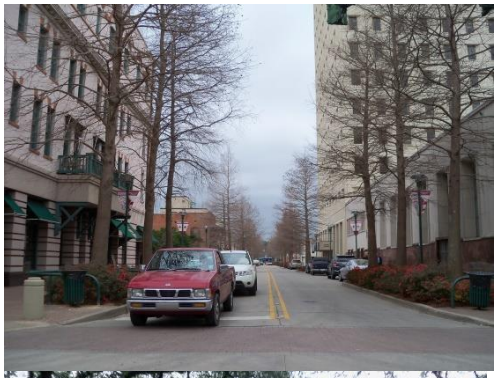
Amended June 2018

Lafayette Consolidated Government

Unified Development Code



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a. The LCG initiates and approves a rezoning to another zoning district as provided in Article 4.

b. The owner or owners of property automatically zoned "A" may file an application to rezone the property as provided in Article 4. The Zoning Commission will then proceed through normal zoning reclassification procedures.

c. Property automatically zoned "A" is considered on a priority basis and shall be scheduled at the earliest possible scheduled regular meeting of the Zoning Commission.

89-21 Use Table

(a) This section establishes the uses that are permitted in each zoning district. Each use is defined in subsection (d), below.

(b) The Use Table (Table 89-21-2) establishes the following categories of uses:

Table 89-21-1 Use Categories

Notation	Category	Description
P	**By right**	The use is permitted if it meets the standards established in the zoning district, and any other applicable standards of this Chapter.
C	**Conditional Use**	The use requires a conditional use permit approved by the Planning and Zoning Commission (see § 89-54).
A	**Accessory Use**	A use customarily incidental and subordinate to the principal use or building and located on the same lot with the principal use or building.
	Not permitted	A blank cell indicates that the use is not allowed in the district. A property owner who wants to establish the use may apply for a rezoning to a district that does allow the use.

(c) If a use is not defined in this Section or in Article 8, the Administrator may issue a building permit authorizing the use if –

(1) The use functionally the same is a listed use, or

(2) The use has similar visual, traffic, environmental and similar impacts as an expressly listed use. The Administrator may refer to empirical studies or generally accepted planning or engineering sources in making this determination. The burden is on the applicant to establish that the use is similar to the expressly listed use, or

(3) The use is within the same industry classification as another permitted use. In making this determination, the Administrator may refer to the most recent edition of the *North American Industry Classification Manual* (Executive Office of the President, Office of Management and Budget, 2012)("NAICS"). If the use is not defined in the NAICS, the Administrator may refer to the American Planning Association, *Land-Based Classification Standards LBCS Tables* (April 1, 2001).

Table 89-21-2 Use Table

Use Category	"A" Agricultural	"RS" Residential Single-Family	"RM" Residential Mixed	"MN" Mixed-Use Neighborhood	"MX" Mixed-Use Center	"D" Downtown	"CM" Commercial Mixed	"CH" Commercial Heavy	"PI" Public/Institutional	"IL" Industrial Light	"IH" Industrial Heavy
Residential											
Residences:											
Dwelling, single-family detached	P	P	P	C							
Accessory apartment	P	P	P	P	P	P	C				
Cottage Courts		P	P	P			P				
Dwelling, two-family (duplex)			P	P			P				
Multi-family			P	P	P	P	P	P			
Live/Work Dwelling			P	P	P	P	P				
Manufactured home											
Manufactured Housing Land Lease Community	P	C	C								
Apartment House			P	P	P	P	P				
Apartment Hotel				P	P	P	P	P			
Townhouse / Row house		P	P	P	P	P	P				
Group Living:											
Boarding House			P	P	P	P					
Community living			P	P	P	P	P	P			
Community home	P	P	P	P	P	P	P			P	
Life care or continuing care services				P	P	P	P	P			
Lodging / Short-Term Rental											
Bed and breakfast		C	C	C	C	C	C				
Hotel (small)				P	P	P	P	P		P	P
Hotel / Motel					P	P	P	P		P	P
Recreational vehicle park	C										
Commercial / Mixed-Use											
Animal Services:											
Animal hospital (indoor)				P	P	P	P	P		P	P
Animal services, generally						P	P	P		P	
Financial Services:											
Automated teller machine, stand alone					P	P	P	P	P	P	P
Financial institutions				P	P	P	P	P	A	P	P
Food & Beverage Sales / Service:											
Bar / Lounge				C	P	C	C	P		P	
Food market				P	P	P	P	P	A		
Food preparation				P	P	P	P	P	A		
Food service				C	P	P	P	P	A		
Mobile vendor				P	P	P	P	P	A	P	

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Restaurant				C	P	P	P	P	A	P	
Snack or beverage bars				P	P	P	P	P	A	P	
Mixed-Use:											
Mixed-use building				P	P	P	P	P	P		
Office, Business & Professional:											
Office				P	P	P	P	P	A	P	
Personal / Business services:											
Bail bond services						P	P	P		P	
Business support services					P	P	P	P	A	P	
Courier, messenger and delivery services					P	P		P	A	P	P
Day Labor Service						P		P		P	P
Funeral & interment services						P	P	P		P	
Crematorium								P		P	P
Linen/Uniform Supply						P	P	P	A	P	P
Maintenance & repair services						P	P	P		P	P
Personal services				P	P	P	P	P	A		
Pick-up station (laundry and/or dry cleaning)				P	P	P	P	P			
Retail sales:											
Convenience store				P	P	P	P	P	A	P	
Convenience store (with gasoline sales)						P	P	P		P	
Nonstore retailers					P	P	P	P		P	
Nursery/Horticulture/Farm Supply		C				P	P	P		P	
Retail, limited (A)				P	P	P	P	P	A	P	
Retail, limited (B)					P	P	P	P	A	P	
Retail, general					P	P		P	A	P	
Vehicles / Equipment:											
Auto and truck repair								P		P	P
Automobile or vehicle dealership					P	P		P			
Building material sales & services							C	P		P	
Car Wash								P		P	P
Commercial and Industrial Machinery and Equipment Rental and Leasing								P		P	P
Gasoline or diesel fuel sales							P	P		P	P
Manufactured Home Dealers								P		P	P
Truck stop										P	P

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Public/Civic/Institutional											
Day Care:											
Adult day care				C	P	P	P	P			
Child care facility, commercial			C	P	P	P	P	P	A	P	
Child care facility, residential	P	P	P	P	P	P	P				
Assembly:											
Cemetery/mausoleum	P		P	P		P	P	P	P	P	P
Church or worship center	P	P	P	P	P	P	P	P	P		
Exhibition, convention, or conference facility					P	P	P	P	P	P	
Club or lodge (private)			C	P	P	P	P	P	P		
Government / Non-Profit:											
Armory									P	P	P
Detention or penal institution						P			P	P	P
Vehicle / equipment maintenance facility									P	P	P
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P
Social assistance, welfare, and charitable services					P	P	P	P	P	P	
Postal services				P	P	P	P	P	P	P	P
Educational:											
College / technical school					P	P	P	P	P	P	
School (public or private)	P	P	P	P	P	P	P	P	P	P	P
Personal instructional services				P	P	P	P	P	P	P	
Medical:											
Hospital or sanitarium					P	P	P	P	P	P	
Medical office, clinic, or laboratory				P	P	P	P	P	P	P	P
Arts, Entertainment, & Recreation:											
Adult business								P		P	P
Civic Spaces		P	P	P	P	P	P	P	P	P	P
Cultural facility				P	P	P	P	P	P		
Entertainment facility				C	P	C	C	P	P		
Theater				C	P	P	P	P	P		
Health/fitness club				P	P	P	P	P	P		
Recreational Facility, Indoor				P	P	P	P	P	P		
Recreational Facility, Outdoor or Major	C					P		P	P		

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Industrial / Production											
Manufacturing & Employment:											
Contractor	C									P	P
Data Processing, Hosting, and Related Services (including data centers)				P	P	P	P	P	P	P	P
Dirt pit, sand pit or similar excavation	C										
Industrial Services										P	P
Media Production						P	P	P	P	P	P
Mining & quarrying											
Manufacturing, Light					P	P	P	P		P	P
Manufacturing, General						C		C		P	P
Manufacturing, Intensive										P	P
Oil and gas company (drilling and exploration)										P	P
Research and development					P	P			P	P	P
Oil and mining support activities										P	P
Stone cutting										P	P
Warehousing, Storage & Distribution:											
Building and landscaping materials supplier								P		P	P
Building maintenance services						P		P		P	P
Freight depot (railway and truck)										P	P
Fuel Distribution or Recycling											P
Machinery and heavy equipment sales and service								P		P	P
Self-service storage facility				C		P	C	P		P	P
Oil & gas storage										P	P
Outdoor storage								P		P	P
Vehicle towing and storage facility											
Wholesale distribution, warehousing and storage						P		P		P	P
Infrastructure											
Transportation / Parking:											
Airport										P	P
Ground passenger transportation (e.g. taxi, charter bus)						P		P	P	P	P

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Heliport / miscellaneous air transportation				A	A	A	A	A	A	A	A
Parking facility						P	P	P	P	P	P
Railroad facilities										P	P
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P
Passenger depot						P				P	P
Transit shelter		P	P	P	P	P	P	P	P	P	P
Utilities:											
Utility, Major	P	P	P	P			P	P		P	P
Utility, Minor	P	P	P	P		P	P	P		P	P
Communications facilities:											
Communications facility	P				P	P	P	P	P	P	P
Wireless communication tower or antenna	P				C	P	C	P	P	P	P
Weather or environmental monitoring station	P				P	P	P	P	P	P	P
Waste-related:											
Hazardous waste disposal											
Hazardous waste transfer											
Junk yards											
Recycling plant											P
Remediation Services											P
Solid waste											
Agriculture											
Farming	P	P	P	P	P	P	P	P	P	P	P
Poultry and egg production	P									P	P
Community garden	P	P	P	P	P	P	P	P	P	P	P
Crop Agriculture	P	P	P	P	P	P	P	P	P	P	P
Community Supported Agriculture	P	P	P	P	P	P	P	P	P	P	P
Accessory											
Accessory use (generally)	A	A	A	A	A	A	A	A	A	A	A
Accessory commercial uses			C								
Accessory farm use	A	A	A	A	A	A	A	A	A	A	A
Accessory schools	A	A	A	A	A	A	A	A	A	A	A
Accessory retail and personal service, office, or recreational use	A	A	A	A	A	A	A	A	A	A	A
Caretaker or guard	A	A	A	A	A	A	A	A	A	A	A
Construction yard								A	A	A	A
Home occupation	A	A	A	A	A	A	A	A			

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Model home complex / temporary real estate sales office	A	A	A	A	A	A	A	A			
Parking garage, private					A	A	A	A	A	A	A
Pharmacy, accessory			C	A	A	A	A	A	A	A	
Recreational facility, accessory		A	A	A	A	A	A	A	A	A	A
Sign	A	A	A	A	A	A	A	A	A	A	A
Storage	A		A	A	A	A	A	A	A	A	A
Miscellaneous											
Temporary Uses	A	A	A	A	A	A	A	A	A	A	A

(d) The uses listed in the Use Table (Table 89-21) above are defined as follows:

Residential	
Residences	
Dwelling, single-family detached	A detached building designed as a residence for one family.
Accessory apartment	A secondary, independent living facility located in, or on the same lot as, a single-family residence. An accessory apartment may be rented to a household separate from that occupying the principal building on the lot.
Cottage Courts	A single lot that includes detached single family dwellings or duplexes arranged around a courtyard or open space.
Dwelling, two-family (duplex)	A building designed as a residence for two families living separately. The units may be integrated horizontally, vertically (with one above the other), or back to back.
Multi-family	A building designed as a residence for more than two families living separately, sometimes called apartments or flats. It includes any form of family occupancy, including traditional or non-traditional households, elderly housing, or retirement housing. The units may be integrated horizontally and vertically, or with 2 units stacked vertically and separated from adjacent units by a party wall (sometimes called "stacked flats").
Live/Work Dwelling	A principally residential building that includes an office, studio, or other commercial use and a single dwelling unit occupied by the building owner. ó Compare: (1) Home Occupations (listed under "Accessory," below). A live-work unit allows a broader range of commercial and production-type uses and more non-residential floor area than a home occupation. In addition, a live-work unit may be designed as a townhouse or with a storefront or other commercial design configuration at the ground level, while a home occupation occurs in a building that is designed as a residence. (2) Mixed-use Building (listed under Commercial / Mixed-use – Mixed-use, below). A Mixed-use Building allows multiple buildings and residences in the same building, while a Live/Work Dwelling is generally limited to a single dwelling unit and a single business.
Manufactured home	A factory-built dwelling unit constructed to the standards and codes promulgated by the United States Department of Housing and Urban Development (HUD), under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §5401 et seq., as amended ((See LRSA 51:911.22).
Manufactured Housing Land Lease Community	A parcel or tract of land where the principal use is the rental, leasing or occupancy of space by two or more manufactured homes on a permanent or semi-permanent basis, and customary accessory buildings or uses such as clubhouses, laundries, or management and sales units.
Apartment House	A building that - (1) is a converted single-family detached dwelling, or with architectural features and massing that are compatible with single-family dwellings, and (2) that consists of at least 3 separate dwelling units. This use type is different from a boarding house in that the units are intended for occupancy as permanent residences, and each unit may have separate kitchens and bathroom facilities. This use type is sometimes called a "big house."
Apartment Hotel	A hotel in which at least 90 percent of the hotel accommodations are available for occupancy by permanent guests.
Townhouse / Row house	A single-family dwelling forming one of a group or series of two or more attached single-family dwellings, separated from one another by a property line, party walls without doors, windows, or other provisions for human passage or visibility through the walls from basement or cellar to roof, and having roofs which may extend from one of the dwelling units to another.
Group Living:	
Boarding House	A building other than a hotel where meals or lodging, or both, are provided for compensation by pre-arrangement for a definite period. Examples include dormitories, fraternities, sororities, or dorms. This use type does not include a hotel, motel, or multi-family building. A multifamily building or apartment house includes separate dwelling units occupied by a single household, while a boarding house includes separate households sharing kitchen facilities.
Community living	Establishments primarily engaged in providing one or more of the following housing services: (1) short term emergency shelter for victims of domestic violence, sexual assault, or child abuse; (2) temporary residential shelter for the homeless, runaway youths, and patients and families caught in medical crises; or (3) transitional housing for low-income individuals and families. *Note: while the industry (NAICS) category includes construction of low cost housing and housing repair activities, those features are not regulated by zoning, and the housing types would fall within another listed category.*
Community home	A facility certified, licensed, or monitored by the Department of Health and Hospitals to provide resident services and supervision to six or fewer handicapped persons. Such facility shall provide supervisory personnel in order to function as a single family unit but not to exceed two live-in persons. (Source: LRSA § 28:477) This use does not include persons handicapped by reason of current drug abuse or alcohol abuse, nor shall it apply to handicapped persons currently under sentence or on parole from any criminal violation or who have been found not guilty of a criminal charge by reason of insanity.
Life care or continuing care services	An institution, residence or facility that provides accommodation and personal assistance to residents who depend on the services of others by reason of age and physical or mental impairment, and that is licensed to provide skilled nursing care. This category includes nursing or convalescent homes, hospices, or assisted living facilities. A "nursing or convalescent home" is any part of a building where shelter, board, and nursing care for 3 or more persons of all ages not related to the operator, requiring that care because of infirmities of old age, illness, and/or disability of a physical or mental nature. "Assisted living" is a residence that primarily serves the elderly and provides rooms and meals, and may provide personal care and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services and transportation. This use does not include an establishment which provides care only during the day, or a halfway house for recovering alcohol and drug abusers.

Live/Work Dwelling	A principally residential building that includes an office, studio, or other commercial use and a single dwelling unit occupied by the building owner. ~~o~~ Compare: (1) Home Occupations (listed under "Accessory," below). A live-work unit allows a broader range of commercial and production-type uses and more non-residential floor area than a home occupation. In addition, a live-work unit may be designed as a townhouse or with a storefront or other commercial design configuration at the ground level, while a home occupation occurs in a building that is designed as a residence. (2) Mixed-use Building (listed under Commercial / Mixed-Use – Mixed-Use, below). A Mixed-use Building allows multiple buildings and residences in the same building, while a Live/Work Dwelling is generally limited to a single dwelling unit and a single business.
Lodging / Short-Term Rental	
Bed and breakfast	An owner-occupied house, or part of a house, where no more than four rooms (for a total of 8 guests) are provided for short-term (1 night to 2 weeks) lodging, and where breakfast-only meals are provided for compensation.
Hotel (small)	A Hotel that does not contain more than 50 guest rooms and does not exceed three stories in height.
Hotel / Motel	A building containing rooms intended or designed to be used or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests and transients and where only a general kitchen and dining room are provided within the building or in an accessory building.
Recreational vehicle park	Any area that is occupied or intended or designed or improved for occupancy by transients using recreational vehicles, motor homes, or mobile trailers for dwelling, lodging, or sleeping purposes and is held out as such to the public. Examples include campgrounds and recreational vehicle/travel trailer parks. This use does not include a Manufactured Housing Land Lease Community.
Commercial / Mixed-Use	
Animal Services:	
Animal hospital (indoor)	Any part of a building designed or used to care for or observe animals under medical treatment, supervised by a licensed veterinarian. The treatment of animals occurs entirely inside the principal building and not in ancillary or accessory buildings. This use does not include outside kennels.
Animal services, generally	Any part of a building designed or used to care for, board, groom, observe, or treat animals, supervised by a licensed veterinarian. This use may include overnight boarding or outdoor confinement or exercise areas. Includes a dog pound.
Financial Services:	
Automated teller machine, stand alone	An automated teller machine that is at a location separate from the controlling financial institution.
Financial institutions	A business where the primary occupation is financial services such as banking, savings and loans, loan offices, and check cashing and currency exchange outlets. It does not include financial services that typically occur in an office or storefront, such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under "Office," below.
Pawn shop	A business that loans money on the security of pledges, deposits or other secured transactions in personal property (other than vehicles or other transportation devices).
Food & Beverage Sales / Service:	
Bar / Lounge	An establishment where the main source of revenue is the sale of alcoholic beverages which are customarily consumed on the premises. This includes taverns, brewpubs, microbreweries, hookah lounges, neighborhood taverns/bars/pubs, or distilleries where food and drink are served on the premises.
Food market	A structure or place where agricultural produce is brought for the purpose of retail sales from vehicles, temporary stands, or stalls. These include more than one seller per parcel of land. Examples include farmers markets, seafood markets, and mobile markets.
Food preparation	A business that prepares food and beverages for off-site consumption, including delivery services. Examples include catering shops, bakeries with on-site retail sales, and the small-scale production of specialty foods (such as sweets). This classification excludes food production of an industrial character.
Food service	An establishment for retail sales of food and beverages for off-site preparation and consumption. Examples include grocers/supermarkets, specialty food stores, fruit and/or vegetable stands, butcher shops, delicatessens, dairy product sales, food cooperatives, or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk.
Mobile vendor	Any person, including any employee or agent of another, who sells or offers to sell, barter or trade from a vending vehicle, trailer or cart.
Restaurant	A structure where food and drink are prepared, served, and consumed. Examples include sit-down restaurants, cafes, delis, ice cream parlors, specialty food and/or outside dining patios and sitting areas. May include take-out, drive-in, sit-down service, or the sale and consumption of alcohol. The zoning district regulations indicate whether a drive-thru facility for food service is allowed.
Snack or beverage bars	Establishments primarily engaged in (1) preparing and/or serving a specialty snack, such as ice cream, coffee and/or pastries, frozen yogurt, cookies, or popcorn, or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises.

Mixed-Use:	
Mixed-use building	A building with any of the following floor space configurations: (1) an office, as defined below, located above the ground floor, where the ground floor is occupied by any use permitted by right in the applicable zoning district, or any use permitted as a conditional use in the applicable zoning district, provided that, with respect to such conditional use, a conditional use permit has been issued by the appropriate agency; or (2) any use permitted by right in the applicable zoning district, or any use permitted as a conditional use in the applicable zoning district, provided that, with respect to such conditional use, a conditional use permit has been issued by the appropriate agency, and residential dwelling units above the ground floor or behind the non-residential floor area. The floor space above the ground floor may be occupied by non-residential floor area in addition to residential dwelling units.
Office, Business & Professional:	
Office	A building principally occupied by professional, semi-professional, business, government/municipal, philanthropic institutions, or client-oriented services. Offices do not include retail or wholesale activities which require the receiving, stocking, storing, displaying, manufacturing, selling, or renting of merchandise or equipment, except where specifically permitted as an accessory use. Offices include the administrative, clerical or public contact offices of a government agency. All services are rendered within the principal building, and no outside areas are used to perform services. Examples of businesses include law firms, publishers, business services, sales, marketing, interior decorators, and studios for professional work or teaching.
Personal / Business services:	
Bail bond services	An office that engages in the sale or issuance of bail bonds or other financial transfers for the purpose of securing the release from jail of an accused defendant pending trial.
Business support services	Includes blueprinting, printing, graphics, photostatting, copying, packaging, labelling, and similar services. "Printing" and "graphics" mean business engaged in the custom design and/or reproduction of written or graphic materials. Typical processes include computerized design and printing, photocopying, and facsimile sending and receiving.
Courier, messenger and delivery services	Establishments primarily engaged in providing air, surface, or combined mode courier services, express delivery services of parcels, or local messenger and delivery services of small items, with local pick-up and delivery. Examples include air courier services, express delivery services; local delivery services for letters, documents, or small parcels; grocery delivery services (i.e., independent service from grocery store), or restaurant meals delivery services.
Day Labor Service	Any building or premises that serves as a staging point or gathering place for persons who are seeking immediate employment in daily labor activities and who accept or are assigned employment in accordance with whatever employment is available on that particular day. For purposes of this definition, "day labor" means manual labor, such as construction cleanup, garbage pickup and removal, demolition, convention setup and takedown, landscaping, planting, and digging.
Funeral & interment services	Any place or premises devoted to or used in the care and preparation for burial of the body of a deceased person or maintained or held out to the public by advertising or otherwise as the office or place for the practice of funeral directing (source: RS 37:831). Examples include funeral homes, mortuaries or columbaria. (Note: cemeteries are classified under Public/Civic/Institutional - Assembly, below).
Crematorium	The building or portion of a building that houses the chamber for cremation and the holding facility.
Linen/Uniform Supply	Establishments that supply laundered items, such as table and bed linens; towels; diapers; and uniforms, gowns, or coats of the type used by doctors, nurses, barbers, beauticians, and waitresses.
Maintenance & repair services	An establishment providing repair services for personal and household goods, such as household appliances, computers, radio, television, audio or video equipment, office machines, furniture and leather goods, and metal sharpening. This classification excludes building maintenance services and maintenance and repair of automobiles and other vehicles and equipment.
Personal services	A business which provides a service to the general public. This includes, but is not limited to, barber shops, beauty shops/salons, laundries (including self-service), dry cleaners, tailors, seamstresses or dressmakers, taxidermist, pet groomers, photographers, wedding planning, wedding chapels, dating services, nail salons, massage establishments, tattoo parlors, and shoe shining or repair. This does not include social escort, bail bond, or other services listed separately.
Pick-up station (laundry and/or dry cleaning)	Establishments that accept from the public clothes or other materials to be laundered or dry-cleaned, and for which a charge is made. The laundering or dry-cleaning work is done by a laundry or dry cleaning establishment that is not on the premises of the pickup station.
Retail sales:	
Convenience store	Establishments that retail a limited line of goods that generally includes milk, bread, soda, alcohol and package liquor, and snacks, but not fuel sales for vehicles.
Convenience store (with gasoline sales)	Establishments that retail a limited line of goods that generally includes milk, bread, soda, alcohol and package liquor, snacks, and fuel sales for vehicles.
Nonstore retailers	Establishments that retail merchandise through online, mass media, telephone, mail, or similar methods (infomercials, direct-response advertising, paper and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls, vending machines, and similar methods). Examples include mail-order houses, vending machine operators, home delivery sales, door-to-door sales, party plan sales, electronic shopping, and sales through portable stalls (e.g., street vendors).
Nursery/Horticulture/ Farm Supply	A place for the propagation or sale of small trees, shrubs, garden supplies, and plants. This classification includes the sale of seed and feed, landscape materials, soils, and rental of landscaping equipment.

Retail, limited (A)	An establishment engaged in the sale and/or rental of goods such as apparel and accessories/uniforms, bicycles, cameras and photographic supplies, candy and confections, electronics, entertainment media (such as videos, compact discs, DVDs, or computer games), floral goods, gifts and novelties, hardware, health and personal care (such as pharmacies, cosmetics and optical or surgical supplies), hobby, home décor, jewelry, luggage and leather goods, music, news, media (newsstands), office supplies, pets, picture frames, shoes, sporting goods, stationary, tobacco, toys, used merchandise/antiques, arts and crafts, or similar items. This includes artist studios/galleries that both create and sell visual artwork. Each Retail, Limited (A) use on a Lot shall be limited to six thousand (6,000) gross square feet per lot.
Retail, limited (B)	An establishment engaged in the sale and/or rental of all goods permitted in Retail, limited (A) with not limitation on gross square feet per lot, and, additionally, the sale and/or rental of goods such as beer or liquor (package), firearms, and furniture.
Retail, general	An establishment engaged in sale and/or rental of all goods, permitted in Retail, limited (B), and, additionally, appliances, auto parts/tires, general merchandise, heating and plumbing equipment, and pawn shops. This use classification shall also include the sale and/or rental of goods at establishments such as department stores, warehouse clubs, variety stores, superstores, swap meets and flea markets, auctions, and consumer goods rental/general rental centers.
Vehicles / Equipment:	
Auto and truck repair	An area used for major mechanical and body work, straightening of body parts, body repairs, battery rebuilding, painting, welding, short term (less than 72 hours) storage of automobiles not in operating condition, outdoor work on vehicles, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in auto service stations. Includes general maintenance activities including but not limited to replacement of filters, fluids, light bulbs, belts, fuses, and tire; emissions testing; and similar activities. Includes emissions testing services that test the emissions of automobiles or other vehicles to determine compliance with state or federal emissions requirements.
Automobile or vehicle dealership	A facility for the sale or rental of automobiles, motorcycles, trucks, tractors, construction or agricultural equipment, motor homes and RV
Building material sales & services	Retailing, wholesaling or rental of building supplies or construction equipment. Examples include lumberyards, hardware / home improvement sales and services, paint, tool and equipment sales or rental establishments.
Car Wash	A building or part of a building with facilities for the simultaneous washing of automobiles. It does not include the additional activities permitted in "auto and truck repair".
Commercial and Industrial Machinery and Equipment Rental and Leasing	Establishments primarily engaged in renting or leasing machinery and equipment for use in business or industrial operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility. Examples include the sale or leasing of farm equipment and supplies, heavy equipment, office furniture or equipment, machinery tools (construction equipment sales and service), or off-highway transportation equipment.
Gasoline or diesel fuel sales	An area used exclusively for retail sales of fuels or oils. This use may have storage tanks and pumps, vehicle service and repair facilities conducted inside the building, or an accessory car wash.
Manufactured Home Dealers	Establishments primarily engaged in retailing new and/or used manufactured homes (i.e., mobile homes), parts, and equipment.
Truck stop	A structure or land intended to be used primarily for the sale of fuel for trucks and usually incidental service or repair of trucks. This includes a group of facilities consisting of those uses and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term "truck" does includes any vehicle whose maximum gross weight is more than 10,000 pounds.
Public/Civic/Institutional	
Day Care:	
Adult day care	A licensed establishment operated and maintained to provide care or supervision during the day, such as social activities, minor health care assessments, meals, and recreation, for five or more persons 18 years of age or older. The facility is not used as a residence. The definition does not include halfway houses for recovering alcohol and drug abusers.
Child care facility, commercial	A facility that is licensed as such by the State of Louisiana and provides non-medical care to children, normally for periods less than 24 hours. It serves more than six children and/or is operated by a person who is not a resident of the site.
Child care facility, residential	A facility that is licensed as such by the State of Louisiana and provides for non-medical care to children, normally for periods less than 24 hours. It serves six children or less, and the operator is a resident of the site.
Assembly:	
Cemetery/mausoleum	A burial ground for the interment of the human dead or pets.
Church or worship center	A place of religious worship and instruction. Accessory uses requiring independent approval include (1) an associated private school, and (2) child care.
Exhibition, convention, or conference facility	A facility used for assemblies or meetings of the members or representatives of a group, such as convention centers and banquet halls. This does not include clubs, lodges, community meeting facilities, or other meeting facilities of private or non-profit groups that are primarily used by group members.
Club or lodge (private)	A non-profit association of persons which owns, rents, or leases a building, or portion thereof; the use of such premises being restricted to members and guests. This includes a fraternal organization.
Government / Non-Profit:	
Armory	A building or group of buildings used primarily for housing and training troops or for storing military property, supplies, or records.
Detention or penal institution	A facility where persons are detained pending adjudication or confined under criminal sentences. Examples include community correctional facilities, correctional facilities or juvenile detention facilities.

Vehicle / equipment maintenance facility	A facility providing maintenance and repair services for vehicles and equipment and areas for storage of equipment and supplies. This classification includes construction yards, equipment service centers, transit vehicle storage and servicing, and similar facilities.
Public Safety Facility	A facility for public safety and emergency services, such as police, fire protection, police and fire training facilities, and ambulance and emergency services, administrative facilities for emergency medical care, and blood and organ banks. This includes accessory transportation services and vehicle maintenance.
Social assistance, welfare, and charitable services	Establishments that provide social assistance services directly to clients such as children, elderly persons, disabled persons, homeless persons, or veterans. Social assistance may include food, medical relief, counseling or training. Examples include adoption agencies, youth centers (except recreational only), child guidance organizations, youth self-help organizations, foster care placement services, community action services agencies, marriage counseling services (except by offices of mental health practitioners), crisis intervention centers, multipurpose social services centers, family social services agencies, self-help organizations (except for disabled persons, the elderly, persons diagnosed with intellectual and/or, developmental disabilities), family welfare services, suicide crisis centers, hotline centers, telephone counseling services, community food services (includes collection, preparation, and delivery of food, clothing and blankets for needy persons).
Postal services	Establishments that provide mail services, including delivering items (such as letters and small parcels that can be handled by one person without using special equipment. Sorting and transportation activities, where necessary, are generally mechanized.
Educational:	
College / technical school	A "college" is a post-secondary educational institution authorized to award associate, baccalaureate, or higher degrees, or a seminary. A "technical school" is a specialized institution of learning which offers secondary or post-secondary instruction in business, trade, vocational, or other technical subject matter.
School (public or private)	An institution of learning which offers instruction in the several branches of learning required to be taught in the public schools of the state.
Personal instructional services	The provision of instructional services such as tutoring and exam preparation, language, photography, fine arts, crafts, dance or music studios, exercise studios, art studios, driving schools, employment training, diet centers, and beauty schools. This includes incidental retail sales, or light assembly and offices relating to training or instruction.
Medical:	
Hospital or sanitarium	A "hospital" is a place devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for at least 24 hours in any week of 3 or more non-related individuals suffering from illness, disease, injury, or deformity, except homes for the aged or nursing or convalescent homes. A "sanitarium" is an institution for the recuperation and treatment of victims of physical or mental disorders.
Medical office, clinic, or laboratory	Examples include medical offices, laboratories, or facilities for medical, optical, orthotic, prosthetic, psychiatric, physiotherapy, surgical, or dental laboratory services, photographic, analytical, or testing services. A clinic is a building designed for or used by any combination of physicians, surgeons, dentists, psychiatrists, physiotherapists, or practitioners in related specialties, and who do not offer in-patient care.
Arts, Entertainment, & Recreation:	
Adult business	See Section 18-3 of the Code of Ordinances.
Civic Spaces	A park, playground, natural area, or open space that is open to the general public or on a non-profit basis. Examples include tennis clubs, central squares, neighborhood parks, recreational facilities, picnic facilities, public recreation areas, and accessory food concessions.
Cultural facility	An institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. Examples include performing arts centers for theater, dance and events, museums, historical sites, art galleries, artist/artisan studio or shop, libraries/reading rooms, zoos, aquariums and observatories.
Entertainment facility	An establishment where the primary source of revenue is derived from live or recorded performances shown or played for the amusement of an audience. Examples include music clubs and dance halls.
Health/fitness club	An establishment that offers exercise or weight control programs whether or not the business provides any other service. Examples include gymnasiums, martial arts schools, gymnastics schools, weight control establishments/reducing salons, health clubs, health spas, swimming pools, handball facilities, racquetball or tennis club facilities, tanning facilities, fitness facilities, and yoga or workout studios.
Recreational Facility, Indoor	Buildings or structures principally devoted to recreational activities or nongambling games, leisure and recreation services to the public or to members. Examples include the following uses when they are conducted indoor: ice or roller skating rinks, bingo parlors, billiard parlors, bowling centers, pool rooms, miniature golf courses, amusement arcades, tennis clubs, swimming pools, non-commercial community centers, play courts, shooting facilities, batting cages, go-cart or dirt-bike courses, skateboard areas, and water slides or water parks.
Recreational Facility, Outdoor or Major	Large, generally outdoor facilities, such as: outdoor roller or ice-skating rinks, sports stadiums and arenas; amusement and theme parks; racetracks; swimming or wave pools; entertainment complexes; amphitheaters; drive-in theaters; archery or shooting ranges; riding academies; miniature golf; golf courses, driving ranges, and country clubs; marinas; and similar facilities.
Theater	A facility with fixed seats for the viewing of movies or live presentations of musicians or other performing artists.
Industrial / Production	
Manufacturing & Employment:	
Contractor	The facilities for a specialized trade related to construction, electric, glass, painting and decorating, welding, water well drilling, sign making, or similar items. Includes storage yards (for equipment, materials, supplies and/or vehicles), roofing and sheet metal, elevator maintenance and service, and venetian blind and metal awning fabrication and cleaning.

Data Processing, Hosting, and Related Services (including data centers)	Establishments that provide infrastructure for hosting or data processing services. These establishments may provide specialized hosting activities, such as web hosting, streaming services or application hosting; provide application service provisioning; or may provide general timeshare mainframe facilities to clients. Data processing establishments provide complete processing and specialized reports from data supplied by clients or provide automated data processing and data entry services.
Dirt pit, sand pit or similar excavation	An excavation from which extracted dirt, clay, sand or gravel is or may be used at the same location or may be transported for use at a different location and which has one or more of the following characteristics: (1) Exceeds a total surface area of ten acres; or (2) The excavated area exceeds an average depth of 25 feet at any time after the commencement of excavation; or (3) The time needed for completion will exceed 180 days.
Industrial Services	A business that provides cleaning, washing, or similar services to industrial, manufacturing, medical or business establishments. An example includes commercial launderer that launders and dry cleans clothing and other fabric articles in bulk quantities, such as cleaning services for hospitals, restaurants, hotels, and similar clients, or rug and dry-cleaning plants.
Media Production	Establishments that produce, manufacture, arrange for the manufacture, or distribute motion pictures, videos, television programs, television commercials, and music and sound recordings. This includes specialized motion picture or video postproduction services, such as editing, film/tape transfers, titling, subtitling, credits, closed captioning, and computer-produced graphics, animation and special effects, and developing and processing motion picture film. Examples include motion picture film laboratories, stock footage film libraries, postproduction facilities, teleproduction services, and sound recording studios. It does not include graphics, editing, or similar work that occurs in an office (see Commercial / Mixed-Use - Office category, above).
Mining & quarrying	The extraction of metallic and nonmetallic minerals, including sand and gravel pit operations.
Manufacturing, Light	The manufacturing or processing of materials employing electrical or other unobjectionable motive power, utilizing hand labor, or other unobjectionable machinery or processes, and free from any objectionable odors, fumes, lint, vibration, or noise. An example is jewelry manufacturing.
Manufacturing, General	Manufacturing of products, from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of those products and materials. These include apparel (including clothing, shoes, dress making), brooms, caskets, food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage), tobacco products, fasteners and buttons, gaskets, leather and allied products, medical equipment and supplies, mill work and similar woodwork, mattresses, musical instruments, novelties, office supplies, printing and print supplies, signs, sporting goods, textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery), and toys. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Intensive Manufacturing.
Manufacturing, Intensive	Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), fabricated metal products (including electroplating, hardware), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, machinery, and transportation equipment. This group also includes smelting, animal slaughtering and oil refining.
Oil and gas company (drilling and exploration)	Establishments that operate and/or develop oil and gas field properties. Activities may include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operating separators, emulsion breakers, desilting equipment, and field gathering lines for crude petroleum and natural gas; and all other activities in the preparation of oil and gas up to the point of shipment from the producing property.
Research and development	The investigation into the natural, physical, or social sciences, and that includes product development or testing. This does not include research, engineering or similar activities that occur indoors in an office environment, which is classified separately under Commercial / Mixed-Use - Office, above.
Oil and mining support activities	Establishments that support oil extraction or minerals mining, including exploration, sampling, excavating, drilling, surveying, and similar activities. This includes oil field service companies and oil field supplies and machinery.
Stone cutting	Establishments that cut, shape, and finish marble, granite, slate, and other stone for building and miscellaneous uses, or that buy or sell partly finished monuments and tombstones.
Warehousing, Storage & Distribution:	
Building and landscaping materials supplier	A business that sells building materials or landscaping where the majority of sales are wholesale transactions to other firms, not retail sales.
Building maintenance services	An establishment providing carpet cleaning, carpentry, roofing, exterminator, glazing, janitorial services, electrical repair, plumbing, heating and air conditioning (sales and service), upholstery, painting and paper hanging, sign painting, or rug cleaning.
Freight depot (railway and truck)	Distribution facilities upon which storage and warehousing of cargo is incidental to the primary function of freight shipment, and not to include any display of goods for either retail sale or wholesale. Includes both railway and truck freight transfers.
Fuel Distribution or Recycling	A facility dedicated to: (1) wholesale or commercial fuel storage and distribution, including petroleum, biodiesel, propane, butane, natural gas, or other similar fuels, to vehicles, machinery, or heavy equipment, or (2) the collection, storage, and processing of waste oil product for conversion into useable fuel products such as biodiesel, and may include storage and sales of resulting useable fuels. This does not include auto service stations.
Machinery and heavy equipment sales and service	The retail sales and accessory repair of construction, agriculture, excavation, and similar machinery and equipment, including tractor-trailers.

Self-service storage facility	A building or group of buildings in a controlled access compound that contains varying sizes of individual, compartmentalized, controlled access stalls or lockers for the storage of customers' residential and/or commercial goods.
Oil & gas storage	A tank farm or outdoor facility to store oil and gas. Includes bulk plant (petroleum).
Outdoor storage	Materials, goods, vehicles, or equipment kept or placed outside an enclosed structure for twenty-four (24) hours or more. Includes pipe storage and sand and gravel storage yards.
Vehicle towing and storage facility	Establishments primarily engaged in towing light or heavy motor vehicles, along with incidental services such as storage and emergency road repair services.
Wholesale distribution, warehousing and storage	The storage of goods, and the sale of goods to other firms for resale, including activities involving significant storage and movement of products or equipment. Examples include warehouse or produce/fruit/food storage and wholesale structures, carting, express crating, hauling, cold storage, feed locker plants, dry goods wholesale, hardware storage, and wholesale, paper supplies, shoes, sporting goods, professional and commercial equipment and supplies merchant wholesalers (such as restaurant supply sales), and otherwise preparing goods for transportation. This may include fulfillment centers that combine storage with call centers.
Infrastructure	
Transportation / Parking:	
Airport	Any area of land or water which is used or intended for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, including all necessary runways, taxiways, aircraft storage and tie-down areas, hangers, public terminal buildings and parking, helicopter pads, support activities such as airport operations and air traffic control, and other necessary buildings and open spaces. Includes dusting services.
Ground passenger transportation (e.g. taxi, charter bus)	Establishments that provide passenger transportation by bus, charter bus, automobile, limousine, van, or shuttle. Some services (such as taxi) are not operated over regular routes and on regular schedules. Examples include charter bus, special needs transportation, taxicab owner/operators, taxicab fleet operators, or taxicab organizations. This does not apply to publicly operated bus or mass transit systems. Includes fleet services that store, maintain, repair, fuel, and service two or more vehicles owned by a single commercial or public entity.
Heliport / miscellaneous air transportation	Facilities intended solely for takeoff and landing of helicopters, or for miscellaneous transportation vehicles for scenic purposes such as balloons.
Parking facility	A parking lot or a parking garage offering parking to the public and is the principal use of the premises. "Parking lot" is an off-street, ground-level, and open area for the temporary placement of operable motor vehicles. A "parking garage" is a multi-level structure for the temporary placement of operable motor vehicles. Automobile fuels and oils are not sold and motor vehicles are not equipped, repaired, hired, or sold in a parking facility
Railroad facilities	A facility for freight pick-up or distribution by rail. This may include specialized services for railroad transportation including servicing, routine repairing (except factory conversion, overhaul or rebuilding of rolling stock), and maintaining rail cars; loading and unloading rail cars; and independent terminals.
Railroad right-of-way	A strip of land with tracks and auxiliary facilities for track operation, but not including freight depots or stations, loading platforms, train shed, warehouses, car or locomotive shops, or car yards.
Passenger depot	Facilities for passenger transportation operations, and holding facilities, which includes rail stations, bus terminals, urban and regional transit stations and scenic and sightseeing facilities, but does not include airports and heliports. This includes accessory parking facilities. This does not include transit shelters, which are permitted in all districts.
Transit shelter	A roofed structure with at least three (3) walls located on or adjacent to the right-of-way of a street, and which is designed and used primarily for the protection and convenience of bus passengers.
Utilities:	
Utility, Major	A building or other structure for water supply (including water distillation) or wastewater treatment or the production of electricity, steam, air conditioning, hot water or chilled water for consumption by the general public.
Utility, Minor	All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm water, communications, electricity, transportation, gas, steam, and similar public services, and may include storage for vehicles and equipment necessary to provide those services. This includes facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, water or sewer pumping stations, water storage facilities, telephone exchanges, switch boxes, transformer boxes, cap banks, and underground water and sewer lines. This does not include "communications facility" or "wireless communication tower" as defined below, which refer to the point of transmission rather than distribution systems such as cable networks.
Communications facilities:	
Communications facility	Broadcasting and other communication services accomplished through electronic mechanisms. Examples include radio, television or recording studios, switching centers and cable transmitting stations.
Wireless communication tower or antenna	Antenna support structures for mobile and land based telecommunication facilities, such as whip antennas, panel antennas, microwave dishes and receive-only satellite dishes, cell enhancers and related equipment for wireless transmission from a sender to one or more receivers, such as for mobile cellular telephones, mobile radio systems facilities and commercial radio service. This facility includes a monopole tower, a steel lattice tower and any self-supporting communication tower. This use may include an unmanned equipment shelter.
Weather or environmental monitoring station	A facility with instruments and equipment that measures atmospheric conditions (typically to provide current weather information or a basis for weather forecasts), air or water quality, soil conditions, or similar variables.
Waste-related:	
Hazardous waste disposal	A facility where hazardous or infectious waste material is incinerated, landfilled or put to other final disposition.
Hazardous waste transfer	A facility where hazardous or infectious waste is received and processed for transportation to another place for recycling, re-use, incineration or final disposal.

Junk yards	A facility or area for storing, keeping, abandoning, selling, dismantling, shredding, compressing, demolishing, or salvaging scrap, discarded material or equipment. This includes metal, paper, rags, tires, bottles, motor vehicles or motor vehicle parts, machinery, structural steel, equipment and appliances. Examples of "junkyard" include: (1) Facilities or sites for separating trash and debris from recoverable or recyclable resources, such as paper products, glass, metal cans and other products; and (2) Facilities or sites where damaged and/or wrecked and/or dismantled and/or partially dismantled motor vehicles are stored for periods of longer than 90 days; and (3) Facilities and sites where motor vehicle parts may be removed and stored, sold or salvaged.
Recycling plant	A facility in which recyclable material only is collected, processed, separated, and/or baled in preparation for shipment to others who will use those materials to manufacture new products. Recyclable material includes metals, glass, plastics, wood, paper, and other similar materials that may be used in the manufacture of new products. Recycling plants shall not collect vehicles for salvage, hazardous materials, compost, or rubbish.
Remediation Services	Establishments primarily engaged in one or more of the following: (1) remediation and cleanup of contaminated buildings, mine sites, soil, or ground water; (2) integrated mine reclamation activities, including demolition, soil remediation, waste water treatment, hazardous material removal, contouring land, and revegetation; and (3) asbestos, lead paint, and other toxic material abatement.
Solid waste	A fixed facility where non-hazardous wastes are taken from collection vehicles, temporarily stored, and ultimately relocated to a permanent disposal site. It does not include an incineration facility. Examples include transfer stations, disposal areas, and waste management services such as pumping (i.e., cleaning) cesspools, portable toilets, or septic tanks; cesspool cleaning services; sewer cleaning and rodding services; portable toilet renting and/or servicing; and sewer or storm basin cleanout services.
Agriculture	
Farming	Any parcel of land which is used for gain in the raising of agricultural products, livestock, poultry, or dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used.
Poultry and egg production	Establishments engaged in breeding, hatching, and raising poultry for meat or egg production. Examples include hatcheries and poultry storage and dressing.
Community garden	A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use, consumption, donation or off site sale of items grown on the site.
Crop Agriculture	An area of land managed and maintained by an individual or group of individuals to grow and harvest food crops and horticultural products (including flowers, trees, and bees and apiary products) for off-site sale in locations where retail sales are an allowed use. Crop agriculture may be a principal or accessory use.
Community Supported Agriculture	An area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation.
Accessory	
Accessory use (generally)	A use customarily incidental and subordinate to the principal use or building and located on the same lot with the principal use or building.
Accessory commercial uses	Commercial uses that are accessory to multi-family residential buildings.
Accessory farm use	Buildings, corrals, coops, stables or structures used in conjunction with farming or ranching.
Accessory schools	An educational use, such as a kindergarten, that is accessory to a multi-family residential building.
Accessory retail and personal service, office, or recreational use	A retail, office, or recreational use that is subordinate to and incidental to the primary use, that primarily serves the employees of the primary use.
Caretaker or guard	A home, apartment, manufactured home, or other unit built to residential occupancy standards for use as the residence of the caretaker or guard.
Construction yard	A temporary area used for the storage of construction materials, supplies, equipment, tools, stock piling and recycling of useable construction materials and other items as permitted including temporary storage containers, construction trailers and temporary office trailers.
Home occupation	A commercial use conducted within a dwelling unit by its resident(s), which is clearly secondary to the use of the dwelling for living purposes, and which does not change the residential character of the dwelling unit or its surroundings.
Model home complex / temporary real estate sales office	A "model home complex" is a group of at least two (2) dwelling units that are temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the City. Model homes may also incorporate sales or rental offices for dwellings within the development. A "temporary real estate sales office" is an office or a model home used to sell homes or buildings while the property is under development. The sales may occur in a permanent building, or in a trailer or manufactured home.
Parking garage, private	A space intended for or used by the private automobiles of households, businesses, government or non-business entities resident on the lot.
Pharmacy, accessory	A pharmacy or pharmacy supply facility accessory to a medical office, clinic, or laboratory that sells medical items where the total square footage does not exceed 10% of the building square footage. The accessory pharmacy is contained within the principal medical building.
Recreational facility, accessory	A recreational facility for the exclusive use of members and their guests, or solely for the use of employees of a permitted business use. This may include swimming pools, tennis courts, exercise facilities, and similar indoor activities. It does not include golf courses, which are classified separately.
Sign	See §89-90 ("Signs")
Storage	Containers or bins that are used for on-site temporary storage generally for the purposes of moving.
Miscellaneous	
Temporary Uses	See §89-92 ("Temporary Uses")

The Administrator and the applicant shall maintain copies of the conditional use permit approval, and all supporting documentation.

(k) For how long is my Conditional Use Permit valid?

A conditional Use Permit runs with the land and shall continue to be valid upon a change of ownership of the site, business, service, use or structure which was the subject of the use permit application, unless conditioned otherwise.

Division 4. Subdivision Processes

89-55 Subdivision Plats, Generally

Purpose: these regulations implement the Comprehensive Plan and this Chapter by –

- *establishing a procedure to approve plats and maps that subdivide or resubdivide real property, and*
- *examining subdivision plats and maps to ensure that they comply with this Chapter; and*
- *protecting the health, safety and general welfare of the people of the City and Parish of Lafayette and their property.*

These subdivision regulations are authorized under R.S. 33:101—33:119, as amended, and this ordinance is declared to be in accordance with all provisions of those statutes.

(a) When does this process apply?

(1) Except as provided below, this Division applies to any "subdivision" as defined in La. R.S. 33:101, i.e.:

"Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development, and, with regard to parishes, for the purpose of sale or of building development for purposes other than agricultural. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

"Resubdivision", in addition to being synonymous with "subdivision", means and shall also include the consolidation of two or more lots, plats, tracts, parcels, or other divisions of land into one or more lots, plats, tracts, parcels, or other divisions of land.

(2) This Division does not apply to any subdivision exempt from regulation by LRSA Title 33, Chapter 1, Part 4, Subpart A, but only to the extent that the statute provides an exemption.

(3) This Division applies to all lands located within –

a. The legal boundaries of the City of Lafayette as now exists or as may subsequently be changed by future annexation, and

b. The unincorporated areas of Lafayette Parish.

(b) How does the overall process work?

(1) The purpose of these subdivision processes is to assure the orderly development of property and reduction of blight in existing neighborhoods within the City of Lafayette and unincorporated Lafayette Parish. The requirements for approval set forth in this Division do not imply an inherent right to subdivide property or to create building sites except as consistent with the public health, safety and welfare of the entire community. It is intended that the review processes of this Division and any decision to approve a subdivision plat shall include an evaluation of all aspects that might relate this decision, including but not limited to: infrastructure capacity or impact, current growth management policies, traffic congestion, and environmental impacts. Moreover, it is specifically within the authority of the Planning and Zoning Commission to require specific improvements, easements or other limitations to development rights that further these public interests as a condition of an approval.

(2) There are 2 steps for subdivision plat review:

a. Preliminary plat approval by the Planning and Zoning Commission, and

b. Final plat review by the PZD prior to recording the plat.

(3) The usual type and sequence of actions is as follows:

a. The Planning and Zoning Commission –

1. Approves or tentatively approves the preliminary plat with conditions, or

2. Defers approval of the preliminary plat until the next regular meeting (not to exceed 60 days) if necessary, and

3. Approves, approves with conditions, or disapproves the preliminary plat.

b. The Final Plat is submitted to PZD for recording.

(4) The Planning and Zoning Commission may allow the concurrent processing of preliminary plats and final plat if –

a. A preliminary plat has expired and the resubmitted plat is prepared in final form in full compliance with the previous approval conditions, and no changes are proposed within the original plat boundary. This only allows concurrent processing, but not approval. The resubmitted plat must comply with all regulations in effect when it is resubmitted.

b. The plat is prepared in final form and covers a single tract or unrestricted reserve contained within a general overall plan or street dedication plat previously approved by the commission, and where no new or additional streets or lots are proposed to be created and established.

c. An application is received containing an instrument to vacate a subdivision to convert it to acreage rather than replat or resubdivide the property.

d. The plat is a correction plat.

e. The plat submitted contains 5 lots or less.

f. The entire subdivision fronts on an existing dedicated, constructed, and accepted parish or municipal street or road.

g. The Planning and Zoning Commission finds that other special circumstances exist, after considering the question of special circumstances at a public meeting.

(5) The applicant for a subdivision approval has the burden of proof to demonstrate full compliance with the applicable requirements of this Chapter.

89-56 Pre-Application Sketch Plan (Optional)

(a) When does this process apply?

A sketch plan is an optional, informal process that allows the applicant to meet with LCG staff to gain an understanding of the comprehensive plan, the regulations in this Chapter, and approval process. The intent of this procedure is to assist the subdivider in preparing a plan that meets the requirements of this Chapter, and to permit the processing of the preliminary plat in an expeditious manner.

(b) How do I start the process?

The subdivider submits to the Administrator a sketch plan of the proposed subdivision. See Article 10 for submittal requirements.

(c) How do I know if my application is complete?

See § 89-48.

(d) What kind of public notice is required?

No public notice is required.

(e) How are decisions made?

The Administrator or the subdivider may request a conference to review the proposed subdivision.

(f) What are the standards for approval?

A sketch plan review is not a formal process. The Administrator and any reviewing agencies will consult the standards in this Chapter and the Comprehensive Plan in providing their comments to the applicant.

(g) After a decision is made, is there a limit on subsequent applications?

There is no limit on subsequent applications.

(h) How is a decision appealed?

Not applicable.

(i) What are my next steps?

The sketch plan is not binding on either the applicant or the LCG. After receiving the Planning Administrator's comments, the applicant may file an application for preliminary plat approval.

(j) How are records of the decision kept?

No records of the decision are kept.

89-57 Preliminary Plat

Purpose: The purpose of preliminary plat is to review and check the proposed subdivision against the specific design standards and improvements required as set forth in this Chapter. The preliminary plat is more detailed than the pre-application sketch plan and, consequently, shows the entire area proposed to be subdivided.

(a) When does this process apply?

Preliminary plat approval is required for all unplatted property that has not been approved by the Planning and Zoning Commission or before a building permit can be obtained. Preliminary plat approval is required before a final plat is submitted.

(b) How do I start the process?

(1) The applicant files an application for preliminary plat approval with the Planning Administrator.

(2) The applicant may file an application for rezoning or conditional use permit approval concurrent with an application for preliminary plat approval.

(c) How do I know if my application is complete?

See § 89-48.

(d) What kind of public notice is required?

The following notice is required for a preliminary plat hearing (Reference: LRSA 33:113):

Type	When provided
Publication	• 10 days before the scheduled hearing
Regular Mail	• 5 days before the scheduled hearing • Notice is mailed to owners of property located within 300 feet of the proposed development as determined by reference to the most current tax rolls as periodically updated by the Lafayette Parish Tax Assessor. • If the owner of any property within 300 feet of a proposed subdivision is a condominium development, the notices shall be sent to the condominium association who will provide the notice to each condominium unit owner.
Signs	In addition to the information required by 89-49, signs shall state- Names and type of proposed Development or Subdivision, the total number of proposed lots; date, time and location of the public hearing, and The statement "A subdivision is proposed for this site"

(e) How are decisions made?

(1) The Administrator will refer the preliminary plat to the following departments or agencies for review and comment, as appropriate. Failure to receive comments from an agency within the allotted time period for preliminary plat review is deemed a tacit approval by the agency:

a. LCG, Department of Public Works.

b. City of Lafayette, Lafayette Utilities System (LUS).

c. City of Lafayette, Fire Department.

d. Private and public utilities serving the area.

e. The PZD.

f. Any other agencies or departments who may provide relevant comments about the proposed subdivision.

(2) The Administrator shall fix a date for a public hearing of a completed preliminary plat.

(3) The Planning and Zoning Commission shall conduct a public hearing and shall approve, conditionally approve, or deny the preliminary plat application.

(4) During the course of the public hearing, the applicant may modify the plat to address issues raised by the Planning and Zoning Commission.

(5) After the public hearing is closed, the Planning and Zoning Commission shall render a decision.

(6) Approval is expressed as preliminary approval which is revocable and not entered on the plat. The Planning and Zoning Commission will state conditions in writing. If the preliminary plat is disapproved, the Planning and Zoning Commission will state the reasons.

(7) The Administrator shall notify the subdivider in writing of the conditions of approval with any conditions of approval, as necessary, shown on the preliminary plat.

(f) What are the standards for approval?

(1) The Planning and Zoning Commission will approve the preliminary plat if–

a. The application complies with all applicable requirements of this Chapter, and

b. The plat is consistent with the Comprehensive Plan.

(2) Whenever the proposed subdivision contemplates a rezoning that is incompatible with, or nonconforming to, existing and updated comprehensive plans or zoning regulations, the subdivider shall:

a. demonstrate why conditions of the comprehensive plan should no longer apply, and,

b. complete the rezoning process prior to filling the application for preliminary plat approval.

(g) After a decision is made, is there a limit on subsequent applications?

(1) When the Planning and Zoning Commission has denied any subdivision proposal, no reconsideration of any application will be granted unless:

a. The applicant certifies that circumstances and/or conditions have been changed or altered, or

b. The applicant certifies that data used or provided in analysis of the proposed subdivision was inaccurate, and that the applicant could not have been aware of the inaccuracy for reasons beyond its control, or

c. Additional information has become available which was not available when the public hearing occurred.

(2) A reapplication is subject to all procedures required by the original submittal.

(h) How is a decision appealed?

See § 89-69.

(i) What are my next steps?

(1) Tentative approval of the preliminary plat is not approval of the final plat. Rather, it is considered an expression of approval of the layout submitted on the preliminary plat.

(2) Receipt of a copy of the preliminary plat, indicating the Planning and Zoning Commission's approval conditions, authorizes the subdivider to proceed with the preparation of construction plans (see Article 10) and specifications in accordance with the improvements required in Article 3.

(3) The subdivider shall submit the necessary construction plans; specifications and documents for the required public improvements to the Department of Public Works and LUS (see Article 10 for submittal requirements).

(4) Following the approval of construction plans by the respective department, the applicant may–

a. Begin construction of the improvements, or

b. Construct at least 80% of the improvements, and furnish an improvement agreement guarantee for 125% of the estimated cost of the remainder of the improvements. The improvement agreement guarantee shall be submitted to the respective department charged with the responsibility of those improvements. The improvement agreement guarantee, along with the completed construction plans, and/or bank letter of credits, will allow the developer to present his final plat to the PZD for approval.

(5) For How Long is My Preliminary Plat Approval Effective?

a. Preliminary plat approval ("**Preliminary Approval**") shall be valid for a period of twelve (12) months from the date of Preliminary Approval of the Lafayette Planning Commission ("**Initial Period**"). During the Initial Period, the applicant is responsible for:

1. preparing all infrastructure and improvement plans ("**Infrastructure Plans**") including, but not limited to, water, sewer, electrical, drainage and streets, and

2. obtaining approval of all Infrastructure Plans by all applicable LCG departments and/or other applicable utility providers.

b. 1. If, at the end of the Initial Period, reasonable progress, as determined by the staff of the Planning Commission, has not been realized in the design and preparation of the Infrastructure Plans, then the Preliminary Approval shall be deemed terminated. If the applicant opposes the termination of Preliminary Approval under this subparagraph, the decision of the staff of the Planning Commission shall be a tentative finding which shall be submitted to the Planning Commission at its next regularly scheduled meeting for final review and action.

2. If, at the end of the Initial Period, reasonable progress, as determined by PZD has been realized in the design and preparation of the Infrastructure Plans, but the Infrastructure Plans are not complete, then the Preliminary Approval can be extended by PZD for the time necessary to complete the design, preparation and approval of the Infrastructure Plans, but in no event greater than 180 days from the last day of the Initial Period ("**Extended Initial Period**").

3. For purposes of this subparagraph, reasonable progress shall mean progress toward the recordation of a final plat of subdivision. A finding of reasonable progress shall require, at a minimum, the submission of Infrastructure Plans to the appropriate LCG department(s), together with proof that the applicant is diligently pursuing all necessary permits and approvals but has been unable to secure the same because of conditions beyond the applicant's control.

4. For purposes of this subsection, reasonable progress may be confirmed by the applicant providing to PZD evidence of delays caused by agencies having jurisdiction over the property and not as a result of any action or inaction of the applicant.

c. If, at the end of the Extended Initial Period, the Infrastructure Plans are not fully approved by LCG, then, in such event, the Preliminary Approval Shall terminate.

d. If, at the end of the Initial Period or Extended Initial Period, the Infrastructure Plans are fully approved by LCG, then, in such event, the Preliminary Approval shall be automatically extended for the time necessary to complete the construction of the infrastructure improvements, but in no event greater than twelve (12) months from the date of the approval of the Infrastructure Plans ("**Construction Period**").

e. If, at the end of the Construction Period, the final plat of subdivision has not been recorded, then the applicant shall apply to the Planning Commission for an extension of the Construction Period for the time necessary to record the final plat of subdivision. The determination set forth in this subparagraph shall be made solely by the Lafayette Planning Commission.

f. In the event that any proposed subdivision receives Preliminary Approval and there is no requirement of the approval for any construction of infrastructure improvements, the Preliminary Approval shall remain valid for a period of twelve (12) months from the date of approval by the Lafayette Planning Commission, during which twelve (12) month period a final plat of subdivision shall be recorded. In the event the final plat of subdivision is not recorded within such twelve (12) month period, the Preliminary Approval shall automatically terminate.

(j) How are records of the decision kept?

A preliminary plat application is not recorded. The Administrator will maintain a record of approved preliminary plats. The applicant must maintain a copy of the approved preliminary plat, including any attachments.

89-58 Final Plat

(a) When does this process apply?

(1) Final plat approval is required before a plat is recorded or filed in the office of the clerk of court of the Lafayette Parish.

(2) Final plat is filed after the preliminary plat is approved.

(b) How do I start the process?

(1) The proposed final plat for approval is filed with the Administrator.

(2) The final plat may represent all or part of a subdivision, in the case of phase development, which has received preliminary approval.

(c) How do I know if my application is complete?

See § 89-48.

(d) What kind of public notice is required?

None required.

(e) How are decisions made?

(1) The Administrator (acting on behalf the Planning and Zoning Commission) will act on the final plat as provided below and in LRSA 33:113.

(2) The Administrator, on behalf of the Planning and Zoning Commission, will determine whether the final plat complies with the preliminary plat and is suitable for recording.

(3) The approved final plat shall have the signature of the PZD Director or his/her designee.

(f) What are the criteria for approval?

The Administrator or Planning and Zoning Commission shall approve the final plat if –

(1) The final plat is consistent with all applicable requirements of this Chapter, including–

a. Within the City of Lafayette, the applicable zoning regulations, and

b. Any applicable development standards in Article 3, and

(2) The final plat meets all requirements established during the preliminary plat approval process, and

(3) The necessary improvements are constructed in accordance with the approved plans, or a satisfactory improvement agreement guarantee is submitted assuring their construction in accordance with the approved plans,

(g) After a decision is made, is there a limit on subsequent applications?

There is no limit on subsequent applications.

(h) How is a decision appealed?

Not applicable.

(i) What are my next steps?

(1) A final plat does not authorize construction, except for the installation of improvements as provided above.

(2) The final plat approval shall include an Act of Dedication of any dedicated streets, alleys, utility improvements or other public lands.

(3) No building permit shall be issued or granted for the development or use of any land until a plat of the lot, parcel, or site of the proposed development is approved. Once the final plat is recorded the lots of the development are approved and a building permit can be obtained.

(j) How are records of the decision kept?

(1) The Administrator shall record an approved and endorsed final plat in the Office of the Clerk of Court of Lafayette Parish by Administrator upon submittal of the approved final plat and appropriate recording fee.

(2) If the applicant fails to present the final plat for recording within 6 months following the date of approval, the final plat is deemed void.

89-59 Acceptance of Improvements for Perpetual Maintenance

(a) When does this process apply?

(1) These procedures apply to all subdivision applications with public improvements or right-of-way relative to land which the LCG has jurisdiction.

(2) For purposes of this section, a "dedication" means the appropriation of land by the owner to some public use.

(3) This section establishes the procedures to transfer the maintenance of the development's improvements as granted to the public from the developer to LCG.

(4) A public and/or private street, utility or other servitude, right-of-way or other right granted to the public, is established when designated on a final plat. The recorded plat does not establish an obligation of perpetual maintenance by the governing body.

(b) How do I start the process?

(1) An Act of Dedication shall be submitted to the Administrator in compliance with appropriate submission requirements.

(2) Property is to be dedicated at the time of plat approval, the dedicated public or private property shall be shown on the plat submitted for recordation.

(3) The plat shall contain the information required for final plats generally, and, with regard to the areas dedicated, shall contain the additional data required by Article 10.

(c) How do I know if the Act of Dedication is complete?

See § 89-48. No application is required.

(d) What kind of public notice is required?

Formal public notice is not required.

(e) How are decisions made?

(1) Water, Sewer, and Electricity

a. The Administrator will forward the proposal to the LUS, for the approval authority for utilities under its jurisdiction.

b. The LUS shall either accept or reject the offer of dedication.

(2) Streets and Drainage

a. Prior to completion of the one-year warranty period, the developer shall notify the PW, in writing and request an inspection.

b. The PW shall inspect the improvements and shall provide the developer a list of items to be completed or corrected. The PW will then reinspect the improvements and, when the items are completed, provide a letter to the PZD that they are accepting maintenance of the improvements, and a report to the Planning and Zoning Commission.

c. The Planning and Zoning Commission will consider the report and render a decision as to whether to accept the improvements.

(3) Until the developer has obtained written acceptance for perpetual maintenance of the improvements, the developer is responsible for all maintenance and repair to the improvements. The Planning and Zoning Commission will not consider perpetual maintenance by LCG until 1 year has elapsed since the plat is recorded, and then only if the improvements pass inspection and are accepted in writing by the PW.

(4) If public infrastructure failure or deficiency occurs within one year of the date that the plat is recorded (the warranty period), the developer shall perform satisfactory repairs prior to acceptance for perpetual maintenance. Acceptance for perpetual maintenance will not be considered for any development with an outstanding letter of credit associated with the public infrastructure (i.e. roadway, drainage, sidewalks, street lights, etc.)

(5) After LCG accepts the improvements for perpetual maintenance, a certificate identifying the public street(s) or other improvement which have been accepted for perpetual maintenance shall be recorded with the Clerk of Court of Lafayette Parish.

(f) What are the criteria for approval?

(1) Acceptance by LUS for the perpetual maintenance of utilities systems requires certification of the Engineer that all improvements are complete and in compliance with LUS standards. This requirement applies to all subdivisions and commercial building sites.

(2) **Construction quality control**. For a subdivision to be recommended for acceptance by PW, certification must be received from the design engineers that the subdivision and the commercial building site was constructed according to the approved construction plans.

a. The latest edition of LCG's "Standard Specifications for Roads, Drainage, Bridges and Other Infrastructure Improvements" shall be used as a guide for construction quality. However, since LCG does not inspect the construction of developments, the construction tolerances stated in the standard specifications do not apply. The design engineers must certify the completeness and acceptance of the improvements.

b. The developer shall retain the inspection service of the design engineering firm or independent testing laboratory to assure compliance with construction plans and specifications and standard construction practices for the following nonexclusive particulars:

1. Back-fill of culverts or utility lines crossing roadway;

2. Compaction of roadway sub-grade;

3. Processing of road base, including application of lime if deemed necessary;

4. Installation of storm sewers, especially line and grade;

5. Roadway surface construction;

6. Post-construction testing of water and sewerage collection system;

7. Resident inspection of water, wastewater, and electrical systems for the acceptance of LUS.

c. The cost of inspection services shall be borne by the developer. All test results shall be reported to PW and LUS with copies to the developer and/or his representative.

d. A certified inspector shall be present at the asphalt or concrete batch plants whenever material is prepared for use in construction of the development infrastructure and shall certify that the material used was of approved quality and in conformity with the specifications.

e. PW shall be notified when construction of a subdivision commences and when base course (if asphaltic concrete is used) construction is to be done.

f. The developer's design engineer shall submit the geotechnical reports and recommendations for the roadway typical section(s) to PW before construction of the soil cement base course.

g. Laboratory testing reports shall be approved by the developer's design engineer and provided to Public Works. Required reports are as follows:

1. Atterberg limits of soil at the base course grade; Lime and/or cement determination for base course;

2. Compaction tests of road sub-grade and base course;

3. Design mix for asphaltic concrete;

4. Design mix for Portland cement concrete;

5. Compressive strength testing for structural concrete and concrete pavement;

6. Coring of roadways.

(3) The design engineer shall certify as acceptable and submit to the City-Parish Engineer for approval of materials to be used for storm sewers.

(g) What are my next steps?

(1) A dedication shall irrevocably vest the public with title to the items so dedicated, subject to the right of the governing authority to abandon, revoke or dispose of any public property or dedication. This is done at final plat recordation when the Act of Dedication is recorded.

(1) When a private street is established in a subdivision, the designated private street shall be owned by the developer or another private entity or entities.

(2) Nothing contained herein shall operate to negate or alter the provisions of R.S. 33:5051, or any other statutory provisions relative to dedication or the jurisprudence interpreting same.

89-60 Minor Plat (Hearing Examiner)

(a) When does this process apply?

(1) A plat that meets the following criteria shall be submitted to the Hearing Examiner for examination and review:

a. The development creates no more than 5 lots and does not exceed 5 acres; and

b. The proposed plat does not create new public or private streets or involve private streets that were not previously approved by the Planning and Zoning Commission; and

c. The Applicant –

1. Owns no property adjacent to the proposed development, or

2. the Applicant has not submitted any other application for a subdivision of adjacent property owned by the applicant from the total property owned by the applicant within 1 year prior to the current application (note: applications for lot line adjustments are not considered applications for a subdivision of property as provided here).

(2) If subsection (1) applies, the Hearing Examiner may approve both the preliminary plat and final plat.

(b) How do I start the process?

The applicant files an application for minor plat approval with the Planning Administrator.

(c) How do I know if my application is complete?

See § 89-48.

(d) What kind of public notice is required?

The Hearing Examiner meetings and the subsequent Planning and Zoning Commission meeting are subject to the notice requirements of § 89-57(d) (Preliminary Plat), except that for Hearing Examiner meetings notice by publication in the official journal of LCG shall be within five days of the hearing.

(e) How are decisions made?

(1) Prior to the hearing, the hearing examiner shall obtain consultation, comments and input from appropriate City-Parish departments and public agencies.

(2) The Hearing Examiner shall schedule regular meetings at specific times and dates at least 2 times per month. The Hearing Examiner may cancel a meeting if no items are submitted for review. The Hearing Examiner will meet with the subdivision applicant and any interested party the specific times and dates set for the regular meetings.

(3) At this meeting, the Hearing Examiner shall:

a. Render a tentative decision, subject to approval, modification or rejection by the Planning and Zoning Commission.

b. Issue a written decision with the official tentative decision.

c. Advise the applicant of the date when the Planning and Zoning Commission will consider the plat application.

(4) If there is no opposition to the Hearing Examiner's decision, that decision is considered final for purposes of issuance of a building permit only, subject to approval on a consent agenda at the next available Planning and Zoning Commission meeting.

(5) If a party with standing requests review, the Planning and Zoning Commission will review the Hearing Examiner's decision and render a final decision. The Planning and Zoning Commission may approve, modify or reverse the Hearing Examiner's decision.

(6) The Hearing Examiner may, tentatively, make the same requirements, conditions and approvals, and use the same procedures relative to staff review that are used for any other subdivision plat application. The Hearing Examiner will conduct the review on an expedited basis to insure timely and quick response within the time limits provided above.

(7) The Hearing Examiner renders its decision; the Planning and Zoning Commission will consider the application at its next available regularly scheduled meeting. The Hearing Examiner shall include in the package regularly prepared for the Planning and Zoning Commission a special section that includes all subdivision applications considered by the Hearing Examiner. The Planning and Zoning Commission may elect to consider without public hearing any matters that qualify for consideration without public hearing under R.S. 33:113 at its regularly scheduled public hearing.

(8) The Planning and Zoning Commission will create a consent agenda for approval of Hearing Examiner decisions that are without opposition. The Commission may approve those items at the public hearing. The Commission may remove any item from the consent agenda and place it upon the regular agenda and conduct a public hearing on that item.

(f) What are the standards for approval?

See § Article 1.Division 4.89-57(f) (Preliminary Plat).

(g) After a decision is made, is there a limit on subsequent applications?

The Applicant shall not submit another minor plat application for the subject property within 1 year after a minor plat application is approved or denied. The applicant may submit a preliminary plat during this time period.

(h) How is a decision appealed?

The decision can be appealed to the Planning and Zoning Commission as provided in subsection (e) (5) above.

(i) What are my next steps?

(1) After final approval is issued, the applicant may apply for a building permit.

(2) Final approval shall be issued by the same entity having authority to issue the preliminary subdivision approval.

(j) How are records of the decision kept?

See § 89-58 (Final Plat).