storage of personal effects.
5. One bathroom shall be provided for each four beds.
6. Each bathroom shall include a lavatory, bathtub or shower and a toilet all properly connected to city water and sewer and kept in working order. Bathrooms shall be located in rooms provided especially for that purpose. Each bathroom shall be arranged so as to afford privacy to the users thereof. Any bathroom shall not be less than 50 square feet; shall have a solid self-closing door and positive ventilation; and shall be supplied at all times with toilet tissue, single hand use towels, and soap contained in a dispenser.
7. Bathrooms shall be located within the residence building and shall be located not more than one story away from any of the persons using such rooms. In no case shall it be necessary for an occupant of one bedroom to pass through another bedroom to reach any sanitary facilities, nor to pass through a room containing such sanitary facilities to reach a sleeping room.
8. An area for the common use and enjoyment of all occupants, such as a television room, recreation room or dining hall shall be provided. Such common area shall have a minimum floor area of 120 square feet or five square feet per occupant, whichever is greater.
9. All rooms shall be adequately lighted and properly ventilated by natural or artificial means or both, and shall be provided with adequate heating facilities capable of maintaining 68 degrees Fahrenheit for the comfort of the occupants.
10. All food handling, storage and preparation must be in accordance with the health, sanitation and permit code of the city and the state sanitary code. The use of common kitchens by occupants is prohibited.
11. Each occupant shall be furnished with clean towels, washcloths and bed linen that is changed at least weekly, before the letting of any bed to an occupant and more frequently if necessary. Sheets must be of sufficient width and length to completely cover the mattress

and be turned under the mattress so as to properly secure the sheet. The use of common towels and soap is prohibited.

12. Off-street parking must be provided in the side or rear yard. One 9' x 20' space is required for each two guest beds plus two spaces for the owner. One of the required spaces must be ADA compliant.
13. All Boarding, Lodging, and Rooming Houses shall maintain a register of occupants which includes the occupant's name, signature, room assignment in the facility and arrival and departure date. The register shall be retained for three years following the departure of a tenant.

6.3.7 Homeless Shelters

Homeless shelters shall not be located within one-half mile (2,640 feet) of another homeless shelter or within 1,000 feet of a residential area, park, playground, K-12 school, or church.

TABLE 6.2 ALLOWED USES Blank cell use not permitted	Single-Family Residential					Multi-Family Residential		Mixed Use			Commercial			Industrial	
	RS-11	RS-8	RS-5	RS-3	RS-11. A	RM-2	RM-3	MX-CBD	MX-N	MX-C	C-N	C-H	C-R	I-C	I-H
Residential															
Adult Day Care Home. Maximum 5 adults not including care givers. Must comply with Section 6.3.2		P C	P C	P C	P C	P C	P C	C	P P	P P	P P	P P			
Family Child Care (FCC) - up to 6 children not including resident owners' children. Must comply with Sec. 6.3.4		P C	P C	P C	P C	P C	P C	C	P P	P P	P P	P P			
Group Care Homes/ Facilities															
Personal Care Home (RCF Level 1) 2-8 residents not including care givers Must comply with Sec. 6.3.5			P	P	P		P P		P P	P P	P P	C			
Shelter Care Home (RCF Level 2) 9-16 residents not including care givers. Must comply with Sec. 6.3.5					C		C P		C P	P P	C P	C			
Assisted living facility (RCF Level 3) 17 or more residents not including staff. Must comply with Sec. 6.3.5					C		C P		C P	P	P	C			
Alzheimer's Special Care Unit (ASCU).							P P		P P	P P	P P	P C			
Community Home (Maximum 6 persons with developmental disabilities). Must comply with Sec. 6.3.5			P	P	P		P P		P P	P P	P	C			
Group Home (7-15 persons with developmental disabilities). Must comply with Sec. 6.3.5					C		C P		C P	P P	P P	C C			
Residential Facility (16 or more persons with developmental disabilities). Must comply with Sec. 6.3.5					C		C P			C P	C P	C C			
Nursing home. Must comply with Sec. 6.3.5							P P		P P	P P	P P	P C			
Therapeutic Group Home. maximum of 10 beds for clients under 21. Must comply with Sec. 6.3.5							P P		P P	C P	C P	C			
Lodging															
Boarding House (includes Lodging House, and Rooming House) Must comply with Sec. 6.3.6							P P	P	C P	P P	P	P			
Shelters															
Emergency Shelter. Must meet structural requirements of ARC 4496, "Guidelines for Hurricane Evacuation Shelter Selection,"										P	P	P			
Homeless Shelter. Must comply with Sec. 6.3.7												C C			
Commercial															
Child Day Care Center. 7 or more children. Must comply with Section 6.3.3		C	C	C	C	C	C C		C P	P P	P P	P P			
Adult Day Health Care Center. 6 to 12 adults other than care givers. Must Comply with Sec. 6.3.1		C	C	C	C	C	C C		C P	P	P P	P P			