

17-2034. Scenic Rural Highways Overlay Zone

- A. The purpose of this overlay zone is to protect the rural character of certain roads in the parish.
(DC03-01, 1/9/03; DC09-09, 12/17/09)
- B. Commentary: The rural character of Ascension Parish enhances property values. Based on citizen meetings, the Planning Commission learned that protecting the rural character of the parish ranks as a high priority among residential property owners in the parish. In particular, residential property owners want to preserve many of the large trees along certain highways in the parish. In addition, parish residents want to restrict the proliferation of commercial signs along these highways. This overlay zone is designed to protect property values by implementing restrictions on the cutting of large trees and the construction of large signs.
(DC03-01, 1/9/03; DC09-09, 12/17/09; DC09-10, 12/17/09)

17-2035. Neighborhood Business Overlay Zone

- A. This overlay zone is designed to upgrade the existing business development district along a road and to impose additional levels of land use control to handle specific development issues within the Parish.
(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09, DC12-07, 8/16/12)
- B. Underlying zone. The underlying zone for the Neighborhood Business Overlay zone shall be the Light Industrial (LI) District.
(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09; DC12-07, 8/16/12;)
- C. Established Boundaries. The boundaries of the Overlay Zone shall be the areas shown on the official zoning map and the official legal description of any Neighborhood Business Overlay Zone shall be contained in the records of the Zoning Office.
(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09)
- D. Permitted Uses: Permitted used of land or buildings, as hereinafter numerated, shall be permitted in the Neighborhood Business Overlay Zone district only in accordance with conditions specified. Only those uses specifically listed hereunder shall be considered permitted uses, and no building or lot shall be devoted to any use other than a use permitted hereunder, with the exception of: a) uses lawfully established prior to the effective date of this Ordinance. The following uses, itemized under "Zoning Table "A" constitutes the only uses permitted in the Neighborhood Business Overlay zoning district.
 - 1. All uses listed under Light Industrial (LI) District in **Appendix I, Tables A & B: Site Requirements by District** with the exception of the following:
 - a. Process Plant (metals, chemicals, etc.)
 - b. Oil Refinery Facility

- c. Gasoline Station, Automobile repair and service structures.
 - d. Rail Maintenance, Storage, or related activities.
- (DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09; DC 12-07, 8/16/12;)

E. Site and structure requirements

- 1. Architectural Standards
 - a. Property owners must follow the architectural standards as outlined in the development code under the zoning guidelines of Light Industrial.
 - 2. Operations within an Enclosed Structure
 - a. All business, service, storage, and display of goods shall be conducted within completely enclosed structures, except for:
 - i Agricultural Uses
 - ii Off-Street Parking and Loading
- (DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09; DC12-07, 8/16/12)

F. Commercial deliveries

- 1. The commercial delivery and shipment of products, merchandise or supplies in straight trucks or smaller vehicles shall be encouraged. All vehicle maneuvers associated with parking and loading shall occur in the off-street parking or loading area or structure. Public streets shall not be used to conduct any parking maneuver, including backing out onto the street.
- (DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09)

G. Fencing, screening, and buffer yards

- 1. All fencing shall be constructed of quality materials. All fencing shall be property braced and all posts shall be placed into the ground with concrete or placed at such a depth so as to insure the fence will be secure and will not move. All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the Ascension Parish Planning Commission.
- 2. Fencing materials of construction shall be masonry, wood, vinyl, metal, chain link, or wrought iron.
- 3. The side of the fence considered to be the face shall face abutting property.
- 4. No fence shall be erected on a corner lot that will impede the clear view of an intersection by approaching traffic.
- 5. The purpose of fencing is to enclose unsightly structures. Height restrictions of fencing shall be 6' minimum along the side and rear of the property. If a fence is erected on a lot with a commercial structure the fence shall be constructed 25' from the centerline of road.
- 6. Intent:
 - a. New Construction of facility shall comply with Development Code regulations,
 - b. Existing fences are acceptable as is, however,

- c. Reconstruction or repair of existing fences shall comply with Development Code Regulations of being 25' from the center of the road.
- 7. Fences or hedges/landscape materials shall be required to screen storage areas and shall be of sufficient height to screen the storage from adjacent public right-of-ways and adjacent properties. If fencing is required and exceeds 8 feet in height then landscape material shall be utilized to soften the impact and add to the screening. Trees that will grow to a sufficient height to screen storage from adjacent properties shall be utilized where the terrain is such that a screen exceeding ten feet in height is needed.
- 8. The Planning Commission may require additional buffer yards, screening or fencing between businesses and residential uses within the zone or between the zone and other districts when a nuisance exists. The additional standards may include the construction of opaque fencing, sound barriers, freestanding walls, or additional planning to reduce the impact of nuisances on adjacent landowners. These nuisances may include dust, noise, litter, lighting glare, and unsightly storage yards, refuse disposal sites, parking lots, signs or buildings.
(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09; DC09-10, 12/17/09)

H. Signage

- 1. All freestanding signs within the zone shall be monument signs. Monument signs are signs that are supported by a base, or other supports, having a combined width of greater than two feet and which are mounted on the ground.
- 2. Monument signs within the zone shall not exceed four feet in height and twenty square feet of copy area.
(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09)

I. Nonconforming uses: Structures

- 1. All current residences and businesses located within the boundary of the Neighborhood Business District are exempt from complying with the overlay district regulations:
 - a. When a residential use converts or is replaced with a business type use.
 - b. When an existing business is damaged, destroyed, repaired or renovated to 50% or more of the market value of the structure.
(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09)

J. Maintenance of Signs and Fencing

- 1. All signs and fencing must be maintained and repaired in a reasonable fashion. Fencing and signs must remain free from visual blight, including chipping, peeling, rusting and defective lighting. Any warped fence boards shall be replaced as needed. The Parish of Ascension shall provide notice of any maintenance violation. Such violations shall be corrected within 30 days of receipt of said notice. If the violation is not corrected, the Parish of Ascension, through the Planning Department, retains the right to correct the violation and bill the property owner for all

applicable costs including but not limited to: lien rights, attorney fees, cost of repairs, interest at the maximum rate allowable by law, and all other reasonable costs of collection.

(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09)

K. Location of signage and fences

1. No signage or fencing shall be located in such a place whereby it restricts or obstructs traffic visibility. No identification signage will be allowed within the right-of-way of a dedicated public street, nor in any area not specifically approved by the Parish of Ascension Planning Commission. The Parish of Ascension Planning Commission will not approve any portable signage.

(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09)

L. Site Plan Review Requirements

1. All uses subject to site plan review shall comply with the standards of Light Industrial (LI) Site Plan Review.
2. Exceptions to Overlay District site plan review requirements. The planning commission may approve exceptions to the Neighborhood Business Overlay site plan review requirements upon finding that the use or development includes site amenities that address any adverse effects of the exception of use or where the Planning Commission finds that strict adherence to the requirements is impractical because of site location or conditions.

(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09; DC09-10, 12/17/09; DC12-07, 8/16/12)

M. Implementation

1. This ordinance will go into effect immediately following ratification by the Parish of Ascension Council.
2. Businesses will have a maximum of 90 days from the date of ratification in order to meet the requirements specified within the ordinance.

(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09)

17-2036. Airport Overlay Zone

- A.** The purpose of this zone is to comply with regulations of the Federal Aviation Administration.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

- B.** Commentary: The Federal Aviation Administration imposes restrictions on building densities and heights near airports. The purpose of this overlay zone is to implement these restrictions.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

C. Airport Zones

1. In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones within the Airport District, which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to