



CITY OF ST. GEORGE MUNICIPAL SERVICES

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April 11, 2025

TO: Zoning Commission
FROM: Melissa Guilbeau, AICP, Interim Planning Director
RE: Correction of Non-Substantive Errors to the UDC

The UDC allows the Planning Director to correct non-substantive errors to the UDC without a public hearing, provided the changes necessary to correct errors do not change the meaning of the UDC, and any changes made are documented to the Zoning Commission and made a part of its regular meeting minutes.

The Planning Director has made the attached changes to the UDC. These changes correct the errors created when the zoning and overlay districts listed below were deleted (Ord. No. 2025-005, TA25-01). References to these districts or their entries in the tables of uses or dimensional regulations, were not entirely deleted. Because these zoning and overlay districts no longer exist, deleting their remaining references and entries is correcting a non-substantive error.

- Zoning Districts
 - Commercial Gaming (CG)
 - General Airport (GA)
 - Highland Design District (HDD)
 - Government Use (GU)
- Overlay Districts
 - Airport Overlay District
 - Downtown Design Overlay District
 - Drusilla Jefferson Design Overlay District
 - Florida Boulevard Design Overlay District
 - Government Street Design Overlay District
 - Jefferson Highway Design Overlay District
 - Nicholson Drive Design Overlay District
 - North Gate Design Overlay District
 - Oak Villa Design Overlay District
 - Old Hammond Highway Design Overlay District
 - Drehr Place Historic Overlay District
 - Spanish Town Historic Overlay District
 - Hundred Oaks Overlay
 - Old Town Redevelopment Overlay District

2. In its establishment and authorization as a special zoning classification, the Planned unit development may be excepted from the provisions of the subdivision and site plan regulations and of the zoning ordinance of the City of St. George to the extent specified in this ordinance and in the final authorization of the Planned unit development as specified in an ordinance approved by the St. George City Council.

C. Development Standards

1. *General.* Table 7:8.A, PUD, SPUD, and ISPUD Minimum Development Standards, shall apply to all Planned unit developments and shall constitute minimum planned unit development requirements:

**Table 7:8.A
PUD, SPUD, and ISPUD Minimum Development Standards**

Issue	PUD		SPUD	ISPUD
Site Area	10 or more ac		2½ - 10 ac	Up to 2½ ac
Prohibited Uses	Uses allowed only in X districts Residential uses if any industrial uses proposed		Uses allowed only in M2 and X districts Residential uses if any industrial uses proposed	Uses allowed only in EG, CW1, CW2, CW3, M1, M2, and X districts
Maximum Density	Determined by Concept plan		Determined by Development Plan	Determined by Development Plan
Minimum Lot Width	Determined by Development Plan		Determined by Development Plan	Determined by Development Plan
Minimum Lot Area	Determined by Development Plan		Determined by Development Plan	Determined by Development Plan
Minimum Setbacks	Determined by Development Plan		Determined by Development Plan	Determined by Development Plan
Maximum Building Height	150% of abutting zoning districts Height may be increased one foot for every ten feet of building setback		150% of abutting zoning districts Height may be increased one foot for every ten feet of building setback	150% of abutting zoning districts Height may be increased one foot for every ten feet of building setback
Common Open Space Required (See Sec. 7:8.4.9.C.2, Common Open Space Requirements, for additional details)	Up to 50 ac	15% of site	15% of site	5%
	50 - 100 ac	18% of site		
	More than 100 ac	20% of site		
Green Open Space Required	50% of required Common Open Space		50% of required Common Open Space	Determined by Development Plan
Utilities	Underground		Underground	Underground

Uses	M1	M2	Notes
Food Processing	P	P	
Foundry	P	P	
Junk Yard		L	• No junked material within 15 ft of any public right-of-way
Well Drilling Services	P	P	
Miscellaneous Uses			
Airport			
Billboard	P	P	
Sand and Gravel Mining	M	M	Sec 9.4.6

Sec. 7:9.2.9 Principal Uses in Special Purpose Zoning Districts

The principal uses allowed in special purpose zoning districts are identified in Table 7:9.H, Principal Uses Allowed in Special Purpose Zoning Districts.

**Table 7:9.H
Principal Uses Allowed in Special Purpose Zoning Districts**

Uses	C-AB-1	C-AB-2	EG	GA	X	Notes
Agricultural Uses						
Agriculture						
Equestrian Facility			P			
Residential Uses						
Single Family Detached						
Boarding/Lodging House		P	P			
Congregate Care Facility	P	P	P			
Fraternity/Sorority House						
Group Home						
Home Occupation						
Manufactured Home						
Multifamily	P	P	P			
Semi-Detached						
Townhome						
Two-Family						
Zero Lot Line						
Public and Institutional Uses						
Cemetery/Columbarium/ Mausoleum						
Convention Center						
Educational Institution				P		
Fraternal Organization	P	P	P			
Governmental Facility	P	P	P			
Hospital						
Museum				P		
Park						
Philanthropic Organization	P	P	P			
Religious Institution	P	P	P			
Utility Facility	P	P	P	P	P	
Wireless Comm. Tower			L			Sec 14.2
Office Uses						
Bank	P	P	P	P		
Medical Office or Clinic	P	P	P	P		

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Uses	C-AB-1	C-AB-2	EG	GA	X	Notes
Office	P	P	P	P		
Veterinary Office/Animal Hospital						
Commercial Uses						
Adult Entertainment					L	<ul style="list-style-type: none"> At least 1,000 ft from residentially zoned property, school, religious institution, playground, restaurant, bar or lounge, package store, or other adult entertainment
Art Gallery	P	P	P	P		
Art Studio	L	P	P	P		<ul style="list-style-type: none"> No outdoor storage or production
Bar or Lounge		P	P	L		<ul style="list-style-type: none"> Within terminal building
Bed and Breakfast						
Building Material Sales				P		
Cabinet Making/Millwork				P		
Car Wash				P		
Commercial Recreation, Indoor				P		
Commercial Recreation, Outdoor				P		
Contractor's Yard				P		
Convenience Store	P	P	P	P		
Convenience Store with Gasoline Sales/Gas Station	L	P		P		<ul style="list-style-type: none"> Four fueling stations maximum No car wash facilities
Convention Hall						
Country Club						
Day Care, Child or Adult				P		
Dry Cleaner				P		
Farmer's Market				P		
Film and Sound Production				P	P	
Firing Range, Indoor						
Funeral Home						
Gaming			P			
Glass Installation				P		
Health Club				P		
Heavy Equipment Sales/Rental and Service						
Hotel/Motel	P	P	P	P		
Kennel						
Laboratory				P		
Laundromat	P	P		P		
Lawn Maintenance Facility						
Live/Work	P	P				
Manufactured Home Park						
Microbrewery/Microdistillery		P	P	P		
Motor Vehicle Repair				P		
Motor Vehicle Sales/Rental			P	P		
Office/Warehouse						
Parking Facility				P		
Passenger Terminal				P		
Personal Service Establishment	P	P	P	P		
Plant Nursery						

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Uses	C-AB-1	C-AB-2	EG	GA	X	Notes
Passenger Terminal				P		
Personal Service Establishment	P	P	P	P		
Plant Nursery						
Reception Hall	P	P	P			
Recreational Vehicle Park						
Research and Development Facility				P		
Restaurant (with alcohol)	P	P	P	E		<ul style="list-style-type: none"> • Within terminal building • Outside terminal building
				M ¹		
Restaurant (without alcohol)	P	P	P	P		
Retail Sales	P	P	P	P		
Self Storage				P		
Shooting Range, Indoor						
Shooting Range, Outdoor/Skeet						
Shooting Range						
Small Equipment Repair	P	P	P	P		
Snowball Stand	P	P	P	P		
Stadium	P		P			
Theater (with alcohol)	P	P	P			
Theater (without alcohol)	P	P	P			
Trade/Business School				P		
Warehouse Uses						
Cold Storage				P		
Freight Terminal				P		
Outdoor Storage				P		
Petroleum Terminal						
Truck Terminal						
Vehicle Storage, Wrecked						
Warehouse				P		
Wholesale Sales				P		
Industrial Uses						
Assembly, Furniture and Electronics				P		
Assembly, Manufactured Parts				P		
Concrete Batching/Mixing						
Food Processing				P		
Foundry						
Junk Yard						
Well Drilling Services						
Miscellaneous Uses						
Airport				P		
Billboard		P				
Sand and Gravel Mining						

¹ Major conditional use permit and license from ABC required in order to serve alcohol.

Sec. 7:9.2.10 Principal Uses in Design Districts

- A. *Uses.* The principal uses allowed in design zoning districts are identified in Table 7:9.I, Principal Uses Allowed in Design Zoning Districts.
- B. *Drive Thru facilities.* No drive thru facilities may be permitted.
- C. ~~*Building Size within the Highland Design District.* No non-residential building within the Highland Design District (HDD) may exceed 7,500 square feet of gross floor area.~~

**Table 7:9.I
Principal Uses Allowed in Design Zoning Districts**

Uses	BDD	HDD	Notes
Agricultural Uses (none allowed)			
Residential Uses (none allowed)			
Public/Institutional Uses			
Cemetery/Columbarium/Mausoleum			
Convention Center			
Educational Institution			
Fraternal Organization			
Governmental Facility	P		
Hospital			
Museum			
Park	P		
Philanthropic Organization			
Religious Institution			
Utility Facility	P		
Wireless Comm. Tower			
Office Uses			
Bank	P	E	<ul style="list-style-type: none"> • No ATM facilities
Medical Office or Clinic	L	P	<ul style="list-style-type: none"> • No public visitation after 9:00 PM
Office	P	P	
Veterinary Office/Animal Hospital			
Commercial Uses			
Adult Entertainment			
Art Gallery		P	
Art Studio		E	<ul style="list-style-type: none"> • No outdoor storage or work
Bar or Lounge			
Bed and Breakfast			
Building Material Sales			
Cabinet Making/Millwork			
Car Wash			
Commercial Recreation, Indoor			
Commercial Recreation, Outdoor			
Contractor's Yard			
Convenience Store			
Convenience Store with Gasoline Sales/ Gas Station			
Country Club			
Day Care, Child or Adult			

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Uses	BDD	HDD	Notes
Dry Cleaner			
Farmer's Market			
Film and Sound Production		P	
Funeral Home			
Gaming			
Glass Installation			
Health Club			
Heavy Equipment Sales/Rental and Service			
Hotel/Motel			
Kennel			
Laboratory			
Laundromat			
Lawn Maintenance Facility			
Live/Work			
Manufactured Home Park			
Microbrewery/Microdistillery			
Motor Vehicle Repair			
Motor Vehicle Sales/Rental			
Office/Warehouse			
Parking Facility			
Passenger Terminal			
Personal Service Establishment			
Plant Nursery			
Reception Hall			
Recreational Vehicle Park			
Research and Development Facility			
Restaurant (with alcohol)			
Restaurant (without alcohol)			
Retail Sales			
Self Storage			
Shooting Range, Indoor			
Shooting Range, Outdoor/ Skeet Shooting Range			
Small Equipment Repair			
Snowball Stand			
Stadium			
Theater (with or without alcohol sales)			
Trade/Business School			
Warehouse Uses (none allowed)			
Industrial Uses (none allowed)			
Miscellaneous Uses (none allowed)			

Sec. 7:9.2.11 Principal Uses in Inactive Districts

The principal uses allowed in inactive zoning districts are identified in Table 7:9.J, Principal Uses Allowed in Inactive Zoning Districts.

**Table 7:9.J
Principal Uses Allowed in Inactive Zoning Districts**

Uses	A5	B	B1	C1	C2	CW	CW2	GU	JDD	Notes
Agricultural Uses (none allowed)										
Residential Uses										
Single Family Detached	P		P	P	P					
Boarding/Lodging House	P		P		P					
Congregate Care Facility	P		P	P	P					
Fraternity/Sorority House	P		P	P	P					
Group Home	P		P	P	P					
Home Occupation										
Manufactured Home										
Multifamily	P		P	P	P					
Semi-Detached										
Short-Term Rental	L		L	L	L					<ul style="list-style-type: none"> Permit Required Total Occupancy (2 per br) + 2
Short-Term Rental, Non Owner Occupied, LHD	L		L	L	L					Sec 9.3.7
Townhome										
Two-Family	P		P		P				P	
Zero Lot Line										
Public/Institutional Uses										
Cemetery/Columbarium / Mausoleum	C				P					<ul style="list-style-type: none"> Not within recognized residential subdivision On a street on the Major Street Plan
Convention Center								P		
Educational Institution	P		P	P	P					
Fraternal Organization	P		P	P/M ¹	P/M ¹					
Governmental Facility	P		P	P	P	P	P	P		
Hospital				P	P					
Museum				P	P			P		
Park	P		P	P	P	P	P	P		
Philanthropic Organization	P			P	P					
Religious Institution	P		P	P	P					
Utility Facility	P		P	P	P	P	P	P		
Wireless Comm. Tower			C	L	L		L			Sec 14.2
Office Uses										
Bank			P	P	P	P	P		L	• 6,000 sq ft GFA max
Medical Office or Clinic			P	P	P				L	• 6,000 sq ft GFA max
Office			P	P	P	P	P		L	• 6,000 sq ft GFA max

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Uses	A5	B	B1	C1	C2	CW	CW2	GU	JDD	Notes
Veterinary Office/ Animal Hospital				L	P					• No outdoor pens or runs
Commercial Uses										
Adult Entertainment										
Art Gallery				P	P					
Art Studio			L	L	P	P	P		P	• No outdoor storage or work
Bar or Lounge										
Bed and Breakfast	L		L	L	L					Sec 9.3.1
Building Material Sales					P	P	P			
Cabinet Making/ Millwork					P	P	P			
Car Wash					P	P	P			
Commercial Recreation, Indoor				P	P	P	P			
Lawn Maintenance Facility				P	P	P	P			
Contractor's Yard					P	P	P			
Convenience Store				P	P	P	P			
Convenience Store with Gasoline Sales/Gas Station				L	P	P	P			• Four fueling stations maximum • No car wash facilities
Country Club	P/M ¹		P/M ¹	P/M ¹	P/M ¹					
Day Care, Child or Adult	P		P	P	P					
Dry Cleaner				P	P					
Farmer's Market				P	P					
Film and Sound Production			P	P	P	P	P			
Funeral Home				P	P					
Gaming										
Glass Installation				P	P	P	P			
Health Club				P	P					
Heavy Equipment Sales/ Rental and Service					P	P	P			
Hotel/Motel					P					
Kennel					P					
Laboratory					P	P	P			
Laundromat				P	P					
Lawn Maintenance Facility					P	P	P			
Live/Work				P	P					
Manufactured Home Park					L					Sec 4.2.3
Microbrewery/ Microdistillery					P	P	P			
Motor Vehicle Repair					P	P	P			
Motor Vehicle Sales/Rental					P	P	P			
Office/Warehouse					P		P			
Parking Facility		P	P	P	P	P	P	P		
Passenger Terminal					P	P	P			

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Uses	A5	B	B1	C1	C2	CW	CW2	GU	JDD	Notes
Personal Service Establishment			P	P	P					
Plant Nursery				P	P					
Reception Hall				P/M ¹	P/M ¹					
Recreational Vehicle Park					L					Sec 4.2.4
Research and Development Facility				P	P	P	P			
Restaurant (with alcohol)										
Restaurant (without alcohol)				P	P	P	P			
Retail Sales				P	P	P	P			
Self Storage					P	P	P			
Shooting Range, Indoor						P	P			
Shooting Range, Outdoor/ Skeet										
Shooting Range										
Small Equipment Repair				P	P	P	P			
Snowball Stand				P	P					
Stadium					P					
Theater (with alcohol)					P					
Theater (without alcohol)					P					
Trade/Business School				C						
Warehouse Uses										
Cold Storage						P	P			
Freight Terminal						P	P			
Outdoor Storage					L					<ul style="list-style-type: none"> • No outdoor storage within the lesser of any front or corner side yards or 15 ft of any public right-of-way • Requires equivalent of an L3 buffer to screen from streets and adjacent properties
Petroleum Terminal						P	P			
Truck Terminal						P	P			
Vehicle Storage, Wrecked										
Warehouse						P	P			
Wholesale Sales						P	P			
Industrial Uses										
Assembly, Furniture and Electronics					P	P	P			
Assembly, Manufactured Parts						P	P			
Concrete Batching/Mixing										
Food Processing					P					
Miscellaneous Uses										
Airport										

Uses	A5	B	B1	C1	C2	CW	CW2	GU	JDD	Notes
Billboard				P	P	P	P			
Sand and Gravel Mining										

¹ Major conditional use permit and license from ABC required in order to serve alcohol.

Sec. 7:9.3 Limited Uses

The purpose of this section is to establish additional regulations that apply to uses that are considered to be permitted, subject to the additional requirements identified.

Sec. 7:9.3.1 Bed and Breakfast

Bed and Breakfasts may be established subject to the requirements identified below:

- A. Shall be located in an owner-occupied structure that is at least 50 years old or that is located in a designated historic district or at a designated historic landmark; and,
- B. Shall have no more than ten guestrooms.

Sec. 7:9.3.2 Country Club

Country clubs may be established subject to the requirements identified below:

- A. Shall be located on sites of at least five acres; and
- B. Parking areas shall be no closer to side or rear property lines than 50 feet.

Sec. 7:9.3.3 Equestrian Facility

Equestrian Facilities may be established subject to the following requirements:

- A. Shall not be located in any recognized residential subdivision; and,
- B. Shall require a minimum of one acre for the first horse, mule, or donkey plus a minimum of ½ acre for each additional horse, mule, or donkey.

Sec. 7:9.3.4 Farmer’s Market

Farmer’s markets may not be established in recognized residential subdivisions.

Sec. 7:9.3.5 Manufactured Home

Manufactured Homes may be located on a parcel or tract subject to the requirements identified below:

- A. Shall have no more than one such home on a parcel or tract;
- B. Shall be located on parcels with 100 feet of frontage on a City-maintained road or be located on a parcel with dedicated access through a recorded instrument to a City-maintained road that is no more than 200 away from the property; and,
- C. Shall be located at least 100 feet from the street and 25 feet from abutting properties unless the property owner has the signed and notarized consent of the abutting property owner to place the home closer to the property line; however, this signed and notarized consent shall not permit the home to be located within five feet of the property line.

Chapter 10

OVERLAY DISTRICTS

Sec. 7:10.1 Overlay Districts

Sec. 7:10.1.1 General

Overlay districts are areas where some additional requirements are superimposed on a base zoning district or some of the requirements of the base zoning district have been modified. In every overlay district, the requirements of the base zoning district shall apply unless specifically modified by the provisions of the overlay district.

Sec. 7:10.1.2 Types of Overlay Districts

The following overlay districts exist within the City of St. George:

- A. ~~Airport Overlay District~~Reserved
- B. Design Overlay Districts (Sec. 7:10.3)
 - 1. Design Standards (Sec. 7:10.3.2)
 - 2. Bluebonnet Boulevard (Sec. 7:10.3.3)
 - 3. ~~Downtown~~ (Sec. 7:10.3.4)
 - 4. ~~Drusilla Jefferson~~ (Sec. 7:10.3.5)
 - 5. ~~Florida Boulevard~~ (Sec. 7:10.3.6)
 - 6. ~~Government Street~~ (Sec. 7:10.3.7)
 - 7. ~~Jefferson Highway~~ (Sec. 7:10.3.8)
 - 8. ~~Nicholson Drive~~ (Sec. 7:10.3.9)
 - 9. ~~North Gate~~ (Sec. 7:10.3.10)
 - 10. ~~Oak Villa Boulevard~~ (Sec. 7:10.3.11)
 - 11. ~~Old Hammond Highway~~ (Sec. 7:10.3.12)
- C. Historic Overlay Districts (Sec. 7:10.4)
 - 1. ~~Drehr Place~~ (Sec. 7:10.4.2)
 - 2. ~~Spanish Town~~ (Sec. 7:10.4.3)
- D. ~~Hundred Oaks Overlay~~ (Sec. 7:10.5)
- E. ~~Old Town Redevelopment Overlay District~~ (Sec. 7:10.6)

Sec. 7:10.2 Reserved

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:11.2.2 Two-Family Development Standards

The provisions of Table 7:11.B, Two-Family Development Standards, shall apply to all two family residential development.

**Table 7:11.B
 Two-Family Development Standards**

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq.Ft.)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Two-Family Residential Districts								
A2.9	60	7,500	20	10	20	25	35	
Multi-Family Residential Districts								
A3.1	60	7,200	20	5	20	25	35	
A3.2	60	7,200	20	10	20	50	35	
A3.3	60	7,200	20	10	20	20	35	
A4	60	7,200	20	5	20	25	45	
Design Districts								
HDD	50	1,000	20	5	20	N/A	20	
Inactive Districts								
A5	60	7,200	20	5	20	25	35	
B1	60	7,200	20	5	20	25	45	
HDD	40	4,000	20	25	20	20	25	

Sec. 7:11.2.3 Manufactured Home Development Standards

A. *In the Rural Zoning District.* Manufactured homes may be located on parcels meeting the in the Rural zoning district, subject to the following conditions:

1. Only one manufactured home may be located on a lot.
2. Lot Width - 100 feet, if the lot has frontage on a City-maintained road. Smaller lot widths may be allowed if access to the property is by a servitude of passage provided that manufactured homes utilizing such a servitude shall be no more than 200 feet from a City-maintained road.
3. Lot Area
 - (a) Within the Rural Character Area - one acre
 - (b) In any other Character Area - 10,500 square feet
4. Yards
 - (a) Front - 100 feet, unless access is from a servitude of passage, in which case the setback may be reduced to 25 feet
 - (b) Corner side - 100 feet
 - (c) All other - 25 feet, unless the abutting property owner consents to a smaller setback, in which case the manufactured home may be located as close as five feet from the property line.

B. *In a Manufactured Home Park.* Manufactured homes may be located in an approved manufactured home park in the Heavy Commercial (HC1, HC2, and C2) districts.

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq. Ft.)	Max Density (DU/Ac)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
				Front	Side	Corner Side	Rear		
HC2	60	7,500	29.3	10	5	10	20	75	<ul style="list-style-type: none"> See Section 11.1.3.B.3 for building height in Regional and Employment Centers
C5	N/A	6,000	N/A	N/A	N/A	N/A	N/A	180	<ul style="list-style-type: none"> See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers
Special Purpose Districts									
C-AB-1	60	7,500	29.0	10	5	10	20	45	
C-AB-2	60	7,500	29.0	10	5	10	20	45	
EG	60	7,500	29.0	10	N/A	10	N/A	N/A	
Inactive Districts									
A5	100	12,000	87.1	10	50	10	20	165	
B1	50	6,000	46.3	20	5	20	20	45	
C1	60	7,500	29.3	10	N/A	10	20	45	<ul style="list-style-type: none"> See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers
C2	60	7,500	29.3	10	N/A	10	20	45	<ul style="list-style-type: none"> See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers

Sec. 7:11.2.5 Semi-Detached Development Standards

- A. The provisions of Table 7:11.D, Semi-Detached Development Standards, shall apply to all semi-detached residential development.
- B. Side yard requirements shall apply on one side only.

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			Front	Side	Corner Side	Rear		
HC1	60	7,500 sq. ft.	10	N/A	10	N/A	75	• See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers
HC2	60	7,500 sq. ft.	10	N/A	10	N/A	75	• See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers
C5	N/A	6,000 sq. ft.	N/A	N/A	N/A	N/A	180	• See Sec. 7:11.1.3.B.3 and 4 for building height in the CBD, Regional Centers, and Employment Centers
Warehouse Districts								
CW1	75	10,500 sq. ft.	25	N/A	10	N/A	45	
CW3	75	10,500 sq. ft.	25	N/A	10	N/A	45	
Industrial Districts								
M1	100	15,000 sq. ft.	25	N/A	10	N/A	N/A	
M2	200	5 acres	25	100	10	100	N/A	<ul style="list-style-type: none"> • Side and rear yards only apply when those yards abut a residential zoning district • When abutting a residential zoning district, building height shall be determined by the distance the building is located from the property line, with 7 feet of building height permitted for every one foot above the required setback
Special Purpose Districts								
C-AB-1	N/A	N/A	10	N/A	10	N/A	N/A	See Sec. 7:11.2.8 B
C-AB-2	N/A	N/A	10	N/A	10	N/A	N/A	See Sec. 7:11.2.8 B
EG	60	7,500 sq. ft.	10	N/A	10	N/A	N/A	
GA	40	4,000 sq. ft.	10	N/A	10	N/A	95	
X	60	7,500 sq. ft.	10	N/A	10	N/A	N/A	
Design Districts								
BDD	See Chapter 8, Zoning Districts, Sec. 7:8.4.11							
HDD	50	7,500 sq. ft.	20	5	20	N/A	25	
Inactive Districts								
A5	100	12,000 sq. ft.	10	50	10	25	75	
B	50	6,000 sq. ft.	20	5	20	25	45	
B1	50	6,000 sq. ft.	20	5	20	25	45	
GU	60	6,000 sq. ft.	N/A	N/A	N/A	N/A	N/A	

- b. That the proposed equipment and antennae cannot be accommodated on any existing structure reasonably available within the search area;
- c. That the tower is designed to withstand winds in accordance with the most current version of Structural Standards for Antenna and Support Structures (ANSI/TIA 222-G);
- d. That the proposed facility will comply with all Federal Communication Commission regulations; and
- e. That the proposed tower complies with all Federal Aviation Administration requirements, including lighting requirements.

Sec. 7:14.2.2 Wireless Communication Towers Subject to the Following Limiting Conditions

Wireless communication towers may be established in the zoning districts listed in Table 7:14.A, Wireless Towers Allowed by Right subject to the height and setback requirements shown.

**Table 7:14.A
 Wireless Towers Allowed by Right**

Districts	Maximum Height	Minimum Wireless Tower Setback
LC1, LC2, LC3, C1,	120 feet Unless a greater height is approved through a waiver by the Zoning Commission upon a demonstration that the tower is designed to accommodate additional antennae and wireless transmission and relay equipment	1½ x tower height
HC1, HC2, C5, CW1, CW3, CG , C2, CW, CW2	250 feet Unless a greater height is approved through a waiver by the Zoning Commission upon a demonstration that the tower is designed to accommodate additional antennae and wireless transmission and relay equipment	1½ x tower height
M1	None	200 Feet
M2	none	25 feet

Sec. 7:14.2.3 Wireless Communication Towers Requiring Planning Commission Approval

Wireless communication towers may be established in the REA-3, REA-1, A1, Rural, A2, A3.1, A3.2, A3.3, A4, and B1 zoning districts through the approval of a conditional use permit subject to the requirements identified below:

- A. Shall not exceed 85 feet in height, except in the Rural district. In the Rural district, a maximum height of 300 feet may be approved by the Zoning Commission upon a demonstration that the tower is designed to accommodate additional antennae and wireless transmission and relay equipment following a public hearing;
- B. Shall be located at least one and one-half times the height of the tower from abutting property lines under different ownership; and,
- C. Shall not be located within any recognized residential subdivision.

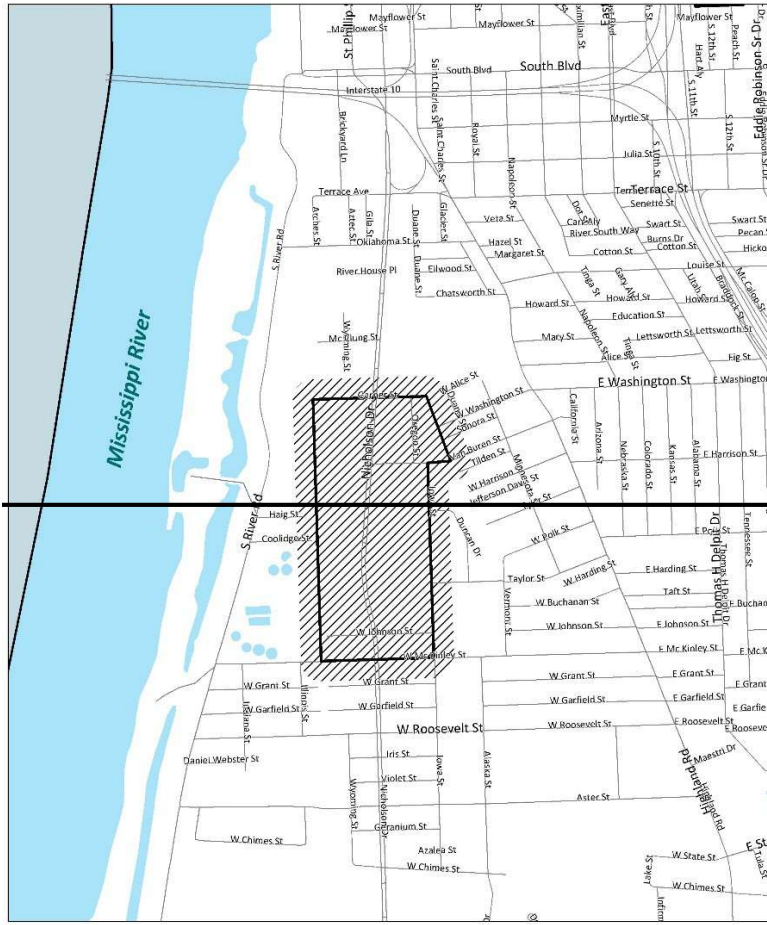
4. The Downtown Character Area;
5. The following roads:
 - a. Central Throughway;
 - b. Greenwell Springs Road (From Beaver Bayou northward to the parish boundary);
 - c. Highland Road (From Chimes Street southward to I-10);
 - d. Old Scenic Highway (From Samuel's Road northward to the parish boundary); and
 - e. River Road (From the I-10 Bridge southward to the parish boundary).
6. The following waterways:
 - a. Amite River;
 - b. Bayou Manchac;
 - c. Comite River; and
 - d. Mississippi River.
- E. The following areas: (Described in Appendix C)
 - a. Bluebonnet Boulevard Overlay;
 - b. Bluebonnet Swamp;
 - c. Capitol Lake;
 - d. City Park Lake;
 - e. Devil Swamp;
 - f. Duncan or Conrad Point;
 - g. ~~Government Street Overlay~~Reserved;
 - h. Manchac Swamp;
 - i. ~~Nicholson Drive Overlay - West McKinley Street and Garner Street~~Reserved;
 - j. ~~Old Hammond Highway Overlay~~Reserved;
 - k. Profit Island;
 - l. Thomas Point; and
 - m. The University Lake system.

Sec. 7:16.7.5 Billboards Limited

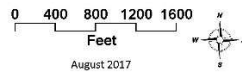
Within the following areas, new billboards shall not be allowed unless an existing billboard is removed:

- A. ~~Florida Boulevard Overlay; and~~Reserved.
- B. ~~Nicholson Drive Overlay - West Chimes to West McKinley.~~

- h. ~~Reserved Nicholson Drive, Old South Baton Rouge Overlay – West McKinley Street and Garner Street~~
In the Central Zone (West McKinley Street to Garner Street), off-premise signs are prohibited.



**Old South B.R. Nicholson Overlay
200 Foot Billboard Prohibited Area**



August 2017

- i. ~~Reserved~~ Old Hammond Highway Overlay;
This District is the immediate vicinity of Old Hammond Highway from Airline Highway to South Sherwood Forest Boulevard within the Overlay District as shown on the official zoning map of the Parish and illustrated in Appendix G.

