

## Sec. 3.15. - CO commercial office/professional.

806 Tylev, Covington, LA

1 of 5

*3.1501. Purpose and intent.* This district is intended for limited-sized professional and business offices in close proximity to purely residential uses and shall support adjacent residential neighborhoods. This district shall contain personal services and retail or office establishments which do not present any adverse impact on the peace, appearance or value of adjacent residential areas. Moderate density multiple-family residential is permitted. The district is not commercial in character; however, certain limited commercial uses are permitted.

*3.1502. Permitted uses.*

1. Professional and business offices;
2. Medical and dental clinics;
3. All permitted uses in RS-3, two-family residential district as per section 3.12;
4. Bed and breakfast establishments of up to five rooms (see section 5.8 for standards);
5. Art galleries, museums and libraries;
6. Visual art and photographic studios, including the sale of cameras, photographic supplies and photo processing;
7. Specialty retail outlets for the sale of books and stationery, educational supplies, arts and craft supplies, antiques, clothing, shoes, flowers (florist), gifts, and other similar boutique, cultural and/or artistic endeavors. Also, permitted uses include salons, spas, barber shops, beauty parlors, dance or music studios (with soundproof walls if required), dressmaking, millinery, tailor shops and hobby shops. The building area of any of the permitted uses contained in this paragraph (7) shall not exceed 2,500 square feet in area.
8. Accessory uses customarily incidental to the above permitted uses.

*3.1503. Prohibited uses.* All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Warehouse/wholesaling;
2. Industrial uses.

*3.1504. Performance standards.*

1. Lot area:
  - a. The minimum lot area requirement in the CO zone for nonresidential lots is 8,400 square feet.
  - b. Residential uses shall meet all minimum area requirements in the RS-3, two-family residential district as per section 3.12.
  - c. Bed and breakfasts shall contain an area of not less than 14,000 square feet.
2. Lot width:

- a. There shall be a minimum lot width of 60 feet at the building line for nonresidential lots.
- b. There shall be a minimum lot width of 100 feet at the building line for bed and breakfasts.
3. Lot depth: A minimum lot depth of 140 feet is required for all lots.
4. Front yard:
  - a. Front building lines shall be no closer than ten feet from the property line.
  - b. On corner or through lots, the required front yard will be provided on both streets.
5. Side yard: All buildings and structures shall be set back at least seven and one-half feet from the side lot lines. Off-street parking lots and loading areas shall be set back at least ten feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking facilities. On corner lots the minimum side yard abutting the street shall be ten feet.
6. Rear yard: A minimum of five feet is the required rear yard for nonresidential uses.
7. Building area: Nonresidential structures shall not exceed 4,000 square feet in area.

*3.1505. Parking requirements.* Parking requirements for this district shall be in accordance with the provisions of section 4.1 of this land use regulations ordinance.

*3.1506. Height requirements.* No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

*3.1507. Fire marshal approval.* As provided for in chapter 18 of the City of Covington Code of Ordinances.

*3.1508. Off-street loading requirements.* Off-street loading requirements for this district shall be in accordance with the provisions of section 4.108 of this ordinance.

(Ord. No. 2010-30, Exh. 1, 1-4-2011; Ord. No. 2013-26, 12-11-2013; Ord. No. 2014-23, 10-24-2014; Ord. No. 2014-31, 11-20-2014)

#### Sec. 3.16. - CN neighborhood commercial.

*3.1601. Purpose and intent.* The purpose of a neighborhood commercial district is to provide for the location and grouping of sites for small-scale office, professional services, and retail establishments to support adjacent residential neighborhoods. This district includes establishments that conduct all business operations within an enclosed facility, and which have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation.

*3.1602. Permitted uses.* Permitted uses in this district shall be as follows, and shall be no larger than 5,000 square feet in gross floor area:

1. All permitted uses in CO, Commercial office/professional as per section 3.15;
2. Animal hospitals providing boarding of animals in completely enclosed and soundproof building;
3. Antiques;
4. Apparel and shoe stores;
5. Art, book and stationary stores;
6. Automotive fuel station:
  - a. If the parcel is 40,000 square feet or less, each automotive fuel station shall contain no more than two islands with a maximum of four multiple product dispensers (MPD); or
  - b. If the parcel is greater than 40,000 square feet and more than four multiple product dispensers are requested, then conditional use approval shall be required.

Conditional uses are prohibited unless application for the use has been processed by the City of Covington and the zoning commission has favorably approved such use. For all conditional uses, the plan approval process is that as set forth in section 3.7 conditional uses, regardless of lot size or conditional uses.

7. Automobile wash;
8. Bakeries [employing not more than five persons on premises];
9. Banks and financial institutions;
10. Barber shop or beauty parlor;
11. Boarding house;
12. Camera, photographic supplies, and photo processing outlets;
13. Commercial child care centers;
14. Convenience stores;
15. Dance or music studio;
16. Dressmaking, millinery, or tailor shop [employing not more than five persons on premises];
17. Drug store or pharmacy;
18. Dry cleaning/laundries;
19. Florist or gift shop;
20. Grocery store, meat market/delicatessen, or supermarket;
21. Hardware or garden supply store;
22. Hobby and sporting goods shops/stores;
23. House of worship;
24. Jewelry (not pawnshops) including clock and watch repair;
25. Private clubs and lodges;
26. Radio broadcasting stations (without transmitter tower);
27. Residential permitted uses in RM-1, three- and four-family residential district as per section 3.13;

28. Restaurant, full-service and limited-service;
29. Small appliance sales, including televisions and radios;
30. U.S. Post Office substation;
31. Accessory uses customarily incidental to the above permitted uses.

*3.1603. Prohibited uses.* All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Industrial or uses;
2. The parking of any vehicles that are designed or intended for the storage or transport of hazardous or flammable materials.

*3.1604. Performance standards.*

1. Lot area:
  - a. Every nonresidential lot shall contain an area of not less than 7,200 square feet.
  - b. Residential uses shall meet the minimum area requirements in the RM-1, three-and four-family residential district as per section 3.13.
  - c. Bed and breakfasts shall contain an area of not less than 14,000 square feet.
2. Lot width:
  - a. There shall be a minimum lot width of 60 feet at the building line for nonresidential lots.
  - b. There shall be a minimum lot width of 100 feet at the building line for bed and breakfasts.
3. Lot depth: A minimum lot depth of 140 feet is required for all lots.
4. Front yard:
  - a. Front building lines shall be no closer than ten feet from the street right-of-way line.
  - b. On corner or through lots, the required front yard will be provided on both streets.
5. Side yard: No side yard is required for nonresidential uses except on the side(s) of a lot abutting any adjacent existing dwelling or residential area or district in which case there shall be a side yard of not less than five feet in depth.
6. Rear yard: No rear yard is required for nonresidential uses except where a lot abuts an existing dwelling or residential area or district, in which case there shall be a rear yard of not less than five feet in depth.
7. Building area: Nonresidential structures shall not exceed 5,000 square feet in area.

*3.1606. Parking requirements.* Parking requirements for this district shall be in accordance with the provisions of section 4.1 of this land use regulations ordinance.

*3.1607. Height requirements.* No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

*3.1608. Fire marshal approval.* As provided for in chapter 18 of the City of Covington Code of Ordinances.

*3.1609. Landscape requirements.* Where a CN district abuts any adjacent existing residential or nonresidential district, buffer zones shall be provided as per section 4.210. All other landscaping requirements for this district shall be in accordance with the provisions of section 4.2 of this land use regulations ordinance.

*3.1610. Screening.* Any use that requires the outside storage of materials (i.e., sand, pipe, gravel, concrete products, iron, steel, septic tanks, or fiberglass products) shall be screened with a six foot, 100 percent sight-obscuring fence. Not more than 50 percent of the total lot area shall be used for storage. The storage of material is not to exceed six feet in height.

*3.1611. Off-street loading requirements.* Off-street loading requirements for this district shall be in accordance with the provisions of section 4.108 of this ordinance.

*3.1612. Traffic impact study.* Those developments that meet or exceed the criteria outlined in section 4.6 of this Code shall be required to complete a traffic impact study (TIS).

(Ord. No. 2010-30, Exh. 1, 1-4-2011; Ord. No. 2013-08, 4-17-2013; Ord. No. 2014-23, 10-24-2014; Ord. No. 2014-31, 11-20-2014)